

# Buildings and Facilities

CONGRESSIONAL JUSTIFICATION  
FY 2027

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Department of Health and Human Services  
National Institutes of Health

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DEPARTMENT OF HEALTH AND HUMAN SERVICES

NATIONAL INSTITUTES OF HEALTH

Buildings and Facilities (B&F)

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**General Notes**

1. Detail in this document may not sum to the subtotals and totals due to rounding.

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## Buildings and Facilities Overview

America's continuing leadership in biomedical research requires safe, reliable infrastructure and facilities to conduct science in the pursuit of novel diagnostics, therapies, and cures. NIH continuously evaluates its property inventory to ensure that NIH campuses are safe and reliable and that these real property assets evolve in support of science. The Building and Facilities (B&F) appropriation directly supports research in a wide range of diseases, including cancer, diabetes, cardiovascular disease, nutrition, HIV AIDS, and influenza. The FY 2027 B&F request represents a carefully balanced portfolio of capital projects that include investments in vertical buildings and horizontal infrastructure well as the Repair & Improvement (R&I) program. NIH is committed to proper stewardship of its real property assets across the facilities life cycle, including planning, design, construction, operations and maintenance, periodic improvements, and disposal. To optimize the success of the B&F program, NIH employs a two-pronged strategy: the right projects, done right.

*The Right Projects:* Given its backlog of maintenance and repairs, NIH must carefully select the right projects to proceed with, since many projects must be deferred. Selecting the right projects aligns with Congressional direction and is consistent with key recommendations from the 2017 National Academies of Sciences, Engineering, and Medicine (NASEM) study of NIH's Bethesda Campus. NIH has fully embraced the NASEM study's recommendations with positive results. Noteworthy is the utilization of the expertise of the Research Facilities Advisory Committee (RFAC) to prioritize projects through a scoring model that ensures that scientific priorities drive facilities investments. All projects with construction costs more than \$5 million are compiled into a priority list that is governed by the RFAC.

*Done Right:* This portion of NIH's strategy involves ensuring that the approved projects comply with budget, quality, and timeliness parameters. NIH makes strong use of the Project Definition Rating Index (PDRI) to ensure that the project scope properly identifies all requirements, thus reducing costly post-award modifications. NIH has developed an internationally recognized Design Requirements Manual that ensures that designs of biomedical research labs properly address their unique technical requirements. NIH leverages competitive, firm-fixed-price acquisition strategies to hold contractors accountable and carefully considers when to utilize design-bid-build versus design-build strategies to properly manage project risks.

In FY 2027, NIH requests \$350.0 million in B&F funding, flat with the FY 2026 Enacted level. B&F investments help reduce the likelihood and consequences of building emergencies associated with NIH's Backlog of Maintenance and Repairs (BMAR), calculated at more than \$4.6 billion as of the end of FY 2025. While progress has been made, the BMAR is projected to continue increasing steadily. A correlation between BMAR growth and facilities incidents (floods, power outages, and temperature control problems) has been demonstrated. Given this demonstrated risk, NIH also requests that facilities investments should continue to be supplemented by a general provision allowing use of appropriations for NIH Institutes, Centers, and Offices (ICOs) to be invested in renovation and improvement projects, subject to caps of \$5.0 million per project and \$100.0 million overall.

**SUMMARY OF CHANGES**

**NATIONAL INSTITUTES OF HEALTH  
Buildings & Facilities**

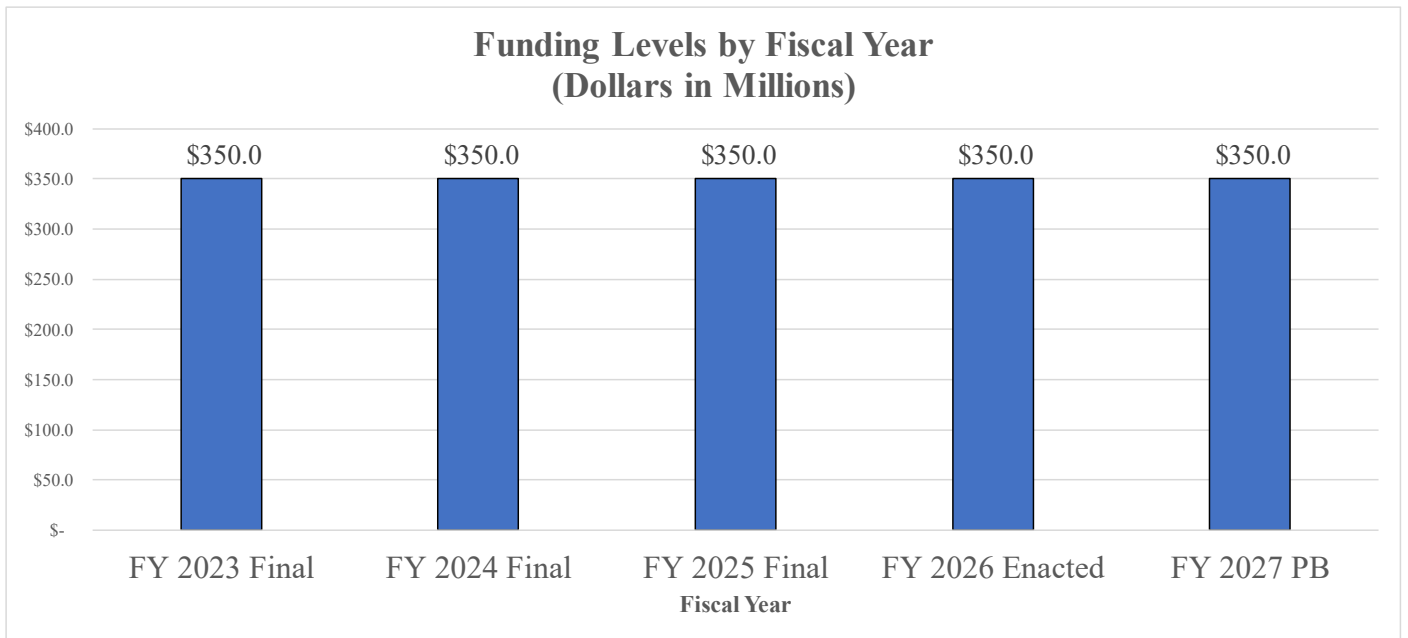
**Summary of Changes <sup>1</sup>**  
(Dollars in Thousands)

<b>FY 2026 Enacted</b>	\$350,000
<b>FY 2027 President's Budget</b>	\$350,000
<b>Net change</b>	<b>\$0</b>

	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2026 +/- FY 2027</b>
<b>Increases</b>			
<u>A. Program:</u>			
Surgery, Radiology and Lab Medicine Building (SRLM)	\$0	\$85,000	\$85,000
Upgrade Existing Site Electrical Distribution System (Connect SWS-B-48 to SS-B-46) (Electrical Loop)	\$5,000	\$7,000	\$2,000
Bldg 11 Chiller & Cooling Tower Replacement Program - Chiller 18 & 19, and Cooling Tower 19 Replacement	\$10,000	\$104,000	\$94,000
Bulk Fuel Oil Underground Storage Tank	\$0	\$15,000	\$15,000
Bldg. 6 Aquatics Facility - Filtration System Installation	\$2,000	\$10,000	\$8,000
Modular Data Center	\$5,000	\$12,500	\$7,500
Bldg 4 Rooms 326-341, Laboratory Renovation	\$0	\$9,000	\$9,000
Building 10 H-Wing Renovation	\$8,500	\$28,000	\$19,500
Bldg 11 Chiller & Cooling Tower Replacement Program - Cooling Tower 20 & 21 Replacement	\$0	\$3,500	\$3,500
<b>Total Increases</b>	<b>\$30,500</b>	<b>\$274,000</b>	<b>\$243,500</b>
<b>Decreases</b>			
<u>A. Program:</u>			
Electrical Power Reliability for the CCC (Phase 2)	\$1,000	\$0	-\$1,000
NIAID Support Facility (Bldg. J), RML	\$6,212	\$0	-\$6,212
Replace Clinical Center Patient and Visitor Parking (MLP-12)	\$53,700	\$8,000	-\$45,700
NIAID VRC Lab Expansion Bldg 40A North, Bethesda	\$10,000	\$5,000	-\$5,000
Electrical Switching Station & Emergency Generators 59/59A	\$1,000	\$0	-\$1,000
Bldg. 10 CC Radiopharmacy & Biologics Radiolabeling Facility	\$2,000	\$0	-\$2,000
Replace Steam & Chilled Water Lines from Vault 2 to Vault 31C	\$4,561	\$0	-\$4,561
Bldg 11 Chiller & Cooling Tower Replacement Program - Electrical Upgrade	\$10,035	\$10,000	-\$35
NIHAC - Convert Building 102 A and B Wings, Poolesville	\$9,400	\$2,000	-\$7,400
Repair Parking Garages, Bethesda-MLP-8	\$1,000	\$0	-\$1,000
Building 11 Provide Sprinkler Protection	\$1,982	\$0	-\$1,982
Generator For Campus Emergency CW Service, Bldg 105, North Electrical Plant, RTP	\$2,780	\$0	-\$2,780
Bldg 29B - Renov Enabling Severing from Buildings 29A and 29, enables demo 29/29A & CPAD	\$12,000	\$0	-\$12,000
Demolition of Bldg 29/29A (CPAD Enabling Task 2)	\$18,560	\$0	-\$18,560
Replace Building Reheat Water Piping Systems, Building 49 Vivarium	\$1,000	\$0	-\$1,000
Replace Building Reheat Water Piping Systems, Building 49 Lab Floors B1 to 3	\$500	\$0	-\$500
Replace Building Reheat Water Piping Systems, Building 49 Labs Floors 4 to 6	\$2,000	\$0	-\$2,000
Bldg. 8 and 8A Repairs to reheat water system (Part 1)	\$1,000	\$0	-\$1,000
Bldg 31A 6th Floor Renovation (NEI )	\$500	\$0	-\$500
Bldg 11 - Update Condensate Pumps	\$6,300	\$0	-\$6,300
Bldg 50 - Replace Reheat Piping Throughout	\$150	\$0	-\$150
CRC Laboratory Air Handling Unit Preheat Coil and Piping Replacement	\$8,000	\$0	-\$8,000
CRC Laboratory Air Handling Unit Cooling Coil and Piping Replacement	\$8,300	\$0	-\$8,300
CRC Patient Care Air Handling Unit Cooling Coil and Piping Replacement	\$1,000	\$0	-\$1,000
Bldg. 8 and 8A Repairs to reheat water system (Part 2)	\$9,500	\$0	-\$9,500
Replace Switchgear and Electrical Panels, Bldg 49	\$10,000	\$0	-\$10,000
Electrical Underground Distribution Repairs, RTP	\$6,700	\$0	-\$6,700
Bldg 31A HVAC Replacement	\$10,300	\$0	-\$10,300
Building 101 (Rall) Elevator Repairs for Modules A-E, RTP	\$5,500	\$0	-\$5,500
Upgrade Existing Site Electrical Distribution System (Connect SS-B-63 to SS-B-17)	\$40,000	\$3,000	-\$37,000
Data Center	\$5,000	\$0	-\$5,000
Bldg 31B Penthouse MR, AHUs Repair by Replacement	\$500	\$0	-\$500
Demolition Building 9, Bethesda Campus	\$500	\$0	-\$500
Bldg 21 Renovate Enduring and Dispose of Non-enduring Sections and Stormwater Improvements	\$6,000	\$0	-\$6,000
Combined Operations and Information Center (COIC)	\$2,000	\$0	-\$2,000
Demolish S&T Wings and Repurpose ACRF Parking Garage	\$2,000	\$0	-\$2,000
Repairs & Improvements	\$58,519	\$48,000	-\$10,519
<b>Total Decreases</b>	<b>\$319,500</b>	<b>\$76,000</b>	<b>-\$243,500</b>
<b>Total Changes</b>	<b>\$350,000</b>	<b>\$350,000</b>	<b>\$0</b>

<sup>1</sup> Projects with zero funding in FY 2027 are proceeding using multi-year B&F funding appropriated in FY 2026 and earlier years. No ongoing projects are planned for cancellation.

**BUDGET GRAPH**



**BUDGET AUTHORITY BY ACTIVITY TABLE**

**NATIONAL INSTITUTES OF HEALTH  
Buildings & Facilities**

**Budget Authority by Activity <sup>1,2</sup>**  
(Dollars in Thousands)

FPAA Number	Priority Number	Project	FY 2025 Final	FY 2026 Enacted	FY 2027 President's Budget	FY 2027 +/- FY 2026
N-11-003	N/A	Clinical Center E Wing Renovation Construction	\$1,615	\$0	\$0	\$0
N-11-010	21	Demolition Building 9, Bethesda Campus	\$0	\$500	\$0	-\$500
N-15-007	N/A	Replace R22 Refrigerant Chillers	\$489	\$0	\$0	\$0
N-15-009	N/A	Surgery, Radiology and Lab Medicine Building (SRLM)	\$372	\$0	\$85,000	\$85,000
N-15-011	N/A	Electrical Power Reliability for the CCC (Phase 2)	\$0	\$1,000	\$0	-\$1,000
N-15-011	N/A	Electrical Power Reliability for the CCC (Phase 3)	\$3,240	\$0	\$0	\$0
N-16-009	N/A	NIAID Support Facility (Bldg. J), RML	\$4,881	\$6,212	\$0	-\$6,212
N-17-001	N/A	Replace Clinical Center Patient and Visitor Parking (MLP-12)	\$51,477	\$53,700	\$8,000	-\$45,700
N-17-003	Not on CQR	NIAID RML Comparative Medicine Center (RCMC), MT, Building B	\$410	\$0	\$0	\$0
N-17-005	N/A	NIAID VRC Lab Expansion Bldg 40A North, Bethesda	\$32,761	\$10,000	\$5,000	-\$5,000
N-18-003	Not on CQR	Permanent IVAU CRC	\$745	\$0	\$0	\$0
N-18-004	N/A	Electrical Switching Station & Emergency Generators 59/59A	\$2,704	\$1,000	\$0	-\$1,000
N-19-002	N/A	Bldg 38, NLM 1st Floor Renovations (Phase 1)	\$97	\$0	\$0	\$0
N-19-008	N/A	Bldg. 10 CC Radiopharmacy & Biologics Radiolabeling Facility	\$5,248	\$2,000	\$0	-\$2,000
N-19-010	N/A	Replace Steam & Chilled Water Lines from Vault 2 to Vault 31C	\$728	\$4,561	\$0	-\$4,561
N-19-011-001	N/A	Bldg 11 Chiller & Cooling Tower Replacement Program - Electrical Upgrade	\$25,981	\$10,035	\$10,000	-\$35
N-19-011-002	7	Bldg 11 Chiller & Cooling Tower Replacement Program - Chiller 18 & 19, and Cooling Tower 19 Replacement	\$2,425	\$10,000	\$104,000	\$94,000
N-19-011-003	26	Bldg 11 Chiller & Cooling Tower Replacement Program - Cooling Tower 20 & 21 Replacement	\$0	\$0	\$3,500	\$3,500
N-19-014	N/A	NIHAC - Convert Building 102 A and B Wings, Poolesville	\$37,146	\$9,400	\$2,000	-\$7,400
N-20-006	11	Bulk Fuel Oil Underground Storage Tank	\$0	\$0	\$15,000	\$15,000
N-20-007	N/A	Bldg 38, NLM 1st Floor Renovations (Phase 2)	\$101	\$0	\$0	\$0
N-20-008-B	N/A	N-20-008 Repair Parking Garages, Bethesda-MLP-10	\$169	\$0	\$0	\$0
N-20-008-C	N/A	N-20-008 Repair Parking Garages, Bethesda-MLP-8	\$0	\$1,000	\$0	-\$1,000
N-21-001-001	N/A	Upgrade Existing Site Electrical Distribution System (Connect SWS-B-48 to SS-B-46) (Electrical Loop)	\$1,142	\$5,000	\$7,000	\$2,000
N-21-001-002	10	Upgrade Existing Site Electrical Distribution System (Connect SS-B-63 to SS-B-17)	\$0	\$40,000	\$3,000	-\$37,000
N-21-002	N/A	Building 57 Replace Switchgear	\$329	\$0	\$0	\$0
N-21-003	N/A	Quarters 15 B1+B2 Renovations for TCI	\$352	\$0	\$0	\$0
N-21-004	N/A	Building 37 Intravital Microscopy Facility CCR	\$571	\$0	\$0	\$0
N-21-006	N/A	Building 11 Provide Sprinkler Protection	\$18	\$1,982	\$0	-\$1,982
N-21-017	N/A	Generator For Campus Emergency CW Service, Bldg 105, North Electrical Plant, RTP	\$15	\$2,780	\$0	-\$2,780
N-21-025	N/A	Replace 16" Chilled Water Risers in Ambulatory Care Research Facility	\$946	\$0	\$0	\$0
N-22-002	N/A	Bldg 29B - Renov Enabling Severing from Buildings 29A and 29, enables demo 29/29A & CPAD	\$0	\$12,000	\$0	-\$12,000
N-22-003	N/A	Demolition of Bldg 29/29A (CDR Enabling Task 2)	\$103	\$18,560	\$0	-\$18,560
N-22-007	4	Replace Switchgear and Electrical Panels, Bldg 49	\$0	\$10,000	\$0	-\$10,000
N-22-013	N/A	Cooling Tower Variable Frequency Drives, Building 11	\$494	\$0	\$0	\$0
N-22-014	N/A	Upgrade Boiler Water Feed System, Building 11	\$437	\$0	\$0	\$0
N-22-016-001	N/A	Replace Building Reheat Water Piping Systems, Building 49 Vivarium	\$2,949	\$1,000	\$0	-\$1,000
N-22-016-002	N/A	Replace Building Reheat Water Piping Systems, Building 49 Lab Floors B1 to 3	\$0	\$500	\$0	-\$500
N-22-016-003	N/A	Replace Building Reheat Water Piping Systems, Building 49 Labs Floors 4 to 6	\$6,304	\$2,000	\$0	-\$2,000
N-23-005	N/A	Building 41 Replace Building Reheat Water Piping Systems	\$32	\$0	\$0	\$0
N-23-006	5	Electrical Underground Distribution Repairs, RTP	\$607	\$6,700	\$0	-\$6,700
N-23-008	14	Bldg 4 Rooms 326-341, Laboratory Renovation	\$0	\$0	\$9,000	\$9,000
N-24-004	16	Building 10 H-Wing Renovation	\$2,111	\$8,500	\$28,000	\$19,500
N-24-010	8	Bldg 31A HVAC Replacement	\$141	\$10,300	\$0	-\$10,300
N-24-011-001	N/A	Bldg. 8 and 8A Repairs to reheat water system (Part 1)	\$5,707	\$1,000	\$0	-\$1,000
N-24-011-002	3	Bldg. 8 and 8A Repairs to reheat water system (Part 2)	\$0	\$9,500	\$0	-\$9,500
N-24-012	N/A	Bldg. 8A Replace AHUs 5 & 6	\$618	\$0	\$0	\$0
N-24-013	9	Building 101 (Rall) Elevator Repairs for Modules A-E, RTP	\$0	\$5,500	\$0	-\$5,500
N-24-015	N/A	Waterproofing Plaza Deck Over the NLM Data Center	\$452	\$0	\$0	\$0
N-24-019	N/A	Bldg 31A 6th Floor Renovation (NEI )	\$7,078	\$500	\$0	-\$500
N-24-020	20	Bldg 31B Penthouse MR, AHUs Repair by Replacement	\$30	\$500	\$0	-\$500
N-24-021	N/A	Outpatient Clinic for Alzheimer's and Related Dementias	\$801	\$0	\$0	\$0
N-24-025	N/A	Bldg 11 - Update Condensate Pumps	\$0	\$6,300	\$0	-\$6,300
N-24-030	N/A	Bldg 28 - IRF - Chilled Water Plant Expansion	\$11,265	\$0	\$0	\$0
N-25-007	N/A	Bldg 50 - Replace Reheat Piping Throughout	\$6,412	\$150	\$0	-\$150
N-26-001	22	Bldg 21 Renovate Enduring and Dispose of Non-enduring Sections and Stormwater Improvements	\$573	\$6,000	\$0	-\$6,000
N-26-004	N/A	CRC Laboratory Air Handling Unit Preheat Coil and Piping Replacement	\$0	\$8,000	\$0	-\$8,000
N-26-005	N/A	CRC Laboratory Air Handling Unit Cooling Coil and Piping Replacement	\$0	\$8,300	\$0	-\$8,300
N-26-006	N/A	CRC Patient Care Air Handling Unit Cooling Coil and Piping Replacement	\$4,260	\$1,000	\$0	-\$1,000
N-26-008	23	Combined Operations and Information Center (COIC)	\$63	\$2,000	\$0	-\$2,000
N-27-002	13	Modular Data Center	\$0	\$5,000	\$12,500	\$7,500
N-27-004	12	Bldg. 6 Aquatics Facility - Filtration System Installation	\$0	\$2,000	\$10,000	\$8,000
N-28-002	17	Data Center	\$0	\$5,000	\$0	-\$5,000
N-29-002	Not on CQR	Demolish S&T Wings and Repurpose ACRF Parking Garage Repairs & Improvements	\$0	\$2,000	\$0	-\$2,000
		<b>TOTAL</b>	<b>\$350,000</b>	<b>\$350,000</b>	<b>\$350,000</b>	<b>\$0</b>

<sup>1</sup> Projects with priority number of N/A are already funded for construction. Projects listed as "not on CQR" are pending scoring and prioritization for Congressional quarterly reporting.

<sup>2</sup> Projects with zero funding in FY 2027 are proceeding using multi-year B&F funding appropriated in FY 2026 and earlier years. No ongoing projects are planned for cancellation.

**Buildings and Facilities**

Authorizing Legislation: Section 301 and Title IV of the Public Health Services Act, as amended.

Budget Authority (BA):

	FY 2025 Final	FY 2026 Enacted	FY 2027 President's Budget	FY 2027 +/- FY 2026
BA	\$350,000,000	\$350,000,000	\$350,000,000	\$0

**Program Descriptions and Accomplishments**

**Ongoing Capital Projects**

NIH maintains funding in the FY 2027 Building and Facilities (B&F) plan for previously funded building and infrastructure projects to cover potential change orders, unforeseen conditions, and other contingencies that may arise during ongoing construction. Where an ongoing project is part of a phased program of projects, and a new phase is proposed in FY 2027, the program details are provided in the following bullet list of ongoing projects. These ongoing projects have been detailed in previous Congressional Justification submittals and include the following:

**Surgery, Radiology, and Laboratory Medicine Building (SRLM) (\$85.0 million):** The SRLM project will replace a portion of the outdated and deteriorating Ambulatory Care Research Facility by constructing an eight-story, 527,000 gross square feet (GSF) addition to the NIH Clinical Center, as well as repurpose and renovate two floors (103,000 GSF) of the west laboratory wing of the Clinical Research Center (CRC).

**Replace Clinical Center Patient and Visitor Parking (Multi-Level Parking Garage, MLP-12) (\$8.0 million):** The proposed MLP-12 is a multilevel parking garage with a capacity of 1,400 parking spaces, enabling the decommissioning of the ACRF parking garage and reducing risks associated with its condition and location beneath the Clinical Center.

**NIAID Vaccine Research Center (VRC) Lab Expansion Building 40A, North, Bethesda (\$5.0 million):**

This project consists of a six-story, 90,000 GSF addition to the Building 40 NIAID VRC which works to discover and develop novel vaccines targeting infectious diseases of global public health importance, to include HIV/AIDS, influenza and other emerging and neglected diseases.

**NIH Animal Center (NIHAC) – Convert Building 102 A and B Wings, Poolesville (\$2.0 million):**

This project provides approximately 50,000 gross square feet of program space to meet current research demands, address deteriorating vivarium conditions on the Bethesda Campus, and fulfill NIH’s

responsibility to ensure high-quality facilities that protect animal welfare and well-being when animals are needed for medical research.

**Building 11 Chiller & Cooling Tower Replacement Program (Phase 1) (\$10.0 million):** Phase 1 of this five-phase program replaces all existing outdated electrical equipment, with remaining phases replacing Chillers 16 through 21, Cooling Towers 19 through 21, and Boilers 1 through 5 located on the Bethesda campus improving chilled water, steam and power efficiency, and reliability.

**Upgrade Existing Site Electrical Distribution System Program (Electrical Loop) (Phase 1 & 2) (\$10.0 million):** This program of projects consists of four phases to interconnect three existing substations and two existing switching stations in a power ring bus configuration improving power reliability and operational efficiency across the Bethesda campus.

### **New Capital Project Proposals in FY 2027**

**Building 11 Chiller & Cooling Tower Replacement Program (Phase 2 - New capital projects, Phase 3 - design only) (\$107.5 million):** The Building 11 Chillers and Cooling Towers Replacement program will replace the remaining six Central Utility Plant (CUP) R-22 refrigerant chillers and associated cooling towers providing chilled water across the Bethesda campus. These requests are for phases 2 and 3 of this 5-phase project and include funding for construction replacing chillers 18 and 19 and cooling tower 19, and design for replacing cooling towers 20 and 21. These projects also include the replacement of other critical equipment, such as pumps and boilers, which will greatly improve efficiency and resilience of the CUP.

**Bulk Fuel Oil Underground Storage Tank (\$15.0 million):** The Central Utility Plant, Building 11, provides steam to heat and to humidify more than 14 million gross square feet of space at the NIH Bethesda Campus. The CUP utilizes natural gas as its primary fuel, but during curtailment periods, No. 2 fuel oil is utilized. The existing Underground Storage Tanks are located between the CUP and the Thermal Energy Storage (TESS) tank. The tanks were built in 1952 and are not in compliance with current federal, state, and local environmental regulations. This project will replace the CUP's two aging underground storage tanks providing steel secondary containment to store fuel oil in the case of a leak. The replacement not only provides reliable secondary containment but also allows for future inspections of the exterior primary tank wall and the interior of the secondary containment, and importantly, brings the CUP into compliance with current federal, state, and local environmental regulations.

**Building 10 NIH Clinical Center - H-Wing Renovation (design only) (\$28.0 million):** The renovation of the Building 10 H-Wing will restore primary mechanical, electrical, and other building infrastructure and facilitate more efficient use of 73,450 gross square feet of former patient care and laboratory areas on Floors 3 through to the rooftop mechanical space. Spaces will be converted into modern laboratories, laboratory support space, and offices for personnel in the clinical research programs of numerous Institutes and Centers (ICs).

This project follows completed Building 10 Wing renovation projects for the E- and F-Wings. The intent is to renovate the H-Wing in a similar manner, leveraging the benefits of large, multi-discipline renovations to capture greater economies of scale, resulting in reduced costs over small/single discipline projects. This will also reduce project risks by isolating work at the wing level, limiting impacts to

adjacent spaces and activities, and capitalizing on fewer and larger utility shutdowns rather than many smaller shutdowns, which are difficult and expensive to coordinate and execute.

The project scope for the H-wing upgrade includes full interior and systems renovations for new laboratory facilities and new vertical building and lab service distribution risers, including new HVAC supply and exhaust systems. The entire H-wing will operate on separate systems from the adjacent wings. The H-Wing project will be completed in one phase of construction, allowing the greatest flexibility to plan and execute. The primary benefits of this project are enabling NIH's BMAR reduction strategy and improving the efficiency and reliability of program space for programs currently located in buildings in poor or very poor condition.

**Building 6 Aquatics Facility - Filtration System Installation (\$10.0 million):** The Building 6 Aquatics Facility requires a more robust water filtration system. The existing filtration system promotes genetic contamination and the growth of harmful bacteria. The improvements will provide an acceptable water quality to support the fish tanks located in the Aquaria Holding Room and the procedure rooms on the B1 level, thereby allowing the researchers to produce meaningful science related to the study of the Zebra fish. This work is part of the second phase of a plan to improve the water quality at the Aquatics facility. The phasing of the work is critical given the small size of the existing equipment rooms and the critical nature of the equipment being replaced. All work must be done to minimize downtime of the aquatics facility systems. A benefit of this project is that it will improve reliability of existing program space, improving productive time for scientific research.

**Modular Data Center (\$12.5 million):** Several critical NIH Center for Information Technology (CIT) functions, such as the NIH network, security monitoring, and critical applications, must remain on campus. CIT faces two major challenges: the Biowulf High Performance Computing (HPC) system reached capacity in 2019 and is approaching end-of-life; and Building 12, which houses the data center, was not designed or equipped to be a sustainable data center. It was constructed as a multi-function facility and retrofitted to house a data center. The facility has been assessed in poor condition and requires major critical infrastructure (electrical, HVAC) repairs over the next decade to maintain current conditions.

CIT plans to begin refreshing the Biowulf HPC system by 2029 to meet increasing research demands. This first part of the work leverages HPC Modular Units which provide a faster, more cost-effective alternative to traditional construction. Locating the modules near Building 12, the existing HITEC generators, and the Central Utility Plant (CUP) maximizes infrastructure efficiency. Enabling projects include relocating current occupants and demolition of Building 22. A major benefit of this project will be to reduce risk to the critical infrastructure provided by the existing data center's location in the poor condition building.

### **Repairs & Improvements (R&I) (\$48.0 million)**

The Repairs & Improvements (R&I) program addresses small project requirements related to the physical plant, building structures, utility systems, roads, and grounds at all NIH sites. These projects will help sustain efficient and effective performance of NIH's real property assets to meet ongoing and projected research requirements and to offset the deterioration and obsolescence caused by age and use. Facilities infrastructure improvements are necessary to meet shifting research priorities and to meet NIH and HHS goals for improving the condition of NIH buildings. Such efforts include upgrading building

systems, extending utility infrastructure, and implementing other capital repairs to buildings and infrastructure to extend their useful life.

These projects support continued R&I to deteriorating buildings and infrastructure, including structural repairs, repairing and upgrading building plumbing systems, electrical systems, elevators, heating, ventilating, and air conditioning systems, replacing deteriorated fan coil units, replacing steam and chilled water distribution systems; and addressing evolving research requirements. Additionally, this program supports a comprehensive series of repairs and improvements to ensure NIH retains accreditation by the Joint Commission (for its healthcare facilities) and by the Association for the Assessment and Accreditation of Laboratory Animal Care (for its animal research facilities).

**Status of the National Academies of Sciences, Engineering, and Medicine (NASEM) Report**

The FY 2017 Labor, Health and Human Services, and Education, and Related Appropriations Act directed NIH to enter into a contract with the NASEM to study the capital needs of NIH’s Bethesda Campus. It is important to note that while the NASEM Consensus Study was limited to the Bethesda Campus of NIH, the B&F appropriation must satisfy the facilities requirements for all of NIH’s sites, not just Bethesda. These other sites are Poolesville, MD; Frederick, MD; Research Triangle Park, NC, and Rocky Mountain Labs, MT. The 185-page NASEM study was made public on August 26, 2019, and is available online.<sup>1</sup> The study contained 14 recommendations, 2 of which focused on financial resources, including increased appropriations to the NIH Buildings and Facilities program. The remaining 12 recommendations related to project prioritization, governance, networking with other large facility owners, and leveraging best practices. The table below is a more detailed summary of the 12 procedural recommendations.

NIH Responsiveness to NASEM Recommendations	
NASEM Recommendation	NIH Status as of 03/24/2026
<p><b>Recommendation 4.3:</b> The NIH should implement a deferred maintenance and repair program that will minimize or eliminate mission disrupting system failures, reduce BMAR and meet building Condition Index (CI) targets.</p>	<p>NIH is well underway in deploying an Integrated Workplace Management System (IWMS) that will assist with the achievement of this goal. NIH has developed a new BMAR reduction framework to group individual BMAR items into multidisciplinary projects using a pilot optimization model. While these efforts will enhance NIH’s ability to best target available resources, there will also be a need to increase facilities investments as mentioned in Recommendations 4.1 and 4.2.</p>
<p><b>Recommendation 5.1:</b> The NIH should revise its B&amp;F prioritization model so no less than one-third of the total points are assigned to CI and mission-dependency.</p>	<p>The revision is complete. The new model is in use and 80 percent of the total points are assigned to CI and Mission Dependency. The Research Facilities Advisory Committee (RFAC) utilizes this model to prioritize all projects with a construction value of \$5 million or greater. The results of this prioritization model are shared with the Appropriations Subcommittees Staff during periodic briefings.</p>

<sup>1</sup> [www.nap.edu/read/25483/chapter/1](http://www.nap.edu/read/25483/chapter/1)

## NIH Responsiveness to NASEM Recommendations

NASEM Recommendation	NIH Status as of 03/24/2026
<p><b>Recommendation 5.2:</b> The NIH should move forward as quickly as possible with the following projects: replace Building 12; replace Building 14/28 complex; renovate or replace portions of the Building 10 complex.</p>	<p>NIH continues to pursue and fund projects in prioritized order, where affordable, as determined by the RFAC. Regarding Building 12 (the NIH Data Center), analyses have concluded that a component of on-prem data High Performance Computing (HPC) capacity remains necessary on premises for long-term sustainment of research and CIT critical functions. Regarding the Building 14/28 Complex, the NIH Leadership is working to reduce the use of animal models. In response, NIH is establishing a working group to make recommendations to meet these goals as well as support navigating towards eventual disposal of the 14/28 Complex. The selected replacement site is encumbered by Buildings 29 and 29A, which have been decommissioned and are planned for demolition. Regarding the Building 10 Complex (the NIH Clinical Center), the most critical risks are being addressed via the Surgery, Radiology, and Laboratory Medicine (SRLM) project, which was awarded in March 2022 with a combination of B&amp;F and NEF resources.</p>
<p><b>Recommendation 5.3:</b> The NIH should seek out other federal agencies and private sector advisors to determine best practices in administering the NIH capital statement of work for consulting services, NIH's capital facilities planning governance structure, and support the asset management program. Consider quarterly reviews with these peer advisers.</p>	<p>NIH has established an agreement with the Federal Facilities Council (FFC) to share with NIH best practices across the federal sector. Additional outreach is underway. This is a recurring activity.</p>
<p><b>Recommendation 6.1:</b> The NIH should integrate its research strategic plan with its capital facility asset management plans, with explicit prioritization aimed at relating the long-term research strategy to the long-term campus master plan. These plans should undergo annual review, at the highest levels of NIH.</p>	<p>The NIH-Wide Strategic Plan for Fiscal Years 2021-2025 includes important guidance regarding facilities, a topic that was not addressed in the previous strategic plans.<sup>2</sup></p>
<p><b>Recommendation 6.2:</b> The NIH should establish a formal external interdisciplinary peer review panel to provide ongoing review of NIH capital assets, the annual project plan, the five-year plan, the master plan, and the integrated research strategic plan and master plan.</p>	<p>The Federal Facilities Council (FFC) has agreed to review the NIH capital assets, annual project plan, five-year plan, and the integrated research strategic plan and master plan. This formal, external, interdisciplinary approach will provide objective perspectives to identify opportunities that might not be apparent to NIH staff. NIH has FFC membership, and FFC outreach is ongoing.</p>

<sup>2</sup> The NIH-Wide Strategic Plan is available at [www.nih.gov/about-nih/nih-wide-strategic-plan](http://www.nih.gov/about-nih/nih-wide-strategic-plan).

## NIH Responsiveness to NASEM Recommendations

NASEM Recommendation	NIH Status as of 03/24/2026
<p><b>Recommendation 6.3:</b> The NIH should establish processes and a system that ensure third-party, expert peer review of all adopted ORF preplanning programs of requirements and total project capital cost models.</p>	<p>NIH engaged an external consultant to provide a pilot financial peer review of selected NIH programs of requirements and total project capital cost models and schedules. Their work concluded and their contract ended in FY 2025. NIH is now evaluating procurement options to move from the pilot to establishing a peer review system.</p>
<p><b>Recommendation 7.1:</b> The NIH should study non-NIH federal research programs and adopt functionally similar assessment, prioritization, and funding strategies to better meet facilities and infrastructure investment needs.</p>	<p>NIH concurs and continues to share best practices and lessons learned through the FFC as well as with other federal organizations including: Centers for Disease Control and Prevention (CDC), Food and Drug Administration (FDA), National Aeronautics and Space Administration (NASA), National Institute of Standards and Technology (NIST), Smithsonian Institution, and United States Department of Agriculture (USDA).</p>
<p><b>Recommendation 7.2:</b> The NIH should implement a capital facilities planning governance structure, facilitating an integrated, transparent, and inclusive capital asset planning decision-making process and track progress toward strategic and programmatic objectives.</p>	<p>On September 6, 2019, the NIH Director enhanced the existing governance structure, referred to as the Facilities Working Group (FWG). These improvements included adding the Director of the Office of Research Support and Compliance, increasing the number of Scientific/Clinical Directors from two to three, and improving diversity in the composition of the governance body.</p>
<p><b>Recommendation 7.3:</b> The NIH should convene an annual capital facilities planning workshop or similar forum with other federal agencies and academic research institutions to assess NIH capital asset management program processes and identify improvements.</p>	<p>The first annual capital facilities planning workshop occurred on October 22, 2020, and the sixth annual workshop was held in March 2026. NIH will be hosting ORF staff who have developed new tools for evaluating electrical infrastructure risks and advancing the Integrated Workplace Management System functionality.</p>
<p><b>Recommendation 7.4:</b> The NIH should align its organizational structure with scientific research and capital assets management strategies and plans. In doing so, the NIH should consider assigning a senior organizational leader with such responsibilities and empowering that person with commensurate authority.</p>	<p>On January 31, 2020, the NIH Director appointed, in writing, the Deputy Director for Management as the NIH Senior Real Property Officer.</p>
<p><b>Recommendation 8.1:</b> The NIH should prioritize and synchronize the NIH-wide strategic (research) plan and the 2013 Bethesda Campus master plan, enhancing interactions and collaboration among research personnel with shared spaces and facilities, and flexible and adaptable facilities that accommodate collaboration.</p>	<p>This is an ongoing effort and will not have a concrete completion date. The Facilities Working Group (FWG) and Research Facilities Advisory Committee (RFAC) ensure that NIH is co-evolving science and facilities.</p>

**NATIONAL INSTITUTES OF HEALTH  
Buildings & Facilities**

**Appropriations History**

<b>Fiscal Year</b>	<b>Budget Estimate to Congress</b>	<b>House Allowance</b>	<b>Senate Allowance</b>	<b>Appropriation</b>
2018	\$98,615,000	\$128,863,000	\$128,863,000	\$128,863,000
Rescission				\$0
2019	\$200,000,000	\$200,000,000	\$200,000,000	\$200,000,000
Rescission				\$0
2020	\$200,000,000	\$200,000,000	\$300,000,000	\$200,000,000
Rescission				\$0
2021	\$300,000,000	\$200,000,000	\$200,000,000	\$200,000,000
Rescission				\$0
2022	\$250,000,000	\$250,000,000	\$275,000,000	\$250,000,000
Rescission				\$0
2023	\$300,000,000	\$300,000,000	\$350,000,000	\$350,000,000
Rescission				\$0
2024	\$350,000,000	\$350,000,000	\$292,000,000	\$350,000,000
Rescission				\$0
2025	\$350,000,000	\$353,671,000	\$350,000,000	\$350,000,000
Rescission				\$0
2026	\$210,000,000	\$352,000,000	\$350,000,000	\$350,000,000
Rescission				\$0
2027	\$350,000,000			

**BUDGET AUTHORITY BY OBJECT CLASS**

**NATIONAL INSTITUTES OF HEALTH  
Buildings & Facilities**

**Budget Authority by Object Class  
(Dollars in Thousands)**

<b>OBJECT CLASSES</b>	<b>FY 2026 Enacted</b>	<b>FY 2027 President's Budget</b>	<b>FY 2027 +/- FY 2026</b>
Personnel Compensation			
11.1 Full-Time Permanent	0	0	0
11.3 Other Than Full-Time Permanent	0	0	0
11.5 Other Personnel Compensation	0	0	0
11.7 Military Personnel	0	0	0
11.8 Special Personnel Services Payments	0	0	0
<b>11.9 Subtotal Personnel Compensation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
12.1 Civilian Personnel Benefits	0	0	0
12.2 Military Personnel Benefits	0	0	0
13.0 Benefits to Former Personnel	0	0	0
<b>Subtotal Pay Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
21.0 Travel & Transportation of Persons	0	0	0
22.0 Transportation of Things	0	0	0
23.1 Rental Payments to GSA	0	0	0
23.2 Rental Payments to Others	0	0	0
23.3 Communications, Utilities & Misc. Charges	0	0	0
24.0 Printing & Reproduction	0	0	0
25.1 Consulting Services	556	500	-56
25.2 Other Services	35,942	35,001	-941
25.3 Purchase of goods and services from government accounts	596	585	-10
25.4 Operation & Maintenance of Facilities	25,857	26,400	543
25.5 R&D Contracts	0	0	0
25.6 Medical Care	0	0	0
25.7 Operation & Maintenance of Equipment	288	194	-94
25.8 Subsistence & Support of Persons	0	0	0
<b>25.0 Subtotal Other Contractual Services</b>	<b>\$63,238</b>	<b>\$62,680</b>	<b>-\$558</b>
26.0 Supplies & Materials			0
31.0 Equipment	24,800	25,321	521
32.0 Land and Structures	261,962	262,000	37
33.0 Investments & Loans	0	0	0
41.0 Grants, Subsidies & Contributions	0	0	0
42.0 Insurance Claims & Indemnities	0	0	0
43.0 Interest & Dividends	0	0	0
44.0 Refunds	0	0	0
<b>Subtotal Non-Pay Costs</b>	<b>\$350,000</b>	<b>\$350,000</b>	<b>\$0</b>
<b>Total Budget Authority by Object Class</b>	<b>\$350,000</b>	<b>\$350,000</b>	<b>\$0</b>