

SUMMARY OF FINDINGS

As shown at right, the Team has generated a comparison matrix, providing an assessment associated with each development scenario as related to the key risks. This matrix defines the key risks, timeline and economic costs associated with each scenario. It also takes into account environmental, historic, and community impacts. The Team worked closely with GSA to determine the validity of the development parameters that would reflect the agency’s objectives and expectations.

Next Steps

The development scenarios and associated risks are one of the decision tools to be used by the GSA for deciding the direction of the Master Plan. Through the master planning process that will follow, this feasibility analysis, the Jones Lang LaSalle Team in concert with GSA will identify the most appropriate elements of each option to use for further development during the master planning effort.

From previous experiences, the Team does not expect any of the development scenarios to be selected outright. Instead the group anticipates that several of the concepts will be preferred and/or elements from particular scenarios may be combined with elements from other scenarios. Through the master planning process that will follow this feasibility analysis, the Jones Lang LaSalle Team in concert with GSA will identify the most attractive elements of each option to create three final development scenarios alternatives. These will form the basis for further development as part of the master planning effort.

Table 5.25 Development Scenario Evaluation Summary

Development scenario evaluation summary								
Development Parameters								
Scenario	A	B	C	D	E	F	G	H
Square Footage (RSF)	695,678	1,610,477	3,033,485	4,136,163	6,075,357	3,075,994	4,108,059	6,047,704
Development Costs	\$455,849,283	\$718,795,492	\$1,120,536,731	\$1,420,728,357	\$19,967,561,177	\$1,096,968,033	\$1,402,160,884	\$2,003,128,601
Costs/Square Foot (\$/rsf)	\$655	\$446	\$369	\$343	\$329	\$357	\$341	\$331
Evaluation Criteria								
Internal Stakeholders								
Programmatic Requirements	●	●	●	●	●	●	●	●
Development Economics	●	●	●	●	●	●	●	●
Security Requirements	●	●	●	●	●	●	●	●
Schedule/Timeline	●	●	●	●	●	●	●	●
External Stakeholders								
Community	●	●	●	●	●	●	●	●
Review and Approval Impact								
Historic	●	●	●	●	●	●	●	●
NCPC Approval Risk	●	●	●	●	●	●	●	●
Physical Aspects								
Access/Transportation	●	●	●	●	●	●	●	●
Environmental	●	●	●	●	●	●	●	●
Utilities/Infrastructure	●	●	●	●	●	●	●	●