

FBI Headquarters

Washington, DC

services provided
REAL ESTATE PORTFOLIO PLANNING

owner
U.S. GENERAL SERVICES ADMINISTRATION



Procon provided strategic project management for the consolidation of over 11,000 FBI personnel into one, high security, facility.

Since 1972 the Federal Bureau of Investigation has had its headquarters in a purpose built 2.1 million square foot building on Pennsylvania Avenue. Having become functionally obsolete and in need of major repairs, GSA and the FBI were considering ways to meet the space needs required to maintain the Bureau's mission and consolidate over 11,000 personnel.

Procon assisted GSA in assessing the FBI's space needs and options for fulfilling those needs. Services provided included project management related to site evaluations, budgeting, due diligence, and the development of procurement and funding strategies.

Key Responsibilities

- Provided project management for agency project formulation, studies, programming, procurement, and oversight of work for professional technical services, budgeting, forecasting, and scheduling, and real estate development.
- Identified and analyzed client facility needs and key technical and resource personnel to work on various aspects of the project.
- Managed scope development and the execution of planning, concept, and feasibility studies.
- Worked with stakeholders and key leadership to identify strategic objectives, goals and long range plans for capital and real estate projects.
- Addressed customers' planning issues, developed memoranda of understanding, provided budget management, and conducted executive presentations.
- Analyzed construction and development projects for compliance with pricing policy.
- Established evaluation criteria and measurement metrics to assess projects on an ongoing basis.

Southeast Federal Center Redevelopment

Washington, DC

services provided
LEASE NEGOTIATION
OWNER'S REPRESENTATION
PROJECT MANAGEMENT
ENVIRONMENTAL MANAGEMENT
HISTORIC PRESERVATION

owner
U.S. General Services Administration



For over a decade Procon has provided ongoing owner's representation and support for the mixed-use redevelopment of this 42-acre waterfront property.

Procon provides a wide range of services in support of the redevelopment of the 42-acre Navy Yard Annex site. The development is a first of its kind public private partnership between the federal government and a private developer. The new community of housing, retail, commercial office space, and a public waterfront park is transforming a long vacant and neglected historic district.

Procon's team has assisted with lease negotiations, ongoing development oversight, environmental management, master planning, zoning, and historic preservation compliance.

Key Responsibilities

- Assisted in the development of land-use strategies to maximize the financial return to the government while maintaining the public interest and respecting historic preservation and environmental goals.
- Coordinated multi-stage RFP process for the development of the property, and managed the developer selection process.
- Managed master planning, zoning, historic preservation, and urban design processes.
- Coordinated and assisted with long-term lease negotiations and financial analysis of developer's offer.
- Provide ongoing environmental management services including environmental assessments, document reviews, remediation plans, and negotiation with regulatory stakeholders.
- Coordinated and led the historic preservation compliance including Section 106 meetings, the development of a Programmatic Agreement, and the analysis of historic resources.

Old Post Office Redevelopment

Washington, DC

services provided
LEASE NEGOTIATION
PROGRAM MANAGEMENT

owner
GENERAL SERVICES ADMINISTRATION



Procon provided owner's representation services for the redevelopment of the 500,00 sf, historic Old Post Office Building for a five star luxury hotel.

For years, the iconic Old Post Office on Pennsylvania avenue sat underused and in need of new life. Procon provided management and oversight for the public/private partnership to develop the historic building for a five star luxury hotel.

Our team assisted in the the selection of the private sector developer and the negotiation of the longterm ground lease, and continues to support the owner, providing executive project management services and overseeing various planning and regulatory activities.

Key Responsibilities

- Assisted in the development of land-use strategies to maximize the financial return to the government while maintaining the public interest and respecting historic preservation and environmental goals.
- Coordinated multi-stage RFP process for the development of the property, and managed the developer selection process.
- Responsible for overseeing long-term lease negotiations with private developer and financial analysis of lease terms.
- Provide direct owner's representation for all aspects of the project including coordination with developer, federal and local agencies, and other stakeholders.
- Coordinated National Historic Preservation Act (NHPA) compliance including Section 106 meetings and related documents and agreements.
- Coordinated compliance with the National Environmental Policy Act (NEPA).