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New NSA Supercomputer Building Point Paper

25 Jan 2006

~~(U//FOUO)~~—In its search for a building site for a new high-tech center it seems appropriate for NSA officials to consider Utah's Camp Williams as a prime location. The Camp Williams location meets the critical physical and logistical requirements for the new site including the following:

(U) Physical location : Camp Williams is a 28,000 acre military reservation that is protected year-round from unauthorized entry and intrusion. Physical stand-off distances of any dimension can be easily accommodated. Barriers and fences can be easily configured and installed. Additionally, land at Camp Williams could be acquired at no cost to the government. Despite its moderately remote location from an access perspective, Camp Williams is only a 10 minute drive from Utah's main north-south freeway and is only a 20 minute drive from Salt Lake International Airport.

(U) Power Transmission : Camp Williams is situated in the center of a main power transmission thoroughfare. Power supplied to Camp William can be supplied from three separate sources from the North, South and East. Multiple 345kV lines transit the Camp Williams location.

(U) Communications: The Salt Lake City-Provo region has benefited from a great deal of communications infrastructure investment during the past decade. Major communications transmission lines traverse northern Utah making it a significant Western U.S. hub for communications. In addition, the DoD GIG B/E network lists Hill AFB as one of the first twenty CONUS sites to receive GIG B/E communications infrastructure. Access to the GIG B/E network will save the Agency millions dollars over the years in communications circuit lease costs.

(U) High-Tech Industry : Salt Lake County and Utah County have long been known as the Rocky Mountain version of Silicon Valley. Area businesses both large and small are heavily engaged in state-of-the-art research and development, production and maintenance of advanced IT and other high-tech systems and capabilities.

(U) Universities : Three major research Universities, University of Utah in Salt Lake City, Brigham Young University in Provo and Utah State University in Logan all have strong engineering and computer science programs and have long been involved in advanced research and development of IT systems and capabilities. For two decades the University of Utah has operated its own Supercomputing Institute now known as the **Center for High Performance Computing**. Additionally, BYU recently purchased and installed a supercomputer listed as one of the world's 200 fastest supercomputers.

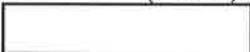
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(U) **Cost of Living:** While Utah is growing it remains one of our nation's most affordable places to live and work. Housing costs are reasonable and construction costs are well below those of other metropolitan areas around the country.

(U) In addition to the many characteristics mentioned above, another compelling reason to consider Camp Williams for the new high-tech center is the future need for a facility to house the rapidly expanding **Utah Regional Language Center (URLC)**. Since its creation in the Fall of 2005 the URLC has attracted more than 80 well qualified language analyst candidates and the number increases each week. As such, it is expected that the URLC will outgrow its spaces in Utah National Guard facilities by the end of FY09. For this reason we strongly urge leaders to consider combining construction efforts and build a multi-use facility at Camp Williams that can house the High-Tech Center and the URLC. In doing so, many efficiencies and cost savings are achieved in construction, administration and Operation & Maintenance.

(U) Finally, Utah has long stood as one of our nation's most patriotic states. The people of Utah are committed to the principles and practices of maintaining and improving our national security. I feel confident the new facility would be strongly supported by Governor Huntsman and the entire Utah Congressional Delegation. I also feel strongly, based in part on positive media coverage, that while it will always be our goal to maintain a low profile, an NSA high-tech center in Utah will be a great source of pride for the people of Utah and protected as a national treasure ought to be.

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Utah Building Summary

27 July 2006

(U//~~FOUO~~)—During the past few weeks Col. Scot Olson & I have investigated, from a high level, the possibility of constructing an NSA building or complex of buildings at Camp Williams, a Military Reservation located 8 miles southwest of the Utah National Guard HQ in Draper, Utah. The following is a summary of our findings:

(U//~~FOUO~~)—There are two Camp Williams building sites currently being considered by NSA. One is on the State owned portion of Camp Williams and the other is on the Federal portion of the Camp. In either case **the land will be essentially conveyed free of charge** to NSA, or for NSA use on a long-term basis. The State owned site would be administratively easier since all details would be handled in state by the Division of Facilities, Construction & Maintenance (DFCM). The Federal owned site would require the additional involvement of the Sacramento based Federal land management office and potentially the Army Corp of Engineers.

(U//~~FOUO~~)—**Upon NSA approval of this project the Governor and DFCM will move this project to the top of the DFCM priority list.** DFCM is prepared begin planning, construction contractor selection, and design work as soon as NSA is ready to proceed.

(U//~~FOUO~~)—The State of Utah has proposed the use of an “enhanced use lease” (EUL) method to construct and occupy the building. Under EUL, a local Salt Lake construction company would construct the building for NSA, in accordance with NSA requirements and with NSA participation in the design phases.* The construction company is essentially an investor in the project and expects to earn a 5% return on their investment. Upon occupancy NSA would commence regular lease payments on the occupied portion of the building.

(U) In order to achieve the earliest possible occupancy date DFCM has proposed using a phased, modular construction method. The method considerably shortens the traditional lengthy RFP and proposal evaluation, and architectural design periods, thereby allowing the contractor to begin construction following the drafting and agreement of the initial requirements package. Some call it a “design as you go” methodology where top-level design is completed prior to construction commencement, but lower level design is derived and refined early in each module. The state has done several of these projects in the recent past with considerable success. The state DFCM representative indicated that more and more large construction projects are adopting this method in order to achieve earlier occupancy.

(U//~~FOUO~~)—The state DFCM representative indicated that for our project (a 100,000 sq ft building), the phased, modular approach high-level schedule might look like the following:

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- 1 Sep 06 NSA approves the Camp Williams project, requirements gathering begins
- 1 Oct 06 NSA I&L team assigned to project, requirements documentation continues
- 1 Nov 06 Preliminary Design Review with DFCM and Construction Company
- 1 Dec 06 Construction Begins on the first 20,000 sq ft module
- 1 Jun 07 First module complete
- 1 Jun 07 Construction begins on second module**
- 1 Jul 07 **NSA occupies First module**
- 1 Jul 07 NSA make first lease payment

(U) * There are currently three large construction companies who are interested in this opportunity. Each comes highly recommended and would be qualified to do the job.

(U) ** The second module could be another 20,000 sq ft module or could be the remaining 80,000 sq ft. depending on the dates required for occupancy of additional space. I would expect that certain learning curve and economies of scale efficiencies could be achieved following the first module completion which would shorten construction periods for subsequent modules.

~~(U//FOUO)~~ This is just an example of what they can do based upon projects they have done in the past. Actual schedule dates would also depend upon any "special" requirements levied by NSA, and any State site or Federal site specific administrative details.

~~(U//FOUO)~~ **The bottom line:** Free land, strong State political and project management support, and the enhanced use lease option make this a very compelling alternative for NSA expansion. We avoid traditional lengthy MILCON schedules and move into a new, purpose-built facility within a year of project commencement.

v/r,

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[Redacted] (Commercial)

470-2000 (NSTS)

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