

EXECUTIVE SUMMARY

Hampton Roads is home to a total workforce of 815,105 people, including 42,072 civil servants, 30,000 government contractor employees and an astounding 91,833 military service members.

The region features a young and stable workforce, and a vibrant regional economy that benefits from customized, college-based workforce training programs and thousands of highly skilled exiting military service members each year.



City Center at Oyster Point – Grand Fountain



Strategic Mid-Atlantic Location

Hampton Roads has one of the most outstanding and diverse educational systems of any region hosting a NASA Center, and is part of the Metropolitan Statistical Area rated as the nation's most racially integrated.

With hundreds of miles of coastline, mild year-round temperatures, low crime rates and an enviable cost of living, Hampton Roads' quality of life is what best distinguishes the region from the rest of the nation. It offers a coastal lifestyle that is at once relaxed and enjoyable, with low housing costs, championship golf and easy driving distance to snow skiing, hiking and other recreational opportunities. Historical and cultural amenities abound from Williamsburg to Norfolk to Virginia Beach.

In addition to meeting all of the required workforce, infrastructure and security criteria, the Hampton Roads NSSC site at City Center features a unique and dynamic workplace environment certain to aid NASA and its operations contractor in their ongoing effort to retain and recruit the best and brightest professionals.

The new build-to-suit facility is perhaps the most distinctive feature about the Hampton Roads NSSC site. Coupled with the region's already highly trained workforce, the proposed facility offers a tremendous value and the ability to "ramp up" operations very quickly at a substantial cost savings. The Hampton Roads NSSC team will employ an experienced public-private development team that has already developed three Class A buildings at City Center and brought these projects in on budget and ahead of schedule. The construction period for the most recent building, Langley Federal Credit Union Headquarters, was a total of 275 days.

Built to NASA specifications, the new, five-story, Class A office building at City Center will overlook a five-acre fountain in a new urbanist corporate community. The facility is located at the heart of an existing and rapidly expanding corporate, residential and retail setting that features free weather-protected parking garages, restaurants and retail shops, and an anticipated Marriott flagged full-service hotel and conference center, corporate and private condominiums and apartment homes, and ample open public green space designed to encourage community interaction.



**Langley Federal Credit Union Headquarters at City Center
Completed Feb. 2004, Built in 275 days.**

The proposed 132,000 square-foot facility will be tailored specifically to ensure that all goals of a high-efficiency, high-performance workplace are achieved while still accommodating potential growth. As part of a high-density, new urbanist development, the proposed Hampton Roads NSSC site exemplifies the environmentally sensitive outlook and sustainable design policies inherent in the green building initiatives, and meets or exceeds all GSA/NASA guidelines for employee office space, and will meet or exceed a LEED's Silver Certification.

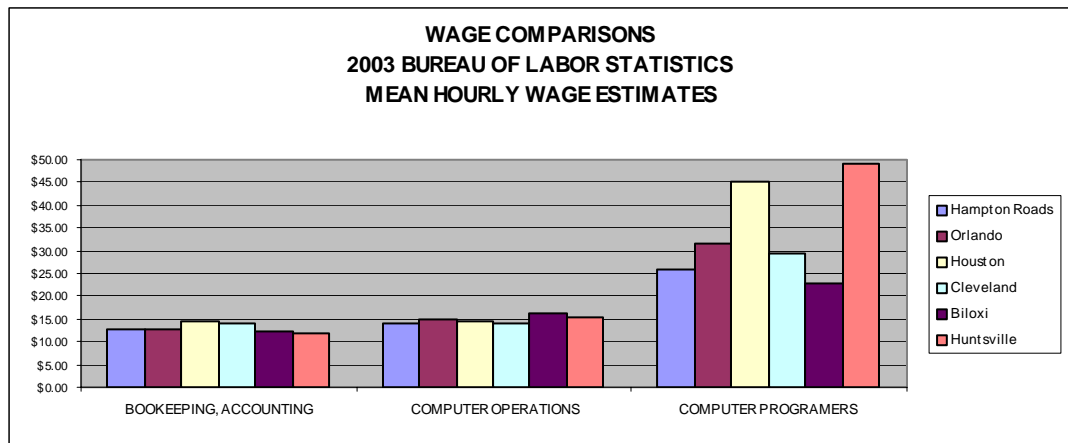
Additionally, the proposed Hampton Roads NSSC facility will benefit from state-of-the-art telecommunications infrastructure, multiple fiber and wireless providers. Due to the large military investment in this region, Hampton Roads has the most sophisticated and most secure communications infrastructure in the nation. The region has 650,000 miles of fiber optic capabilities ensuring service reliability. The NSSC facility is also designed to meet Class A building security requirements. The building will feature perimeter access monitoring with intrusion detection and access controls.

The proposed Hampton Roads NSSC site is just five miles to Newport News/Williamsburg International Airport, twenty five miles to Norfolk International Airport and sixty miles to Richmond International Airport. Together, the three airports offer more than 475 daily non-stop /one stop flights to the other NASA centers and are served by all major airlines including low fare carriers Southwest, Airtran, and Independence Air. The site is also within easy ground travel distance by rail or car to Washington, D.C. In fact, the region is located within a day's drive of two-thirds of the nation's population.



Newport News/Williamsburg International

The region's defense and tourism-based economies make for a wide range of hotels to accommodate millions of business and leisure travelers each year. Many nearby Hampton Roads hotels – including the Marriott, which is now in active negotiation to build a hotel at the Hampton Roads NSSC site – offer reduced government rates to accommodate the large number of military and defense-related business travelers.



Labor costs in Hampton Roads are extremely competitive with other regions expected to compete for the NSSC site, and the region's strong workforce training programs will further minimize costs. The Peninsula's Workforce Development Center, a 92,000 square foot facility, is a one-stop center featuring world-class, customized employer-specific training classes, state of the art facilities, and a team of experienced professionals to meet the training needs of our workforce.

Thirty-five year cash flows demonstrate that the Hampton Roads NSSC site will exceed NASA's estimated cost savings of \$301 million by \$217 million. There are no initial cash outlays required of NASA. The Commonwealth, City and Developer contributions exceed \$7.5 million, with additional savings of \$7 million in parking fees and \$21 million in travel expenses.

It is with great pride that the Hampton Roads NSSC team submits this proposal. We thank you in advance for your careful consideration.

**SITE INFORMATION:
FULLY AVAILABLE THROUGH MAY 2, 2005.**

Location: City Center at Oyster Point
Address: 750 Town Center Drive
Newport News, Virginia 23606

Building: Class A, five story, build to suit
Size: 132,000 gross square feet total, 27,000 square feet floor plate
Green: LEED's Silver Certification
Efficiency: 119% Gross to Net Ratio
Amenities: Free Covered Parking — attached
Hotel Conference Center — adjacent
Open Space — 8 acre fountain park
Restaurants, shops and corporate housing
within walking distance.



The Hampton Roads
NASA Shared Service
Center Headquarters



The Hampton Roads Metropolitan
Statistical Area (MSA)

PARTICIPANTS AND COLLABORATORS

- Commonwealth of Virginia
- City of Newport News
- The City of Newport News Economic Development Authority
- Newport News Town Center, LLC
- NAI Harvey Lindsay Commercial Real Estate
- Peninsula Alliance for Economic Development



The Greater Oyster Point Trade Area

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