

money, protect New Orleans. They did it, and they did a good job of doing it.

We still have outlying areas that need flood control. If you look at the cost of Katrina—and I will give you a few figures—you will see that we still have a gap.

You had \$150 billion in damages. Most of the Federal spending went for relief, not rebuilding. \$120.5 billion in total spending. Emergency relief was 75 billion. Rebuilding funds was 45 billion.

So if you look at the Federal funding, private insurance claims, and charitable giving, it still leaves a gap of about \$60 billion. When you talk about a gap of \$60 billion, I just want you to understand what that means.

That means, in every community, every neighborhood, including mine, you will see five houses where people have come back, saved up money, and rebuilt using both insurance, savings, retirement, FEMA, government money. Then you will see a house or two that is not rebuilt at all.

Then if you go down to the lower Ninth Ward, you will see one house that is rebuilt. Then you will see six or seven houses that are not rebuilt where the grass is just as high as the trees and it looks like a forest.

If you are that one homeowner that took the time to come home and rebuild and you have to pass that every night, it is just not a safe situation. We, as a country, can do better than that.

So what I would hope is that, as we continue the process of helping New Orleans and Louisiana recover from Katrina, that we look at the lessons learned and we find the people who still have unmet needs, we find the people that are still not back in their homes who want to be in their homes, and we figure out a way to help them.

□ 1945

That is what HUD is for. We still have the money, and in fact, citizens and community groups—and I can think of a bunch of them, A Community Voice, Justice and Beyond—all of those groups have been asking Congress and the inspector general to do an audit and an investigation of how much funds we received, where did they go, what is left, how do we move forward and make sure that everyone who wants to come home has the ability to come home.

Now, all of those things and, I think, lessons learned and misperceptions of

Katrina, I think we have to take those same things and look at Sandy and all other hurricanes.

What I wanted to do before we went home for a break and celebrate the 10th anniversary of Katrina is to let people know that we still have needs; we still have things we have to do to complete the recovery, but also thank Congress for what they did do.

Mr. Speaker, I yield back the balance of my time.

#### CONTINUATION OF THE NATIONAL EMERGENCY WITH RESPECT TO LEBANON—MESSAGE FROM THE PRESIDENT OF THE UNITED STATES (H. DOC. NO. 114-53)

The SPEAKER pro tempore laid before the House the following message from the President of the United States; which was read and, together with the accompanying papers, referred to the Committee on Foreign Affairs and ordered to be printed:

*To the Congress of the United States:*

Section 202(d) of the National Emergencies Act (50 U.S.C. 1622(d)) provides for the automatic termination of a national emergency unless, within 90 days prior to the anniversary date of its declaration, the President publishes in the *Federal Register* and transmits to the Congress a notice stating that the emergency is to continue in effect beyond the anniversary date. In accordance with this provision, I have sent to the *Federal Register* for publication the enclosed notice stating that the national emergency with respect to Lebanon that was declared in Executive Order 13441 of August 1, 2007, is to continue in effect beyond August 1, 2015.

Certain ongoing activities, such as continuing arms transfers to Hizballah that include increasingly sophisticated weapons systems, undermine Lebanese sovereignty, contribute to political and economic instability in the region, and continue to constitute an unusual and extraordinary threat to the national security and foreign policy of the United States. For this reason, I have determined that it is necessary to continue the national emergency declared in Executive Order 13441 with respect to Lebanon.

BARACK OBAMA.

THE WHITE HOUSE, July 29, 2015.

#### COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following communication from the Chair of the Committee on Transportation and Infrastructure; which was read and, without objection, referred to the Committee on Appropriations:

HOUSE OF REPRESENTATIVES, COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE,

Washington, DC, July 28, 2015.

Hon. JOHN BOEHNER,  
*Speaker of the House, House of Representatives,  
The Capitol, Washington, DC.*

DEAR MR. SPEAKER: On July 23, 2015, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider 15 resolutions included in the General Services Administration's fiscal years 2015 and 2016 Capital Investment and Leasing Programs.

The Committee continues to work to reduce the cost of federal property and leases. Of the 15 resolutions considered by the Committee, the nine alteration projects will address critical life safety repairs or allow for space consolidations, the two reprogramming prospectuses are fully offset by reductions in other projects, the two construction prospectuses include offsets and reductions in spending from avoided lease costs, and the two lease prospectuses will result in significant reductions in lease costs through the reduction of space. In total, these resolutions represent \$327 million in avoided lease costs and offsets.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on July 23, 2015.

Sincerely,

BILL SHUSTER,  
*Chairman.*

Enclosures.

COMMITTEE RESOLUTION

ALTERATION—JACOB K. JAVITS FEDERAL OFFICE BUILDING, NEW YORK, NY

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the design for the build out of approximately 314,000 rentable square feet of vacant space in the Jacob K. Javits Federal Office Building located at 26 Federal Plaza in New York City, New York, of which approximately 30,000 rentable square feet will provide swing space for future alteration and consolidation projects in the building, at a design cost of \$7,660,000, a prospectus for which is attached to and included in this resolution.*

*Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.*

GSAPBS

**PROSPECTUS – ALTERATION**  
**Prospectus for Design**

**Description**

The U.S. General Services Administration (GSA) is seeking committee approval for a design project that GSA will schedule for construction in a future year. A project description is attached.

**Justification**

By seeking approval to start the design for the project prior to construction phase funding, an orderly and timely accomplishment of a planned program is ensured. Under the separate funding approach, GSA will submit the construction prospectus for the project along with a future budget request.

The subject project addresses realignment and consolidation of agency space, and replacing and repairing affected building and safety systems.

**Recommendation**

Approve design for \$7,660,000 for the project attached. The construction costs indicated at this time are preliminary and will be finalized prior to future requests for funding.

**Committee Approval and Appropriation Requested in this Prospectus**

(Design) .....\$7,660,000

**Certification of Need**

The proposed projects are the best solutions to meet validated Government needs.

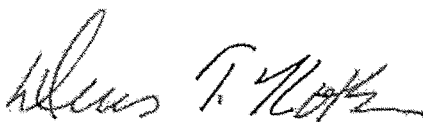
Submitted at Washington, DC, on April 27, 2015

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Acting Administrator, General Services Administration

GSA

PBS

**PROSPECTUS – ALTERATION**  
**Prospectus for Design**

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**FISCAL YEAR 2015 ALTERATION DESIGN PROJECT**  
**(Alphabetical by State)**

**LOCATION**

**FY 2015 FUNDING**

|   |                    |
|---|--------------------|
| New York, NY<br>Jacob K. Javits Federal Office Building | \$7,660,000        |
| <b>TOTAL.....</b>                                       | <b>\$7,660,000</b> |

GSAPBS

**PROSPECTUS – ALTERATION**  
**Prospectus for Design**

---

Prospectus Number: PDS-02015  
Congressional District: 08

|  |   |
|--|---|
| <b><u>PROJECT:</u></b>                             | Jacob K. Javits Federal Office Building |
| <b><u>LOCATION:</u></b>                            | New York, NY                            |
| <b><u>ESTIMATED TOTAL PROJECT COST:</u></b>        | \$ 104,004,000                          |
| <b><u>DESIGN:</u></b>                              | \$ 7,660,000                            |
| <b><u>CONSTRUCTION:</u></b>                        | \$89,211,000                            |
| <b><u>MANAGEMENT &amp; INSPECTION:</u></b>         | \$7,133,000                             |
| <b><u>AMOUNT REQUESTED IN FY2015 (Design):</u></b> | \$ 7,660,000                            |

**WORK ITEM SUMMARY**

Demolition and abatement, interior construction, HVAC, plumbing, electrical, and fire/life safety upgrades.

**DESCRIPTION**

The Jacob K. Javits Federal Office Building (FOB) is located at 26 Federal Plaza, New York City, NY. It consists of three interconnected buildings: a 45-story, plus basement, office building; an eight-story court/office building (both built in 1967); and a 45-story addition (Annex) built along the west side of the original 45-story building in 1977. The two 45-story buildings function together as the FOB while the 8-story court/office building functions as the James L. Watson Court of International Trade (CIT). The CIT is connected to the FOB via a 4-story pedestrian bridge. The entire Federal complex consists of over 2.3 million square feet of rentable space.

GSA proposes design for the build out of approximately 314,000 rentable square feet (rsf) of vacant space, of which approximately 30,000 rsf will provide swing space for future alteration and consolidation projects in the FOB. The project will remove asbestos, upgrade mechanical and electrical systems and address fire/life safety issues. The project will help to maintain the Federal presence in downtown Manhattan, avoid future lease costs, and will allow for the overall reduction in tenant footprints.

The request will fund the design and review for the build-out of approximately 314,000 rentable square feet (RSF) of vacant space in the FOB, of which approximately 30,000 RSF will provide swing space for future alteration and consolidation projects in the building. The project will complete the design associated with asbestos removal, mechanical and electrical system upgrades, and fire and life safety issues. The completed project will maintain the Federal presence in downtown Manhattan, relocate the U.S. Department of Justice - Federal Bureau of

GSAPBS

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**PROSPECTUS – ALTERATION**  
**Prospectus for Design**

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Investigation from a leased location , and allow the U.S. Department of Health and Human Services to consolidate its operations currently scattered throughout the FOB.

July 29, 2015

CONGRESSIONAL RECORD—HOUSE

H5669

COMMITTEE RESOLUTION

ALTERATION—1800 F STREET BUILDING, PRESIDENTIAL TRANSITION TEAM, WASHINGTON, DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations at the GSA Headquarters build-

ing, located at 1800 F Street, NW, Washington, DC for the reconfiguration and alteration of approximately 90,000 usable square feet of space to provide short-term space for the Presidential Transition Team (PTT) and the Offices of the President-Elect and Vice-President Elect after the November 2016 Presidential Election, at a design and related services cost of \$534,000 an estimated

construction cost of \$8,900,000 and a management and inspection cost of \$488,000 for a total estimated project cost of \$9,922,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – ALTERATION  
1800 F STREET BUILDING  
PRESIDENTIAL TRANSITION TEAM  
WASHINGTON, DC**

PDC-PTT-WA15

**Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project at the GSA Headquarters building, located at 1800 F Street, N.W., Washington, DC, for the reconfiguration and alteration of approximately 90,000 usable square feet of space to provide short-term space for the Presidential Transition Team (PTT), and the Offices of the President-Elect and Vice President-Elect. The space provided will facilitate the orderly transfer of executive power in connection with the expiration of the terms of the current President and Vice President and the inauguration of the newly elected President and Vice President after the November 2016 Presidential Election. The space must be available by October 1, 2015, for up to two years; this includes phased construction, occupancy and restoration.

**FY2015 Committee Approval Requested** .....\$9,922,000

**FY2015 Appropriations Requested**<sup>1</sup> .....\$0

**Major Work Items**

Interior alterations; security upgrades; exterior alterations; building automation system upgrades; conveyance system modifications; electrical system upgrades.

**Project Budget**

Estimated Construction Cost (ECC) .....\$8,900,000  
Design and Related Services (Design).....534,000  
Management and Inspection (M&I) .....488,000

**Estimated Total Project Cost (ETPC)**.....\$9,922,000

| <b><u>Schedule</u></b>  | <b><u>Start</u></b> | <b><u>End</u></b>   |
|-------------------------|---------------------|---------------------|
| Design and Construction | FY2015              | FY2017 <sup>2</sup> |

**Building**

<sup>1</sup> Although no new funds are being requested in this prospectus, its approval is needed for this alteration project. Concurrently, GSA will request to reprogram \$9,922,000 in savings from previously appropriated sources of funds to this alteration project.

<sup>2</sup> FY2017 - Restoration of Space

GSAPBS

**PROSPECTUS – ALTERATION  
1800 F STREET BUILDING  
PRESIDENTIAL TRANSITION TEAM  
WASHINGTON, DC**

PDC-PTT-WA15

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The 1800 F Street, N.W., Washington, DC, GSA Headquarters building is a seven-story, approximately 764,000 gross square foot, limestone-clad public building situated at 1800 F Street, N.W., just west of downtown Washington, DC. The building provides 518,700 useable square feet of space and includes outside parking in an interior courtyard. The building was constructed in 1917 as the headquarters of the Department of the Interior, which resided in it until 1949, at which time it became the headquarters of GSA, which occupies the building today. It was one of the first steel-framed buildings constructed in Washington, as well as one of the first government buildings to use limestone on the exterior. It is listed in the National Register of Historic Places.

**Tenant Agencies**

Presidential Transition Team, GSA

**Proposed Project**

GSA currently occupies the basement through floor seven of the eastern wing of 1800 F Street, known as Wing One. Personnel in this space will be consolidated into the other wings of the building to allow Wing One to be occupied by PTT. Physical move costs associated with this relocation are anticipated to be minimal and will be covered by other sources of funding already available to GSA.

The proposed project consists of the construction of demising walls, barriers and check points; installation of additional security items/systems per the Department of Homeland Security United States Secret Service (USSS) specifications; rebuilding or altering portions of interior and exterior space to accommodate special space needs of PTT and security; providing emergency power; construction of Sensitive Compartmented Information Facility (SCIF) space; installation of secure conduit, cabling, audio visual (AV)/information technology (IT)/security infrastructure; building out executive offices; and modifying existing building systems to accommodate PTT functions. GSA will, to the greatest extent possible, use the currently available space in its current configuration. A portion of these infrastructure investments will be retained for future use by GSA, as well as for future PTT requirements.

Security systems will include items such as cameras, access control and intrusion detection. AV and IT systems will be modified and new systems added, as needed. Building Automation Systems will require modified controls, electrical systems will require back up power and elevators will need modified controls.



**GSA****PBS**

**PROSPECTUS – ALTERATION  
1800 F STREET BUILDING  
PRESIDENTIAL TRANSITION TEAM  
WASHINGTON, DC**

PDC-PTT-WA15

At a minimum, exterior work will include security upgrades of cameras, detection devices and provisions for other security components as directed by USSS. GSA is evaluating the appropriate positioning of special spaces within the building that will require evaluation of blast and ballistic conditions and potential upgrades at various locations, which may be internal or external. There also is a potential need for exterior posts to accommodate USSS personnel.

Restoration will entail putting the building back to its pre-PTT configuration, but leaving alone what GSA has designed to remain in place within walls, ancillary spaces, mechanical spaces, and the roof. GSA plans to utilize this space for future transitions resulting in reduced costs in the future.

**Major Work Items**

|                                     |                    |
|-------------------------------------|--------------------|
| Interior Alterations                | \$2,650,000        |
| Security Upgrades                   | 4,500,000          |
| Exterior Alterations                | 1,000,000          |
| Building Automation System Upgrades | 250,000            |
| Conveyance System Modifications     | 250,000            |
| Electrical System Upgrades          | <u>250,000</u>     |
| <b>Total ECC</b>                    | <b>\$8,900,000</b> |

**Justification**

The Presidential Transition Act of 1963, P.L. 88-277, authorizes the GSA Administrator to provide the President-elect and the Vice President-elect, upon their request, necessary services and facilities during the transition period between Election Day and Inauguration Day.

GSA will, to the greatest extent possible, use the currently available space in its current configuration. A portion of these infrastructure investments will be retained for future use by GSA, as well as for future PTT requirements.

**Summary of Energy Compliance**

A number of high performance green initiatives were incorporated into the modernization of Wing One, which was completed in 2013. These initiatives included high-performance glazing for replicated historic windows, added insulation at the exterior walls and roof, daylight harvesting through a networked lighting control system, an automated roller shade system for daylight control, and photovoltaic rooftop arrays that feed direct current into the power grid.

GSA

PBS

**PROSPECTUS – ALTERATION  
1800 F STREET BUILDING  
PRESIDENTIAL TRANSITION TEAM  
WASHINGTON, DC**

PDC-PTT-WA15

GSA will continue to use the new base building systems installed with the aforementioned modernization, making adjustments on a case-by-case basis to accommodate PTT requirements.

**Prior Appropriations**

| Prior Appropriations |             |        |         |
|----------------------|-------------|--------|---------|
| Public Law           | Fiscal Year | Amount | Purpose |
| None                 |             |        |         |

**Prior Committee Approvals**

| Prior Committee Approvals |      |        |         |
|---------------------------|------|--------|---------|
| Committee                 | Date | Amount | Purpose |
| None                      |      |        |         |

**Prior Prospectus-Level Projects in Building (past 10 years):**

| Prospectus        | Description               | FY   | Amount        |
|-------------------|---------------------------|------|---------------|
| P.L. 111-5 (ARRA) | Modernization & Expansion | 2009 | \$153,664,000 |

**Alternatives Considered (30-year, present value costs)**

Given the short-term nature of the proposed requirement (3 years), a 30-year present value cost analysis is not suited for this type of project. The cost to procure the required square footage in proximate leased space significantly exceeds the proposed cost of the repair and alteration alternative. Furthermore, the government will realize additional long-term savings as the proposed location will serve as future housing for PTT.

**Recommendation**

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION  
1800 F STREET BUILDING  
PRESIDENTIAL TRANSITION TEAM  
WASHINGTON, DC**

PDC-PTT-WA15

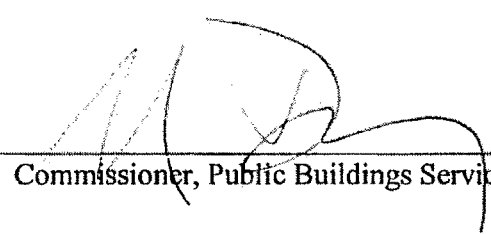
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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

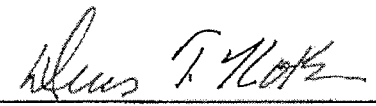
Submitted at Washington, DC, on June 26, 2015

Recommended



Commissioner, Public Buildings Service

Approved



Acting Administrator, General Services Administration

July 29, 2015

CONGRESSIONAL RECORD—HOUSE

H5675

COMMITTEE RESOLUTION

ALTERATION—FIRE PROTECTION AND LIFE  
SAFETY PROGRAM, VARIOUS BUILDINGS

*Resolved by the Committee on Transportation  
and Infrastructure of the U.S. House of Rep-*

*resentatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to upgrade, replace, and improve fire protection systems and life safety features in government-owned buildings during Fiscal Year 2016 at a total cost of \$20,000,000,

a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS - ALTERATION  
FIRE PROTECTION AND LIFE SAFETY PROGRAM  
VARIOUS BUILDINGS**

Prospectus Number: PFP-0001-MU16

**FY2016 Project Summary**

The General Services Administration (GSA) proposes alterations to upgrade, replace, and improve fire protection systems and life safety features in government-owned buildings during Fiscal Year 2016.

**FY2016 Committee Approval and Appropriation Requested.....\$20,000,000**

**Program Summary**

As part of its Fire Protection and Life Safety efforts, GSA is identifying projects in Federal buildings throughout the country through surveys and studies. These projects will vary in size, location, and delivery method. The approval and appropriation requested in this prospectus is for a diverse set of retrofit projects with engineering solutions to reduce fire and life safety hazards. Typical projects include the following:

- Replacing antiquated fire alarm and detection systems that are in need of repair or for which parts are no longer available.
- Installing emergency voice communication systems to facilitate occupant notification and/or evacuation in Federal buildings during an emergency.
- Installing and/or expanding fire sprinkler systems to provide a reasonable degree of protection for life and property from fire in Federal buildings.
- Constructing additional exit stairs or enclosing existing exit stairs to ensure safe and timely evacuation of building occupants in the event of an emergency.

**Justification**

GSA periodically assesses all facilities using technical professionals to identify hazards and initiate correction or risk-reduction protection strategies to assure that no aspect of our buildings' design or operation presents an unreasonable risk to GSA personnel, occupant agencies, or the general public. Completion of these proposed projects will improve the overall level of safety from fire and similar risks in GSA-controlled Federal buildings nationwide.

**FY2016 Committee Approval and Appropriation Requested.....\$20,000,000**

GSA

PBS

**PROSPECTUS - ALTERATION  
FIRE PROTECTION AND LIFE SAFETY PROGRAM  
VARIOUS BUILDINGS**


Prospectus Number: PFP-0001-MU16

**Certification of Need**


Over the years a number of fire protection and life safety issues have been identified that need to be addressed in order to reduce fire risk. The proposed program is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended:

  
Commissioner, Public Buildings Service

Approved:

  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—SIXTH STREET FEDERAL  
BUILDING, LOS ANGELES, CA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and

alterations to upgrade outdated building systems in the 59-year-old facility and renovate and reconfigure the interior layout for operations efficiency and workplace optimization at the Federal Building located in downtown, Los Angeles, CA, at a design cost of \$982,000, an estimated construction cost of \$10,335,000 and a management and inspection cost of

\$966,000 for a total estimated project cost of \$12,283,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSAPBS

**PROSPECTUS – ALTERATION  
SIXTH STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number: PCA-0149-LA16  
Congressional District: 34

**FY2016 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project of the Federal Building, located in downtown, Los Angeles, California on Sixth Street. The project will upgrade outdated building systems in the 59-year-old facility and renovate and reconfigure the interior layout for operations efficiency and workplace optimization.

**FY2016 Committee Approval and Appropriation Requested**

**(Design, ECC, M&I) .....\$12,283,000**

**Major Work Items**

Exterior construction, HVAC, electrical, plumbing, fire protection and elevator system upgrades, hazardous material abatement, interior construction

**Project Budget**

|  |                     |
|--|---------------------|
| Design .....                                     | \$982,000           |
| Estimated Construction Cost (ECC) .....          | \$10,335,000        |
| Management and Inspection (M&I).....             | <u>\$966,000</u>    |
| <b>Estimated Total Project Cost (ETPC)*.....</b> | <b>\$12,283,000</b> |

\*Tenant agencies may fund an additional amount for tenant improvements above the standard normally provided by the GSA.

**Schedule**

|                         | <b>Start</b> | <b>End</b> |
|-------------------------|--------------|------------|
| Design and Construction | FY2016       | FY2019     |

**Building**

The Federal Building is a stand-alone structure solely occupied by the Department of Justice located in downtown Los Angeles. The building includes two stories (plus basement) and is of steel-frame construction with exterior pre-cast concrete cladding. The building was previously used as an office for the Department of Interior (Minerals Management), and is now utilized by Department of Justice in conjunction with their other Los Angeles locations.

**Tenant Agencies**

Department of Justice



GSAPBS

**PROSPECTUS – ALTERATION  
SIXTH STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number: PCA-0149-LA16  
Congressional District: 34

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**Proposed Project**

The project will upgrade outdated building systems and realign the tenant agency work space. The work includes heating, ventilation, and air conditioning (HVAC) system replacements and upgrades, fire protection replacement, plumbing upgrades, interior seismic work, electrical distribution upgrades, elevator upgrades, and exterior construction. In addition, abandoned mechanical areas will be converted to rentable square footage, and the tenant agency will be realigned as required for efficient operations and workplace optimization.

**Major Work Items**

|   |                     |
|---|---------------------|
| Electrical Upgrades                     | \$2,100,000         |
| HVAC Upgrades                           | \$1,950,000         |
| Demolition/Hazardous Material Abatement | \$1,832,000         |
| Exterior Construction                   | \$1,400,000         |
| Interior Construction/Seismic Upgrades  | \$1,253,000         |
| Plumbing Upgrades                       | \$850,000           |
| Elevators Upgrades                      | \$485,000           |
| Fire Protection Upgrades                | <u>\$465,000</u>    |
| <b>Total ECC</b>                        | <b>\$10,335,000</b> |

**Justification**

The 59-year-old asset requires significant reinvestment to continue providing reliable service for years to come. The building has not undergone a major reinvestment since originally constructed. Currently, the systems are beyond their useful life requiring costly fabrication of parts when replacement items are necessary. In addition, DOJ requires reconfiguration and renovation of interior space in the building to support its mission, accommodate additional personnel, improve space utilization, and increase workplace efficiencies. Minimal investment in this facility is the most cost-effective long term solution.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

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**PROSPECTUS – ALTERATION  
SIXTH STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number: PCA-0149-LA16  
Congressional District: 34

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**Prior Appropriations**

None

**Prior Committee Approvals**

None

**Prior Prospectus-Level Projects in Building (past 10 years)**

None

**Alternatives Considered (30-year, present value cost analysis)**

|                        |              |
|------------------------|--------------|
| Alteration .....       | \$27,539,000 |
| Lease .....            | \$37,477,000 |
| New Construction ..... | \$43,945,000 |

The 30-year, present value cost of alteration is \$9,937,000 less than the cost of leasing with an equivalent annual cost advantage of \$568,000.

**Recommendation**

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION  
SIXTH STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number: PCA-0149-LA16  
Congressional District: 34

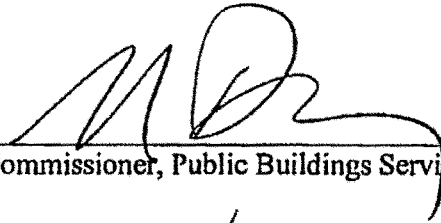
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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

January 2015

Housing Plan  
Federal Building

PCA-0149-LA16  
Los Angeles, CA

July 29, 2015

CONGRESSIONAL RECORD — HOUSE

H5683

| Locations                            | Current    |            |                                       |              |              |               | Proposed   |            |                          |              |              |               |
|--------------------------------------|------------|------------|---------------------------------------|--------------|--------------|---------------|------------|------------|--------------------------|--------------|--------------|---------------|
|                                      | Personnel  |            | Usable Square Feet (USF) <sup>1</sup> |              |              |               | Personnel  |            | Usable Square Feet (USF) |              |              |               |
|                                      | Office     | Total      | Office                                | Storage      | Special      | Total         | Office     | Total      | Office                   | Storage      | Special      | Total         |
| <b>Sixth Street Federal Building</b> |            |            |                                       |              |              |               |            |            |                          |              |              |               |
| U.S. Department of Justice           | 148        | 173        | 38,340                                | 1,505        | 2,142        | 41,987        | 165        | 190        | 33,417                   | 1,505        | 8,110        | 43,032        |
|                                      |            |            |                                       |              |              |               |            |            |                          |              |              |               |
| <b>Total</b>                         | <b>148</b> | <b>173</b> | <b>38,340</b>                         | <b>1,505</b> | <b>2,142</b> | <b>41,987</b> | <b>165</b> | <b>190</b> | <b>33,417</b>            | <b>1,505</b> | <b>8,110</b> | <b>43,032</b> |

| Office Utilization Rate <sup>2</sup> |         |          |
|--------------------------------------|---------|----------|
|                                      | Current | Proposed |
| All building office tenants          | 202     | 158      |

Current UR excludes 8,435 USF of office support space.  
Proposed UR excludes 7,352 USF of office support space.

| Total Building USF Rate <sup>3</sup> |         |          |
|--------------------------------------|---------|----------|
|                                      | Current | Proposed |
| All building tenants                 | 243     | 226      |

| Special Space       |              |
|---------------------|--------------|
| Technician Shop     | 1,075        |
| Physical Fitness    | 1,661        |
| Vault               | 710          |
| Fire Arms Storage   | 210          |
| ADP                 | 883          |
| Crypto Room         | 131          |
| Food Service        | 743          |
| Restrooms/Shower    | 400          |
| Telephone Room      | 185          |
| Conference/Training | 1,960        |
| Holding Cells       | 150          |
| <b>Total:</b>       | <b>8,110</b> |

NOTES:

<sup>1</sup> Total USF in proposed increases due to obsolete mechanical area being converted to USF for technician shop

<sup>2</sup> Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF

<sup>3</sup> Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office and non-office personnel)

USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building

## COMMITTEE RESOLUTION

ALTERATION—DENVER FEDERAL CENTER

BUILDING 56, LAKEWOOD, CO

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and

alterations to upgrade building systems and undertake exterior repairs at the Denver Federal Center (DFC) Building 56 located at West 6th Avenue & Kipling Street in Lakewood, Colorado, at a design cost of \$613,000, an estimated construction cost of \$5,022,000 and a management and inspection cost of

\$507,000 for a total estimated project cost of \$6,142,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSAPBS

**PROSPECTUS – ALTERATION  
DENVER FEDERAL CENTER BUILDING 56  
LAKEWOOD, CO**

Prospectus Number: PCO-0533-LA16  
Congressional District: 7

**FY2016 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to upgrade building systems and undertake exterior repairs at the Denver Federal Center (DFC) Building 56, at West 6<sup>th</sup> Avenue & Kipling Street in Lakewood, CO. In addition to addressing heating, ventilation, and air conditioning (HVAC), fire alarm, roofing, and exterior closure deficiencies, the project also promotes energy savings.

**FY2016 Committee Approval and Appropriation Requested**

(Design, ECC, M&I) .....\$6,142,000

**Major Work Items**

Roof Replacement, Exterior Repairs, HVAC and Fire Alarm Upgrades

**Project Budget**

Design .....\$ 613,000  
Estimated Construction Cost (ECC) .....5,022,000  
Management and Inspection (M&I)..... 507,000  
**Estimated Total Project Cost (ETPC).....\$6,142,000**

\*Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

**Schedule**

|                         | <b>Start</b> | <b>End</b> |
|-------------------------|--------------|------------|
| Design and Construction | FY2016       | FY2018     |

**Building**

Building 56 is part of the DFC's main campus and contains 354,159 gross square feet. Originally constructed in 1941 as part of the Denver Ordinance Plant, Building 56 is one of the largest buildings on the DFC campus and provides office, laboratory, and industrial space.

GSAPBS

**PROSPECTUS – ALTERATION  
DENVER FEDERAL CENTER BUILDING 56  
LAKEWOOD, CO**

Prospectus Number: PCO-0533-LA16  
Congressional District: 7

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**Tenant Agencies**

Farm Service Agency, Rural Housing Service, Natural Resources Conservation Service, Bureau of Reclamation, General Services Administration

**Proposed Project**

The proposed project involves numerous upgrades to the building exterior, including replacement of the roof, repairs to the exterior walls, limited reinstallation of exterior brick, and replacement of the exterior roll-up door. Interior system upgrades include the replacement of the heating, ventilation, and air conditioning (HVAC) system's aged air handler unit dampers and pneumatic controls and the installation of a new building wide fire alarm system. The project also will abate hazardous materials encountered during construction.

**Major Work Items**

|                          |                    |
|--------------------------|--------------------|
| Roof replacement         | \$ 3,540,000       |
| Exterior Closure Repairs | 571,000            |
| HVAC Repairs             | 382,000            |
| Fire Alarm Replacement   | <u>529,000</u>     |
| <b>Total ECC</b>         | <b>\$5,022,000</b> |

**Justification**

The roof is more than 30 years old, in poor condition, and beyond its useful life. There have been water leaks into tenant agency space, causing damage to the building structure and tenant property and resulting in work outages. Replacement of the roof will also improve insulation and promote energy efficiency. The project will not impact sections of the roof that were affected during the High Performance Green Building ARRA solar panel installation project.

The building has gaps in the exterior perimeter walls where air, moisture and other contaminants and occasionally wind driven snow enter the building and tenant spaces and conditioned air escapes the building. The exterior walls need to be repaired, gaps sealed and exterior brick reinstalled to prevent further damage, improve energy efficiency and tenant comfort.

The exterior roll-up door is original, beyond its useful life and requires maintenance on a regular basis. The door will be replaced with an insulated door that meets current energy

GSAPBS

**PROSPECTUS – ALTERATION  
DENVER FEDERAL CENTER BUILDING 56  
LAKEWOOD, CO**

Prospectus Number: PCO-0533-LA16  
Congressional District: 7

performance requirements and eliminates the entry of air, moisture and other contaminants.

The existing dampers and controls on the building air handling units are past their useful life, allow air infiltration, and create inefficiencies in the building heating and air conditioning. This project proposes to fix the leaky dampers and allow better control of outside air entering the space with upgraded digital energy efficient equipment.

The existing fire alarm system is also past its useful life and has become increasingly difficult and costly to repair. The system currently does not meet the requirements in GSA PBS-P100 Facilities Standards for the Public Buildings Service or the Architectural Barriers Act Accessibility Standards (ABAAS). The building requires installation of a new system that meets current code requirements.

The building offers both light industrial and laboratory space, including space used by the Bureau of Reclamation for electrical testing of equipment and engineering testing of structural dam models. Undertaking the necessary infrastructure improvements will help ensure long-term tenancy and meet customer agency needs. Building 56 offers unique space for its federal tenants that would be difficult to find or replicate in the private market.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

**Prior Prospectus-Level Projects in Building (past 10 years)**

| Prospectus   | Description   | FY   | Amount      |
|--------------|---|------|-------------|
| 111-5 (ARRA) | High Performance Green Building including solar panel installation and chiller and boiler replacement | 2009 | \$2,367,000 |



**GSA****PBS**

**PROSPECTUS – ALTERATION  
DENVER FEDERAL CENTER BUILDING 56  
LAKEWOOD, CO**

Prospectus Number: PCO-0533-LA16  
Congressional District: 7

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**Alternatives Considered (30-year, present value cost analysis)**

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

GSA

PBS

**PROSPECTUS – ALTERATION  
DENVER FEDERAL CENTER BUILDING 56  
LAKEWOOD, CO**

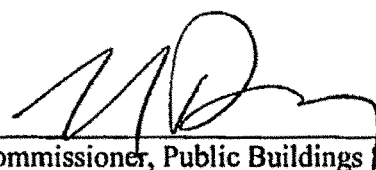
Prospectus Number: PCO-0533-LA16  
Congressional District: 7

**Certification of Need**

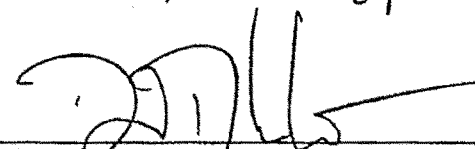
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—THEODORE LEVIN U.S.  
COURTHOUSE, DETROIT, MI

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for phase III of a multi-phase al-

teration project to correct significant building deficiencies of the historic Theodore Levin U.S. Courthouse located at 231 West Lafayette Boulevard in Detroit, Michigan, including replacement or repair of major heating and air conditioning system components including air handling units and fiberboard ductwork and upgrades to the building automation system and plumbing, at an esti-

mated construction cost of \$62,752,000 and a management and inspection cost of \$6,040,000 for a total estimated project cost for phase III of \$68,792,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS — ALTERATION  
THEODORE LEVIN U.S. COURTHOUSE  
DETROIT, MI**

Prospectus Number: PMI-0029-DE16  
Congressional District: 14

**FY2016 Project Summary**

The General Services Administration (GSA) is proposing phase III of a multi-phase alteration project to correct significant building deficiencies of the historic Theodore Levin U.S. Courthouse (Levin Courthouse) located at 231 West Lafayette Boulevard in Detroit, MI. The Levin Courthouse houses the Federal Courts for the Eastern District of Michigan. The proposed multi-phase project will correct deficiencies to ensure the long term occupancy of federal agencies by providing a safe and reliable work environment. The proposed scope for this phase includes replacement or repair of major heating and air conditioning system components including air handling units and fiberboard ductwork and upgrades to the building automation system and plumbing.

**FY2016 Committee Approval and Appropriation Requested**

(Phase III M&I and ECC) .....\$68,792,000

**Major Work Items (all phases)**

HVAC replacement/repair, electrical systems replacement, elevator improvements, plumbing and fire and life safety upgrades, interior construction

**Project Budget****Design**

Design (FY2014).....\$10,200,000  
**Total Design** .....\$10,200,000

**Estimated Construction Cost (ECC)**

Phase I (FY2014).....\$19,259,000  
Phase II (FY2015) .....37,539,000  
**Phase III (FY2016 request).....62,752,000**  
**Total ECC** .....\$119,550,000

**Management and Inspection (M&I)**

Phase I (FY2014).....\$1,541,000  
Phase II (FY2015) .....2,960,000  
**Phase III (FY2016 request).....6,040,000**  
**Total M&I** .....\$10,541,000

**Estimated Total Project Cost\*.....\$140,291,000**

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**PROSPECTUS –ALTERATION  
THEODORE LEVIN U.S. COURTHOUSE  
DETROIT, MI**

Prospectus Number: PMI-0029-DE16  
Congressional District: 14

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\*Tenant agencies may fund an additional amount for alterations above the standard normally provided by GSA.

**Schedule**

|              | <b>Start</b> | <b>End</b> |
|--------------|--------------|------------|
| Design       | FY2014       | FY2016     |
| Construction | FY2016       | FY2019     |

**Building**

The Levin Courthouse, located at 231 West Lafayette Boulevard in Detroit, MI was constructed in 1934 in the Neo-Classical Revival style using reinforced concrete with an Indiana limestone façade. The building is 771,904 gross square feet and contains 19 inside parking spaces. It has 10 stories above grade with a pair of two-story penthouses and a below grade level where vehicles access the basement for deliveries, prisoner transfer to the building and judges' parking. The central core of the building opens to form a light-well from the 3rd to 10<sup>th</sup> floors. The building is located on the southeastern edge of the central portion of the central business district of Detroit. This asset is listed on the National Register of Historic Places as a contributing property to the historic district.

**Tenant Agencies**

Judiciary, Department of Justice, Congress-House of Representatives, General Services Administration, U.S. Tax Court

**Proposed Project**

The three-phase project includes replacement of the building's chillers, air handling units, perimeter fan coil units, fiber-board ductwork, and upgrades to the Building Automation System. The building's electrical distribution system and emergency generator will be replaced and cloth wiring will be removed throughout the building. Domestic water piping will be repaired and restrooms will be renovated to provide Architectural Barriers Act Accessibility Standard (ABAAS) compliance. An egress stairwell will be added, the fire alarm will be replaced, and the sprinkler system will be extended to provide full coverage. Public elevators will be replaced and a new freight elevator will be added. The basement loading dock area will be modified to better facilitate deliveries to the building. Hazardous materials related to the scope of work will be abated.

This proposed final phase includes replacement or repair of major heating and air conditioning system components, including air handling units and fiberboard ductwork and upgrades to the building automation system and plumbing throughout the building.

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**PROSPECTUS — ALTERATION  
THEODORE LEVIN U.S. COURTHOUSE  
DETROIT, MI**

Prospectus Number: PMI-0029-DE16  
Congressional District: 14

In this phase, temporary swing space will be constructed within the building for successive tenants to occupy while work is performed in their space. The build-out of internal swing space will require the relocation of a tenant from the building into external swing.

Phase I (FY2014) included the design of the entire project and the addition of the egress stairwell and Fort Street stair corridor, a new freight elevator, replacement of the chillers, and reconfiguration of the basement loading dock area.

Phase II (FY2015) of the project included the replacement of the fire alarm, electrical distribution system and emergency generator, perimeter fan coils, and the majority of the passenger elevators, and extension of the fire sprinkler system

**Major Work Items**

|                               |                      |
|-------------------------------|----------------------|
| HVAC Replacement/Repair       | \$56,891,000         |
| Fire and Life Safety Upgrades | 19,961,000           |
| Electrical System Replacement | 15,973,000           |
| Interior Construction         | 13,039,000           |
| Plumbing Upgrades             | 7,178,000            |
| Elevator Improvements         | <u>6,508,000</u>     |
| <b>Total ECC</b>              | <b>\$119,550,000</b> |

**Justification**

The historic Levin Courthouse serves as the Federal Courts for the Eastern District of Michigan. In recent years, the Courthouse has experienced electrical outages, failures of the HVAC system, elevator outages, and frequent flooding resulting from pipe ruptures, resulting in major disruptions to tenant agencies' mission execution. Major building systems are well beyond their useful lives, do not comply with current codes, and are inefficient and difficult to maintain. Fire and life safety systems are outdated and egress pathways are inadequate.

Public restrooms do not comply with accessibility requirements and the current configuration of the basement loading dock area prevents the delivery of materials during normal business hours. The building's freight elevator is undersized, which makes the transport of materials throughout the building very inefficient.

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**PROSPECTUS — ALTERATION  
THEODORE LEVIN U.S. COURTHOUSE  
DETROIT, MI**

Prospectus Number: PMI-0029-DE16  
Congressional District: 14

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

**Prior Appropriations**

| Theodore Levin Courthouse<br>Prior Appropriations |             |              |                     |
|---|-------------|--------------|---------------------|
| Public Law  | Fiscal Year | Amount       | Purpose             |
| 113-76  | 2014        | \$31,000,000 | Design/Construction |
| 113-235   | 2015        | \$40,499,000 | Construction        |
| Appropriations to Date                            |             | \$71,499,000 |                     |

**Prior Committee Approvals**

| Theodore Levin Courthouse<br>Prior Committee Approvals |         |              |                     |
|--|---------|--------------|---------------------|
| Committee  | Date    | Amount       | Purpose             |
| House T & I  | 2/11/14 | \$31,000,000 | Design/Construction |
| Senate EPW   | 2/6/14  | \$31,000,000 | Design/Construction |
| House T & I  | 7/16/14 | \$40,499,000 | Construction        |

**Prior Prospectus Level Projects in the Building (past 10 years)**

None

**GSA****PBS**

**PROSPECTUS — ALTERATION  
THEODORE LEVIN U.S. COURTHOUSE  
DETROIT, MI**

Prospectus Number: PMI-0029-DE16

Congressional District: 14

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**Alternatives Considered (30-year, present value cost analysis)**

|                         |               |
|-------------------------|---------------|
| Alteration: .....       | \$237,103,000 |
| Lease .....             | \$339,241,000 |
| New Construction: ..... | \$313,266,000 |

The 30-year, present value cost of alteration is \$76,163,000 less than the cost of new construction with an equivalent annual cost advantage of \$4,351,000.

**Recommendation**

ALTERATION



GSAPBS

**PROSPECTUS — ALTERATION  
THEODORE LEVIN U.S. COURTHOUSE  
DETROIT, MI**

Prospectus Number: PMI-0029-DE16  
Congressional District: 14

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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

July 29, 2015

CONGRESSIONAL RECORD—HOUSE

H5697

COMMITTEE RESOLUTION

ALTERATION—GOODFELLOW FEDERAL COMPLEX,  
ST. LOUIS, MO

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and*

alterations to undertake critical life safety infrastructure renovations and to replace and upgrade the remainder of the deteriorating sewer system infrastructure at the Goodfellow Federal Complex located at 4300 Goodfellow Boulevard in St. Louis, Missouri, at a design cost of \$3,101,000, an estimated construction cost of \$38,079,000 and a man-

agement and inspection cost of \$2,667,000 for a total estimated project cost of \$43,847,000, a prospectus for which is attached to and included in this resolution.

*Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.*

GSAPBS

**PROSPECTUS – ALTERATION  
GOODFELLOW FEDERAL COMPLEX  
ST. LOUIS, MO**

Prospectus Number: PMO-00AF-SL16  
Congressional District: 01

**FY2016 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to undertake critical life safety infrastructure renovations and to replace and upgrade the remainder of the deteriorating sewer system infrastructure at the Goodfellow Federal Complex (Goodfellow) located at 4300 Goodfellow Boulevard, St. Louis, MO.

**FY2016 Committee Approval and Appropriation Requested**

(Design, ECC, M&I) .....\$43,847,000

**Major Work Items**

Electrical system replacement, maintaining land repairs, and building structure repairs, sewer separation and replacement.

**Project Budget**

|   |                     |
|---|---------------------|
| Design .....                                    | \$3,101,000         |
| Estimated Construction Cost (ECC) .....         | 38,079,000          |
| Management and Inspection (M&I).....            | 2,667,000           |
| <b>Estimated Total Project Cost (ETPC).....</b> | <b>\$43,847,000</b> |

\*Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

**Schedule**

|                         | <b>Start</b> | <b>End</b> |
|-------------------------|--------------|------------|
| Design and Construction | FY2016       | FY2018     |

**Complex**

The Goodfellow Federal Complex consists of 24 buildings constructed out of steel frame and concrete floors with masonry exterior walls. The complex was built in 1941 by the Department of Defense and was utilized as an Army Small Arms Munitions Plant to support the World War II effort. On July 1, 1996, the ownership and operation of this complex was transferred from the Army to GSA. GSA renovated the complex into a suburban office park.

GSAPBS

**PROSPECTUS – ALTERATION  
GOODFELLOW FEDERAL COMPLEX  
ST. LOUIS, MO**

Prospectus Number: PMO-00AF-SL16  
Congressional District: 01

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**Tenant Agencies**

Department of Defense (DoD) - Defense Information System Agency (DISA), U.S. Army, U.S. Department of Veterans Affairs, U.S. Department of Commerce, and GSA Field Office

**Proposed Project**

The proposed project will address the fire and life safety and occupational safety/health deficiencies within the electrical vaults system and substations, and complete the replacement of the sewer system project begun under ARRA.

Proposed repairs to the electrical vault system include waterproofing the exterior concrete tunnels; removing of all debris and abandoned utilities; cleaning and sealing the tunnel interior; mold remediation; replacing electrical lighting and components; replacing sump pumps and fans; reconnection to Building Automation System; repairing leaking piping and re-insulation; replacing mechanical ventilation system equipment; and installing new access gates, including emergency notification hardware.

The building structure repairs for Building 103 will focus on dehumidification of the crawl space and repairing deteriorated column connections. The building structure repairs will also address electrical issues with lighting and panels; and removal of abandoned pipes, supports and wiring.

The sewer system portion of the project includes completion of the replacement and separation of the existing sanitary and storm sewers, attaching new storm sewers to an existing storm water detention area, and landscape and hardscape restoration. The new system will incorporate sustainable practices to reduce stormwater runoff and enhance the landscape with native landscaping.

**Major Work Items**

|                                  |                     |
|----------------------------------|---------------------|
| Electrical Systems Replacement   | \$20,972,000        |
| Building Structure/Site Repairs  | 10,702,000          |
| Sewer Separation and Replacement | <u>6,405,000</u>    |
| <b>Total ECC</b>                 | <b>\$38,079,000</b> |

**Justification**

The electrical vaults and utility tunnel systems are in critical disrepair. Currently, the vaults and tunnel are in violation of OSHA regulation 29CFR 1910 and NFPA life safety 101 guidelines for the electrical vaults system. Access to the vaults has been severely

GSA

PBS

**PROSPECTUS – ALTERATION  
GOODFELLOW FEDERAL COMPLEX  
ST. LOUIS, MO**

Prospectus Number: PMO-00AF-SL16  
Congressional District: 01

restricted due to safety concerns creating an unsafe environment for employees and contractors who are required to perform work in the tunnels.

The 60 year old utility tunnels, which house electrical, telecom network cabling, domestic potable and fire protection water supplies for various buildings on the campus are underground, and due to insufficient water proofing of the exterior, are experiencing water infiltration. The infiltration is causing delamination of the interior tunnel walls; corrosion of structural steel piping supports, lighting fixtures, and some stream piping; mold and humidity issues which are having a negative impact on the indoor air quality of the buildings above. These deteriorating elements increase risk for loss of service, potentially impacting the 24/7 mission critical operations for many of the tenants.

Water infiltration is also impacting the crawl space of Building 103 and is causing humidification issues, electrical issues, deterioration of the column connections and negative air quality impacts to the tenant spaces above the crawl space.

Approximately 60 percent of Goodfellow's sewer system has been replaced under ARRA. Original ARRA project scope was to separate and reuse the existing sanitary system and add a storm water system. However, it was determined that the original scope was not viable due to deterioration and code, requiring GSA to limit the scope of the ARRA project. This proposed project will replace the remainder of the deteriorating sewer system infrastructure. The existing sewer system is leaching, causing soil erosion and building settlement egress issues. The existing sewer is causing sidewalks connecting the various buildings on the complex to settle or sink into the ground, causing Architectural Barriers Act Accessibility Standards and potential tripping hazards.

Undertaking this proposed project will promote the government's commitment to achieving the mandates set forth in Executive Order 13154 and the Clean Water Act, and correct safety deficiencies. The proposed project incorporates sustainable practices to reduce storm water runoff via the utilization of current detention ponds for on-site irrigation and will enhance the site with native landscaping.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

GSAPBS

**PROSPECTUS – ALTERATION  
GOODFELLOW FEDERAL COMPLEX  
ST. LOUIS, MO**

Prospectus Number: PMO-00AF-SL16  
Congressional District: 01

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**Prior Appropriations**

None

**Prior Committee Approvals**

None

**Prior Prospectus-Level Projects in Complex (past 10 years)**

| Prospectus         | Description                    | FY   | Amount       |
|--------------------|--------------------------------|------|--------------|
| PMO-0609/0612-SL06 | Amend Prospectus PMO-02004     | 2006 | \$4,125,000  |
| P.L. 111-15        | ARRA-partial sewer replacement | 2009 | \$16,000,000 |

**Alternatives Considered (30-year, present value cost analysis)**

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION  
GOODFELLOW FEDERAL COMPLEX  
ST. LOUIS, MO**

Prospectus Number: PMO-00AF-SL16  
Congressional District: 01


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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

July 29, 2015

CONGRESSIONAL RECORD—HOUSE

H5703

COMMITTEE RESOLUTION

ALTERATION—ALEXANDER HAMILTON U.S.  
CUSTOM HOUSE, NEW YORK, NEW YORK

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for Phase I of a two-phase repair

and alteration project to correct building deficiencies at the Alexander Hamilton U.S. Custom House, a National Historic Landmark, located at 1 Bowling Green, New York City, New York, including water infiltration remediation in the sub-basement and basement levels to prevent further damage to the building, at a design cost for Phase I and Phase II of \$5,204,000, an estimated construc-

tion cost for Phase I of \$38,079,000 and a management and inspection cost for Phase I of \$3,215,000 for a total estimated project cost of \$46,498,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.



GSAPBS

**PROSPECTUS -ALTERATION  
ALEXANDER HAMILTON U.S. CUSTOM HOUSE  
NEW YORK, NEW YORK**

Prospectus Number: PNY-0131-NY16  
Congressional District: 10

**FY2016 Project Summary**

The General Services Administration (GSA) proposes Phase I of a two-phase repair and alteration project to correct building deficiencies at the Alexander Hamilton U.S. Custom House, a National Historic Landmark located at 1 Bowling Green, New York City, New York. This proposed project (Phase I) will remediate water infiltration in the sub-basement and basement level to prevent further damage to the building. Phase II, to be submitted as part of a future request, proposes replacing the skylight, replacing the exterior windows with blast windows and repairing the laylight. The proposed two-phase project will ensure the long-term occupancy of federal agencies by providing a safe and reliable work environment.

**FY2016 Committee Approval and Appropriation Requested**

(Design, Phase I ECC and M&I) .....\$46,498,000

**Major Work Items**

Exterior construction and restoration; interior construction and restoration; hazardous materials abatement; building coordination and security

**Project Budget**

Design Phase I and II (FY16 Request) .....\$5,204,000  
 Estimated Construction Cost (ECC)  
     Phase I (FY2016 Request).....\$38,079,000  
     Phase II (TBD) .....25,047,000  
**Total ECC.....\$63,126,000**  
 Management and Inspection (M&I)  
     Phase I (FY2016 Request).....3,215,000  
     Phase II (TBD) .....2,194,000  
**Total M&I.....5,409,000**  
**Estimated Total Project Cost (ETPC).....\$73,739,000**

**Schedule**

|                         | Start  | End    |
|-------------------------|--------|--------|
| Design (Phase I and II) | FY2016 | FY2017 |
| Construction (Phase I)  | FY2017 | FY2019 |
| Construction (Phase II) | TBD    | TBD    |

GSA

PBS

**PROSPECTUS -ALTERATION  
ALEXANDER HAMILTON U.S. CUSTOM HOUSE  
NEW YORK, NEW YORK**

Prospectus Number: PNY-0131-NY16  
Congressional District: 10

**Building**

The Alexander Hamilton U.S. Custom House, located in lower Manhattan at the beginning of Broadway and just east of Battery Park, was designed by the renowned architect Cass Gilbert and includes artwork by Daniel Chester French and Reginald Marsh. The building presents a square plan with a central rotunda and surrounding corridors. It contains 501,225 gross square feet of space and features a heavily detailed gray granite façade and monumental sculptural elements located in front of the building. The building is listed in the National Register of Historic Places in 1972 and was designated a National Historic Landmark in 1976.

**Tenant Agencies**

U.S. Bankruptcy Court, Smithsonian Institution, U.S. Department of Transportation, Federal Trade Commission, U.S. Department of the Interior, U.S. Department of Homeland Security and the National Archives and Records Administration.

**Proposed Project**

Phase I of the project is intended to remediate water infiltration in the sub-basement level and basement level of the building. This project will include the excavation/replacement of the sidewalk around the building to provide access to the affected areas in the sub-basement. It will involve leak mitigation for the vehicle ramp, the access hatches, the sidewalk vault and the exterior joints and replacement/repair of piping as needed. The project will also involve major structural repairs to support beams as needed as well as the removal of hazardous materials.

Phase II of the project consists of the replacement of all exterior windows with blast protection windows on all sides and replacement of the skylight and repair of the laylight in the rotunda. Restoration of murals in the rotunda including architectural repair work for the entire ceiling in the rotunda, and restoration of exterior sculptures on the northern façade parapet including the center cornice will also be completed.

**Major Work Items (Phase I)**

|                                    |                     |
|------------------------------------|---------------------|
| Exterior Construction              | \$22,448,000        |
| Interior Construction              | 12,260,000          |
| Hazardous Materials Abatement      | 433,000             |
| Building Coordination and Security | <u>2,938,000</u>    |
| <b>Total</b>                       | <b>\$38,079,000</b> |

GSA

PBS

**PROSPECTUS -ALTERATION  
ALEXANDER HAMILTON U.S. CUSTOM HOUSE  
NEW YORK, NEW YORK**

Prospectus Number: PNY-0131-NY16  
Congressional District: 10

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**Justification**

Water infiltration in the sub-basement and basement is jeopardizing the structural integrity of the building and building systems. Electrical wiring and conduit has corroded and has been replaced due to water infiltration. Water and drain piping located under the sidewalk vault could collapse causing additional damage and is a potential safety hazard. Falling debris from damaged areas could pose a safety concern to personnel and would result in more costly emergency work. Water infiltrating into the windows is also causing damage to the building interior and is negatively affecting the building's energy efficiency.

The building does not meet current standards for facility security. Additionally, age and exposure to weather and the elements is negatively impacting the building's exterior and interior artwork. Failure to make the appropriate repairs to the building will result in further damage to this National Historic Landmark.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

**Prior Prospectus-Level Projects in Building (past 10 years):**

None

**Alternatives Considered (30-year, present value cost analysis)**

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

GSA

PBS

**PROSPECTUS -ALTERATION  
ALEXANDER HAMILTON U.S. CUSTOM HOUSE  
NEW YORK, NEW YORK**

Prospectus Number: PNY-0131-NY16  
Congressional District: 10


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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—JACOB K. JAVITS FEDERAL OFFICE  
BUILDING, NEW YORK, NY

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for the reconfiguration and alter-

ation of vacant space to consolidate functions and meet the long-term needs of the Federal Bureau of Investigation, U.S. Department of Health and Human Services, and the U.S. Corps of Engineers at the Jacob K. Javits Federal Office Building located at 26 Federal Plaza in New York, New York, at an estimated construction cost of \$89,211,000 and

a management and inspection cost of \$7,133,000 for a total estimated project cost of \$96,344,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSAPBS

**PROSPECTUS — ALTERATION  
JACOB K. JAVITS FEDERAL OFFICE BUILDING  
NEW YORK, NY**

Prospectus Number: PNY-0282-NY16  
Congressional District: 08

**FY2016 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of vacant space at the Jacob K. Javits Federal Office Building (FOB) located in New York City, New York, to consolidate functions and meet the long-term needs of the Federal Bureau of Investigation (FBI), U.S. Department of Health and Human Services (HHS), and the U.S. Corp of Engineers (USACE). The proposed consolidation will reduce the overall federal footprint in downtown Manhattan, recapture approximately 312,000 rentable square feet (rsf) and 235,000 usable square feet (usf) of vacant space, upgrade multiple building systems, remove hazardous materials, and eliminate annual lease payments to the private sector by approximately \$13,000,000 annually.

**FY2016 Committee Approval and Appropriation Requested**

(ECC, M&I).....\$96,344,000

**Major Work Items**

Demolition; hazardous material abatement; interior construction; mechanical, electrical, and fire protection and life safety upgrades

**Project Budget**

|   |                      |
|---|----------------------|
| Design (FY2015 Reprogramming)               | \$7,660,000          |
| Estimated Construction Cost (ECC)           | 89,211,000           |
| Management and Inspection (M&I)             | <u>7,133,000</u>     |
| <b>Estimated Total Project Cost (ETPC)*</b> | <b>\$104,004,000</b> |

\*Tenant agencies may fund an additional amount for tenant improvements above the standard normally provided by the GSA.

**Schedule**

|              | Start  | End    |
|--------------|--------|--------|
| Design       | FY2015 | FY2016 |
| Construction | FY2016 | FY2019 |

**Building**

The Jacob K. Javits Federal Office Building (FOB) is located at 26 Federal Plaza, New York, NY. It consists of three interconnected buildings: a 45-story office building plus

**GSA****PBS**

**PROSPECTUS – ALTERATION  
JACOB K. JAVITS FEDERAL OFFICE BUILDING  
NEW YORK, NY**

Prospectus Number: PNY-0282-NY16  
Congressional District: 08

basement, an eight-story courthouse and office building built in 1967 (the James L. Watson Court of International Trade), and a 45-story addition (Annex) built along the west side of the original 45-story building in 1977. The two 45-story buildings function together as the Jacob K. Javits Federal Office Building. The Watson Court of International Trade (CIT) is connected to the FOB via a 4-story pedestrian bridge. The entire Jacob K. Javits Federal Building complex consists of approximately 2.9 million gross square feet.

**Tenant Agencies**

Federal Bureau of Investigations (FBI), U.S. Department of Health and Human Services (HHS), U.S. Department of Defense - Army Corps of Engineers (USACE)

**Proposed Project**

The proposed project includes the build-out of approximately 312,000 rsf and 235,000 usf of space to accommodate the FBI, which is currently housed in leased space, and consolidated space for HHS and USACE, which are currently located within the FOB. In addition, the project will remove asbestos, upgrade mechanical and electrical systems, and address fire and life safety issues.

**Major Work Items**

|                                    |                     |
|------------------------------------|---------------------|
| Demolition and Abatement           | \$7,583,000         |
| Interior Construction              | 24,346,000          |
| Mechanical and Electrical Upgrades | 52,284,000          |
| Fire/Life Safety Upgrades          | <u>4,998,000</u>    |
| <b>Total ECC</b>                   | <b>\$89,211,000</b> |

**Justification**

In late 2015, GSA will to move to One World Trade Center, vacating multiple floors in the FOB and providing an opportunity for the consolidation of agency space within the FOB.

The FBI has an immediate need to relocate their New York Field Office Joint Terrorism Task Force and Joint Operation Center, currently housed in costly leased space at 85 Tenth Avenue, New York, NY, into the FOB. The FBI, which currently occupies floors 22 through 28, will be provided contiguous space within the FOB. Additionally, the FBI currently has parking space associated with its operations at 85 Tenth Avenue, housed in

**GSA****PBS**

**PROSPECTUS – ALTERATION  
JACOB K. JAVITS FEDERAL OFFICE BUILDING  
NEW YORK, NY**

Prospectus Number: PNY-0282-NY16  
Congressional District: 08

leased space at 516-520 West 20th Street, New York, NY. The FBI will improve their overall utilization rate from 196 usf to 132 usf.

HHS and USACE, which are currently located in the FOB, will be able to consolidate their operations within the renovated space. HHS will improve their overall utilization rate from 281 usf to 174 usf and USACE from 266 usf to 199 usf.

Asbestos removal and upgrades to the fire alarm system will ensure occupant safety. Planned upgrades to the HVAC mechanical system and replacement of perimeter induction units are necessary to sustain the life of the equipment. Upgrades to the lighting system to LED with associated control systems and modifications to normal and emergency power distributions systems will increase energy efficiency.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above minimum performance criteria.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

**Prior Prospectus-Level Projects in Building (past 10 years):**

| Prospectus        | Description          | FY   | Amount       |
|-------------------|----------------------|------|--------------|
| P.L. 111-5 (ARRA) | Plaza Restoration    | 2009 | \$25,360,000 |
| PNY-0282-2-NY14   | Renovation FBI space | 2014 | \$6,520,000  |



GSA

PBS

**PROSPECTUS – ALTERATION  
JACOB K. JAVITS FEDERAL OFFICE BUILDING  
NEW YORK, NY**

Prospectus Number: PNY-0282-NY16  
Congressional District: 08

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**Alternatives Considered (30-year, present value cost analysis)**

Alteration: .....\$141,133,000  
Lease .....\$321,448,000  
New Construction: .....\$575,825,000

The 30-year, present value cost of alteration is \$180,316,000 less than the cost of leasing with an equivalent annual cost advantage of \$10,301,000.

**Recommendation**

ALTERATION

**GSA**

**PBS**

**PROSPECTUS – ALTERATION  
JACOB K. JAVITS FEDERAL OFFICE BUILDING  
NEW YORK, NY**

Prospectus Number: PNY-0282-NY16  
Congressional District: 08

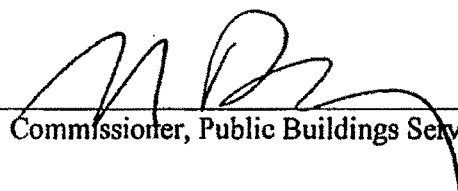
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**Certification of Need**

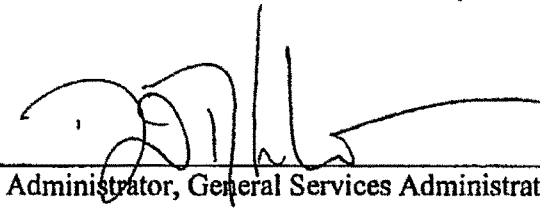
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

**Housing Plan  
Jacob K. Javits FOB**

PNY-0282-NY16  
New York, NY

H5714

CONGRESSIONAL RECORD — HOUSE

July 29, 2015

| Locations                                     | CURRENT      |              |                                       |              |               |                | PROPOSED     |              |                          |              |               |                |
|---|--------------|--------------|---------------------------------------|--------------|---------------|----------------|--------------|--------------|--------------------------|--------------|---------------|----------------|
|   | Personnel    |              | Usable Square Feet (USF) <sup>1</sup> |              |               |                | Personnel    |              | Usable Square Feet (USF) |              |               |                |
|   | Office       | Total        | Office                                | Storage      | Special       | Total          | Office       | Total        | Office                   | Storage      | Special       | Total          |
| <b>Lease</b>                                  |              |              |                                       |              |               |                |              |              |                          |              |               |                |
| 85 Tenth Ave. NY, NY (FBI)                    | 602          | 602          | 102,782                               | 6,000        | 9,391         | 118,173        |              |              |                          |              |               |                |
| <b>Jacob K. Javits FOB</b>                    |              |              |                                       |              |               |                |              |              |                          |              |               |                |
| U.S. Army Corps of Engineers                  | 375          | 375          | 98,182                                |              | 862           | 99,906         | 375          | 375          | 73,924                   |              | 862           | 74,786         |
| U.S. Department of Justice - FBI <sup>2</sup> |              |              |                                       |              |               |                | 602          | 602          | 57,083                   | 2,584        | 23,440        | 83,107         |
| U.S. Health and Human Services                | 440          | 440          | 122,666                               |              | 1,115         | 123,781        | 440          | 440          | 74,711                   | 820          | 1,115         | 76,646         |
| <b>Subtotal</b>                               | <b>815</b>   | <b>815</b>   | <b>220,848</b>                        |              | <b>1,977</b>  | <b>223,687</b> | <b>1,417</b> | <b>1,417</b> | <b>205,718</b>           | <b>3,404</b> | <b>25,417</b> | <b>234,539</b> |
| <b>Total</b>                                  | <b>1,417</b> | <b>1,417</b> | <b>323,630</b>                        | <b>6,000</b> | <b>11,368</b> | <b>341,860</b> | <b>1,417</b> | <b>1,417</b> | <b>205,718</b>           | <b>3,404</b> | <b>25,417</b> | <b>234,539</b> |

| Office Utilization Rate <sup>3</sup> | Current | Proposed |
|--------------------------------------|---------|----------|
| All Building Office Tenants          | 178     | 113      |

| Overall USF Rate <sup>4</sup> | Current | Proposed |
|-------------------------------|---------|----------|
| All Building Tenants          | 241     | 166      |

Current Office UR excludes 71,199 usf of office support space.  
Proposed Office UR excludes 45,258 usf of office support space.

| Special Space            | USF           |
|--------------------------|---------------|
| ADP                      | 5,548         |
| Secure Teaming / Meeting | 6,774         |
| Conference/Training      | 10,944        |
| Credit Union             | 947           |
| Interview Room           | 512           |
| Mug and Fingerprint      | 244           |
| Break room               | 450           |
| <b>Total</b>             | <b>25,417</b> |

**NOTES:**

- 1 USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
 2 Total current FBI assignment within the FOB is approximately 350,000 USF.  
 3 Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.  
 4 Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).  
 5 Total current USF for the Jacob Javits FOB is approximately 1,700,000 USF

July 29, 2015

CONGRESSIONAL RECORD—HOUSE

H5715

COMMITTEE RESOLUTION

ALTERATION—FEDERAL OFFICE BUILDING,  
SEATTLE, WA

*Resolved by the Committee on Transportation  
and Infrastructure of the U.S. House of Rep-  
resentatives, that pursuant to 40 U.S.C. §3307,*

appropriations are authorized for repairs and alterations to address exterior deficiencies at the historic Federal Office Building located at 909 1st Avenue in Seattle, Washington, at a design cost of \$1,690,000, an estimated construction cost of \$17,515,000 and a management and inspection cost of \$1,645,000

for a total estimated project cost of \$20,850,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSAPBS

**PROSPECTUS – ALTERATION  
FEDERAL OFFICE BUILDING  
SEATTLE, WA**

Prospectus Number: PWA-0036-SE16  
Congressional District: 7

**FY2016 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to address exterior deficiencies at the historic Federal Office Building, located at 909 1<sup>st</sup> Avenue, Seattle, WA.

**FY2016 Committee Approval and Appropriation Requested**

(Design, ECC, M&I) .....\$20,850,000

**Major Work Items**

Exterior construction; roof replacement

**Project Budget**

Design .....\$1,690,000  
Estimated Construction Cost (ECC) .....17,515,000  
Management and Inspection (M&I) .....1,645,000  
Estimated Total Project Cost (ETPC).....\$20,850,000

**Schedule**

|                         | <b>Start</b> | <b>End</b> |
|-------------------------|--------------|------------|
| Design and Construction | FY2016       | FY2018     |

**Building**

The Federal Office Building, constructed in 1933, is listed on the National Register of Historic Places and provides approximately 305,000 gross square feet over 11 stories, including sub-basement and basement levels. There are 53 indoor parking spaces located in the sub-basement level. The building is located across the street from the Henry M. Jackson Federal Building.

**Tenant Agencies**

U.S. Department of Housing and Urban Development; U.S. Department of Interior Department; Equal Employment Opportunity Commission; Department of Energy; U.S. Department of Health and Human Services; U.S. Department of Veteran Affairs; U.S. Postal Service; and U.S. Department of Defense

GSA

PBS

**PROSPECTUS -- ALTERATION  
FEDERAL OFFICE BUILDING  
SEATTLE, WA**

Prospectus Number: PWA-0036-SE16  
Congressional District: 7

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**Proposed Project**

The proposed project will restore deteriorated exterior facade to stop material degradation and water intrusion into the building. The project will clean the exterior masonry of all biological growth and inspect, repair, and repoint the mortar joints, granite, brick, and terra cotta to provide protection from water penetration and prevent dislodging debris from falling onto the sidewalk below. The project will also replace roofs on the wing and dome shoulder and restore steel windows by stripping exterior paint, removing all corrosion, replacing broken glass, and installing new glazing putty, and restore the corroded flag pole base.

**Major Work Items**

|                      |                  |
|----------------------|------------------|
| Exterior restoration | \$16,315,000     |
| Roof replacement     | <u>1,200,000</u> |
| Total ECC            | \$17,515,000     |

**Justification**

The proposed restoration project is required to restore the deteriorated exterior facade and to stop material degradation and water intrusion into the building, to protect the tenants and general public. There are multiple locations on the exterior envelope where materials have decayed due to water infiltration in the interior wall cavity, causing damage and biological growth on the masonry. The window putty is deteriorated and the steel casing surrounding the windows is corroding causing glass to break. The roof on the wing and shoulder dome is deteriorated. Without restoration, the exterior materials will continue to degrade, compromising the building structure and putting pedestrians and tenants at risk from falling debris.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

GSAPBS

**PROSPECTUS – ALTERATION  
FEDERAL OFFICE BUILDING  
SEATTLE, WA**

Prospectus Number: PWA-0036-SE16  
Congressional District: 7

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**Prior Appropriations**

None

**Prior Committee Approvals**

None

**Prior Prospectus-Level Projects in Building (past 10 years)**

None

**Alternatives Considered (30-year, present value cost analysis)**

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

**GSA**

**PBS**

**PROSPECTUS – ALTERATION  
FEDERAL OFFICE BUILDING  
SEATTLE, WA**

Prospectus Number: PWA-0036-SE16  
Congressional District: 7

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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration



## COMMITTEE RESOLUTION

ALTERATION—FEDERAL BUILDING AND U.S.  
COURTHOUSE, MILWAUKEE, WI

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and

alterations to repair and restore the granite façade at the historic Federal Building and U.S. Courthouse located at 517 E. Wisconsin Avenue in Milwaukee, Wisconsin, at a design cost of \$2,026,000, an estimated construction cost of \$23,294,000 and a management and inspection cost of \$2,071,000 for a total esti-

mated project cost of \$27,391,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSAPBS

**PROSPECTUS – ALTERATION  
FEDERAL BUILDING AND U.S. COURTHOUSE  
MILWAUKEE, WI**

Prospectus Number: PW1-0044-M116  
Congressional District: 4

**FY2016 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to repair and restore the granite façade at the historic Federal Building and U.S. Courthouse located at 517 E. Wisconsin Ave, Milwaukee, WI.

**FY2016 Committee Approval and Appropriation Requested**

(Design, ECC, M&I) .....\$27,391,000

**Major Work Items**

Exterior construction

**Project Budget**

|  |                     |
|--|---------------------|
| Design .....                                     | \$2,026,000         |
| Estimated Construction Cost (ECC) .....          | 23,294,000          |
| Management and Inspection (M&I) .....            | 2,071,000           |
| <b>Estimated Total Project Cost (ETPC) .....</b> | <b>\$27,391,000</b> |

**Schedule**

|                         | <b>Start</b> | <b>End</b> |
|-------------------------|--------------|------------|
| Design and Construction | FY2016       | FY2018     |

**Building**

The Milwaukee Federal Building and U.S. Courthouse in Milwaukee, WI, is a five-story, granite structure originally constructed between 1892 and 1899 and is listed on the National Register of Historic Places. Between 1929 and 1932, a five-story addition was erected to the south of the original building which was later increased in height to seven stories during the 1940s. The FB/CT, including the addition, has 543,510 gross square feet of space. Each corner of the original building features a short, round tower with a conical roof and a skylight atrium in the center. The building also features an open air light court at its center that extends down to the roof of the first floor.

**Tenant Agencies**

Judiciary, Department of Justice, U.S. Department of Homeland Security, and U.S. Tax Court.

GSA

PBS

**PROSPECTUS – ALTERATION  
FEDERAL BUILDING AND U.S. COURTHOUSE  
MILWAUKEE, WI**

Prospectus Number: PW1-0044-M116  
Congressional District: 4

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**Proposed Project**

The proposed project includes the repair and restoration of the building's façade. The façade repairs include the stone cornices and gutters at the turrets on the North building and damaged granite corners on South building. The project also includes treatment and preservation of the exterior stone and brick masonry, as well as tuckpointing and sealant corrections.

**Major Work Items**

|                       |                     |
|-----------------------|---------------------|
| Exterior construction | <u>\$23,294,000</u> |
| <b>Total ECC</b>      | <b>\$23,294,000</b> |

**Justification**

Starting in 2010, pieces of the spalled granite façade and stone fell from the exterior of the North and South buildings to the ground creating hazardous conditions for building tenants and the public. As a temporary measure to prevent similar occurrences until the façade is restored, structural netting was installed on all six turrets on the North building and on the four corners of the South building in 2011.

All the stone cornices on the North building show significant levels of spalling and cracking. Aged steel anchor bolts set in the top face of the cornice stone have corroded. The gutter's drip edge offers minimal overlap with the stone cornice below and is allowing water to infiltrate behind the face of the stone.

The corners on the South building show a remarkable amount of displacement and cracking. Repairs were undertaken in the 1990s, however the repairs did not address the root causes of the displacement nor reset the displaced stones; consequentially, the repairs have failed and the stones have continued to move, re-opening the cracks and mortar joints.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

GSAPBS

**PROSPECTUS – ALTERATION  
FEDERAL BUILDING AND U.S. COURTHOUSE  
MILWAUKEE, WI**

Prospectus Number: PWI-0044-MI16  
Congressional District: 4

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**Prior Appropriations**

None

**Prior Committee Approvals**

None

**Prior Prospectus-Level Projects in Building (past 10 years)**

| <b>Prospectus</b> | <b>Description</b>                                       | <b>FY</b> | <b>Amount</b> |
|-------------------|--|-----------|---------------|
| PWI-0044-MI07     | Repair and renovate windows,<br>window frames, and doors | 2007      | \$5,599,000   |

**Alternatives Considered (30-year, present value cost analysis)**

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION  
FEDERAL BUILDING AND U.S. COURTHOUSE  
MILWAUKEE, WI**

Prospectus Number: PWI-0044-M116  
Congressional District: 4

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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

July 29, 2015

CONGRESSIONAL RECORD—HOUSE

H5725

COMMITTEE RESOLUTION

CONSTRUCTION—DEPARTMENT OF HOMELAND  
SECURITY CONSOLIDATION AT ST. ELIZABETHS,  
WASHINGTON, DC

*Resolved by the Committee on Transportation  
and Infrastructure of the U.S. House of Rep-  
resentatives*, that pursuant to 40 U.S.C. §3307,  
appropriations are authorized for the contin-

ued development of the DHS consolidated  
headquarters at St. Elizabeths Campus in  
Washington, DC in accordance with and as  
revised and reduced by the 2015 DHS Head-  
quarters Consolidation Enhanced Plan at an  
additional design cost of \$18,422,000, a pro-  
spectus for which is attached to and included  
in this resolution, as amended by this resolu-

tion. This resolution amends the resolution  
approving prospectus PDC-0002-WA11 on De-  
cember 2, 2010 by reducing the estimated  
construction cost by \$18,422,000.

*Provided*, that the General Services Admin-  
istration shall not delegate to any other  
agency the authority granted by this resolu-  
tion.

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**Overview of FY2016 Project Requirements**

GSA proposes to continue the ongoing development of the DHS consolidated headquarters at St. Elizabeths Campus by continuing work on the perimeter security, completing the final construction of the access road and new interchange between Malcolm X Avenue and Interstate 295<sup>1</sup>, rehabilitating buildings necessary to accommodate components of the DHS Secretary directorate plus Undersecretary of Management (USM) to be housed in the West Addition to the Center Building, Allison Quad, Home and Relief Buildings, and Administration Row (Building 69 plus Buildings 72 through 75), continuing design of future phases, and historic preservation activities.

**Fiscal Year 2016 Requirements**

|   |                      |
|---|----------------------|
| Historic Preservation.....  | 2,807,000            |
| Design (Phase 2a & 2b) .....  | 35,244,000           |
| Management and Inspection (Infrastructure, Highway Interchange & Phase 2a) .... | 24,135,000           |
| Estimated Construction Cost (Infrastructure, Highway Interchange & Phase 2a) .  | 317,479,000          |
| <b><u>Total FY2016 Requirements</u></b> .....                                   | <b>\$379,665,000</b> |
| <b><u>FY2016 House Committee Approval Requested</u></b> <sup>2</sup> .....      | <b>\$231,521,000</b> |
| <b><u>FY2016 Senate Committee Approval Requested</u></b> <sup>3</sup> .....     | <b>\$221,358,000</b> |
| <b><u>FY2016 Appropriation Request</u></b> .....                                | <b>\$379,665,000</b> |

**Overview of Project**

GSA and DHS have worked collaboratively to update and revise the original DHS HQ consolidation program at St. Elizabeths Campus. The updated program, referred to as the 'enhanced plan' seeks a more efficient utilization of space at a lower cost. The West Campus is a 176-acre National Historic Landmark that included 70 existing buildings containing approximately 1.2 million gsf of existing space. Several existing buildings have been demolished to make way for the USCG headquarters; as of December, 2014 there were 61 buildings remaining that contain approximately 1 million gsf. Under the enhanced plan, DHS and GSA cut back on the overall scope of the program. DHS components will require less space

<sup>1</sup> This includes mitigation work such as landscaping and retaining walls for the access road along Shepherd Pkwy.

<sup>2</sup> This represents the balance of committee approval needed for this request less remaining appropriations needed for the Infrastructure Program and Highway Interchange Program, neither of which is subject to the requirements of 40 U.S.C. Section 3307.

<sup>3</sup> See Footnote 2 above.

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through realized efficiencies and the FEMA's headquarters that was planned for the East Campus will be consolidated onto the West Campus. The West Campus, however, will continue to be developed in accordance with guidelines set out in the Master Plan as amended and/or as a result of continued compliance with NHPA and NEPA during specific project designs<sup>4</sup>.

Committee approval and appropriations for Phase 1 of the project – construction of a new headquarters facility for the USCG called the Munro Building – have already been obtained. Development Phase 2a includes construction of office space to consolidate DHS headquarters and the re-scoped DHS Operations Center (DOC), house various DHS leadership components, and provide amenity space. Phase 2b proposes the construction of a new headquarters facility for FEMA plus appropriate amenity space. Parking will also be included with these later phases. Phase 3 will accommodate portions of the remaining elements of DHS headquarters units such as CBP and ICE. The project will include the rehabilitation of existing space as well as construction of new space. This prospectus seeks approval for appropriations to finish mitigation measures for the access road and interchange between Malcolm X Avenue and I-295. The Firth Sterling portion of the road was completed in conjunction with completion of Phase 1. Also included will be continued work on perimeter security for the campus, rehabilitation of several existing buildings, historic preservation, and design and new construction.

**Project Phasing**

|          |                            |  |
|----------|----------------------------|--|
| Phase 1a | USCG – HQ (completed)      | Coast Guard Headquarters   |
| Phase 1b | USCG – CC (completed)      | Coast Guard Command Center/shared use space/GSA Field Office         |
| Phase 2a | DHS (ongoing)              | Office of the Secretary and Senior Leadership                        |
| Phase 2a | DOC A (to be built out)    | DHS Operations Center / West Addition                                |
| Phase 2a | Other (to be completed)    | Leadership presence of components not fully moving to St. Elizabeths |
| Phase 2b | FEMA HQ (to be completed)  | Federal Emergency Management Agency (FEMA) Headquarters              |
| Phase 3  | ICE, CBP (to be completed) | Significant presences of these components                            |

<sup>4</sup> The Master Plan can be found at the project's web site: <http://www.stelizabethsdevelopment.com/>



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**Description****Site Information**

|                                     |                 |
|-------------------------------------|-----------------|
| Government-owned                    | 176 acres       |
| Building without parking (gsf)      | up to 3,750,000 |
| Building with parking (gsf)         | up to 5,081,000 |
| Number of structured parking spaces | up to 3,803     |

**Cost Summary at St. Elizabeths**

|                                   |                        |
|-----------------------------------|------------------------|
| Planning                          | 20,008,000             |
| Site Acquisition                  | 6,722,000              |
| Design Cost                       | 199,791,000            |
| Management and Inspection         | 139,039,000            |
| Historic Preservation Mitigations | 5,899,000              |
| Estimated Construction Cost       | <u>2,042,255,000</u>   |
| Estimated Total Project Cost      | <b>\$2,413,714,000</b> |

**Primary Occupants**

USCG, DHS Headquarters Elements, the DOC, FEMA, CBP, ICE, and a Leadership Presence of Other DHS Components not relocating to the St. Elizabeths Campus

**I. SITE ACQUISITION PROGRAM SUMMARY****Delineated Areas for Site Acquisition**

The proposed sites to be acquired are as follows:

1. Approximately two acres of land located on Firth Sterling Avenue in southeast Washington, DC, where it is contiguous to the northwest corner of St. Elizabeths West Campus; the land is currently controlled by DC and CSX Corporation.
2. Approximately one acre of land located along the east side of Martin Luther King, Jr. Avenue in southeast Washington, DC, between the Unified Communications Center and the current tunnel between the East Campus and West Campus. The land is currently controlled by DC.
3. Approximately fourteen (14) acres of land located on Shepherd Parkway in southeast Washington, DC, between the St. Elizabeths West Campus and Malcolm X Avenue, parallel to Interstate 295. The land is currently controlled by the National Park Service.

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**Total Site Acquisition Project Budget**

|  |                    |
|--|--------------------|
| Site Acquisition (Firth Sterling Avenue) (FY2009) .....        | \$2,722,000        |
| Site Acquisition (Martin Luther King, Jr. Avenue) (ARRA) ..... | 500,000            |
| Site Acquisition (Shepherd Parkway) (ARRA) .....               | <u>3,500,000</u>   |
| <b>Total Acquisition Budget<sup>5</sup> .....</b>              | <b>\$6,722,000</b> |

**II. INFRASTRUCTURE PROGRAM SUMMARY**

Infrastructure repair / replacement costs include: demolition of specific buildings identified by the Master Plan; replacement of site utilities including electricity substations and local utility requirements, an addition to the existing power plant for a fully functional CUP with co-generation capability; distribution systems for electricity, natural gas, domestic water, storm water, waste water, data systems and telecommunications; roadways, surface parking and sidewalks; refurbishment of historical ornamental landscape and creation of new landscape features as needed including flora; cleanup / repair of existing tunnels on site to improve safety and for potential use as systems distribution pathways; and site security fencing, entry gates, guard stations, and other site security features. There was \$46 million for the access road construction originally included in the Infrastructure budget in prior years that has been moved to the Highway Interchange program budget in Part III of this prospectus.

The planned alterations are necessary to preserve, maintain, and reuse this historic site. Existing infrastructure and the landscape have suffered from aging and deferred maintenance. The utility distribution systems are antiquated and deteriorated. Building repairs include repair and improvement of structural and life safety systems while maintaining historic integrity. The landscape will be maintained, protected, and preserved to the extent feasible.

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<sup>5</sup> Unused project funds originally requested for acquisition of parcels along Firth Sterling Avenue were redirected to Phase 1b of the project to cover unforeseen conditions. Please see Section V, Phase 1b footnotes.

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**Total Infrastructure Project Budget****Design**

|  |                     |
|--|---------------------|
| Design (FY2006) Phase 1a .....                   | \$7,645,000         |
| Design (FY2009) Phase 1b .....                   | 3,000,000           |
| Design (ARRA) Phase 1b .....                     | 12,346,000          |
| Design (ARRA) Phase 2a .....                     | 700,000             |
| Design (future year request) Future Phases ..... | <u>9,272,000</u>    |
| <b>Design Subtotal.....</b>                      | <b>\$32,963,000</b> |

**Management and Inspection (M&I)**

|  |                     |
|--|---------------------|
| M&I (FY2006) Phase 1a.....                   | \$370,000           |
| M&I (FY2007) Phase 1a.....                   | 532,000             |
| M&I (ARRA) Phase 1b .....                    | 5,382,000           |
| M&I (FY2016) Phase 2a.....                   | 3,000,000           |
| M&I (future year request) Future Phases..... | <u>9,272,000</u>    |
| <b>M&amp;I Subtotal .....</b>                | <b>\$18,556,000</b> |

**Estimated Construction Cost (ECC)**

|   |                      |
|---|----------------------|
| ECC (FY2006) Phase 1a.....                        | \$5,080,000          |
| ECC (FY2007) Phase 1a.....                        | 5,912,000            |
| ECC (FY2009) Phase 1a.....                        | 5,249,000            |
| ECC (ARRA) Phase 1b.....                          | 131,783,000          |
| ECC (FY2016) Phase 2a.....                        | 57,000,000           |
| ECC (future year request) Future Phases.....      | <u>115,896,000</u>   |
| <b>Estimated Construction Cost Subtotal .....</b> | <b>\$320,920,000</b> |

**Estimated Total Project Cost (ETPC) for Infrastructure.....\$372,439,000**

**III. HIGHWAY INTERCHANGE PROGRAM SUMMARY**

The Highway Interchange Program that was developed as part of the Master Plan proposes an access road to the St. Elizabeths West Campus that extends between Firth Sterling Avenue to the north and Malcolm X Avenue to the south, parallel to Interstate-295. Funds for construction of the access road in the amount of \$46 million were originally included in the Infrastructure program described above, but additional transportation improvements have subsequently been identified. A new, reconfigured interchange between Malcolm X Avenue and I-295 is one of these improvements. This reconfiguration will be necessary to direct St. Elizabeths traffic onto the access road that, in turn, will mitigate the impacts of additional traffic that is anticipated as

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the result of the redevelopment of St. Elizabeths. GSA worked closely with FHWA and the DC Department of Transportation to prepare an Interchange Justification Report (IJR) to facilitate required modifications to the Malcolm X Interchange. Other related transportation improvements that are needed as a result of the St. Elizabeths development are also included below as separate line items. These improvements need to be funded in conjunction with Phase 2 of the project to avoid further schedule delays and cost escalations.

**Total Highway Interchange Project Budget**

**Design**

|                                    |            |
|------------------------------------|------------|
| Design (ARRA) .....                | 3,500,000  |
| Design (FY2012) <sup>6</sup> ..... | 2,500,000  |
| Design (FY2015) .....              | 12,210,000 |

**Design Subtotal.....\$18,210,000**

**Management and Inspection (M&I)**

|                                 |           |
|---------------------------------|-----------|
| M&I (FY2012) <sup>7</sup> ..... | 1,500,000 |
| M&I (FY2015) .....              | 9,000,000 |
| M&I (FY2016) .....              | 3,210,000 |

**M&I Subtotal .....\$13,710,000**

**Estimated Construction Cost (ECC)**

|                                |             |
|--------------------------------|-------------|
| ECC (ARRA) Access Road .....   | 38,000,000  |
| ECC (2012) Access Road .....   | 33,300,000  |
| ECC (FY2015) Access Road ..... | 122,790,000 |
| ECC (FY2016) Access Road ..... | 5,415,000   |

**Estimated Construction Cost Subtotal .....\$199,505,000**

**Estimated Total Project Cost (ETPC) for Highway Interchange .....\$231,425,000**

**IV. HISTORIC PRESERVATION MITIGATIONS PROGRAM SUMMARY**

As of December 9, 2008, GSA and DHS along with NCPC entered into a Programmatic Agreement (PA) with the Advisory Council on Historic Preservation (ACHP), the District of Columbia Historic Preservation Office (DCHPO), and the United States Federal Highway Administration (FHWA). The PA outlines five (5) specific mitigation actions that must be

<sup>6</sup> These funds were redirected from Infrastructure funds in FY2012.

<sup>7</sup> See Footnote 6 above.

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undertaken by GSA to “resolve adverse effects from certain complex project situations”.<sup>8</sup> These actions are as follows:

- 1. Documentation and recordation including buildings and site, as needed, archives, historic structure reports, building preservation plans, landscape preservation treatment and management, and archaeological resources treatment and management;
- 2. Public outreach, interpretation, and education including the establishment of a citizens advisory panel, a permanent interpretative exhibit, a museum and visitors education center, signage, and public relations materials;
- 3. Public access program to be developed by GSA and DHS;
- 4. Conservation and artifact preservation; and
- 5. The 19<sup>th</sup> Century cemetery including interpretative program, perpetual care, and public access.

**Major Work Items for Mitigation**

|  |                    |
|--|--------------------|
| Documentation and Recordation (FY2016).....              | \$1,407,000        |
| Documentation and Recordation (future year request)..... | 400,000            |
| Public Outreach (FY2016).....                            | 500,000            |
| Public Outreach (future year request).....               | 1,375,000          |
| Cemetery (FY2016) .....                                  | 500,000            |
| Staffing (FY2014).....                                   | 200,000            |
| Staffing (FY2016).....                                   | 400,000            |
| Staffing (future year request).....                      | <u>1,317,000</u>   |
| <b>Total .....</b>                                       | <b>\$5,899,000</b> |

<sup>8</sup> Programmatic Agreement dated December 9, 2008, page 1.

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**V. BUILDING PROGRAM SUMMARY****PHASE 1a – USCG Headquarters****Building Phase 1a**<sup>9</sup>

Office and Special Space .....1,179,500 gsf  
**Estimated Total Phase 1a .....1,179,500 gsf**

**Cost Information Building Phase 1a**

Design (FY2006) .....\$24,900,000  
 Management and Inspection (M&I) (FY2009) .....12,925,000  
 Estimated Construction Cost (ECC) (FY2009) .....313,465,000  
**Estimated Total Cost Phase 1a .....\$351,290,000**

**Schedule for Building Phase 1a**

FY 2009 – Design Completion  
 FY 2009 - Start Construction  
 FY 2013 - Complete Construction

**PHASE 1b – USCG Command Center and Special Space****Building Phase 1b**

Command Centers/Fitness Center/Chapel/Retail .....158,450 gsf  
 GSA Field Office<sup>10</sup> .....20,800 gsf  
**Estimated Total Phase 1b.....179,250 gsf**  
 Structured Parking (983 cars) .....up to 344,050 gsf

**Cost Information Building Phase 1b**

Design (ARRA) .....\$10,659,000  
 Management and Inspection (M&I) (ARRA)<sup>11</sup> .....15,902,000  
 Estimated Construction Cost (ECC) (ARRA)<sup>12</sup> .....171,563,000  
**Estimated Total Cost Phase 1b .....\$198,124,000**

<sup>9</sup> Square footage is based on USCG housing plan, approved Master Plan, and design documents.

<sup>10</sup> The Field Office is in addition to the USCG housing plan, not included with it, and was ready upon completion of Phase 1 and occupancy by USCG.

<sup>11</sup> Unused project funds of \$228K from site acquisition were used for M&I to complete Phase 1b.

<sup>12</sup> Unused project funds \$4.05M from site acquisition were used for unforeseen conditions in Phase 1b.

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**Schedule for Building Phase 1b**

FY 2010 - Design Completion  
FY 2010 - Start Construction  
FY 2013 - Complete Construction

**PHASE 2a – DHS Headquarters Elements and the DOC****Building Phase 2a**

|                                     |                    |
|-------------------------------------|--------------------|
| Office for DHS Headquarters .....   | 234,000 gsf        |
| DHS / USM Offices .....             | 590,000 gsf        |
| <b>Estimated Total Phase 2a</b>     | <b>824,000 gsf</b> |
| Structured Parking (990 cars) ..... | up to 346,500 gsf  |

**Cost Information Building Phase 2a**

|  |                      |
|--|----------------------|
| Design (FY2009) .....  | \$5,000,000          |
| Design (ARRA) .....  | 11,300,000           |
| Design (FY2014) .....  | 10,837,000           |
| Design (FY2016) <sup>13</sup> .....                            | 23,053,000           |
| Management and Inspection (M&I) (FY2011) .....                 | 1,500,000            |
| Management and Inspection (M&I) (FY2014) .....                 | 7,925,000            |
| Management and Inspection (M&I) (FY2016) <sup>14</sup> .....   | 17,925,000           |
| Management and Inspection (M&I) (future year request) .....    | 3,509,000            |
| Estimated Construction Cost (ECC) (ARRA) <sup>15</sup> .....   | 26,000,000           |
| Estimated Construction Cost (ECC) (FY2011) <sup>16</sup> ..... | 28,500,000           |
| Estimated Construction Cost (ECC) (FY2014) .....               | 136,038,000          |
| Estimated Construction Cost (ECC) (FY2016) <sup>17</sup> ..... | 255,064,000          |
| Estimated Construction Cost (ECC) (future year request) .....  | 8,165,000            |
| <b>Estimated Total Cost Phase 2a .....</b>                     | <b>\$534,816,000</b> |

**Schedule for Building Phase 2a**

FY 2016 - Design Completion  
FY 2014 - Start Construction  
FY 2019 - Complete Construction

<sup>13</sup> This includes funds for West Addition that will replace the re-scoped DOC under the Enhanced Plan.

<sup>14</sup> This includes funds for Ice House and Hitchcock Hall originally planned for completion in Phase 1.

<sup>15</sup> ECC is for parking garage in ravine that was completed in conjunction with garage for USCG staff.

<sup>16</sup> This amount was for DOC shell construction.

<sup>17</sup> This includes funds for Ice House and Hitchcock Hall originally planned for completion in Phase 1.

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**PHASE 2b – FEMA****Building Phase 2b**

|  |                    |
|--|--------------------|
| Office for FEMA Headquarters .....               | 423,000 gsf        |
| <b>Estimated Total Phase 2b</b> .....            | <b>423,000 gsf</b> |
| Structured Parking (775 cars) .....              | up to 271,250 gsf  |
| Structured Parking for Visitors (640 cars) ..... | up to 224,000 gsf  |

**Cost Information Building Phase 2b**

|  |                      |
|--|----------------------|
| Design (ARRA) .....  | 17,401,000           |
| Design (FY2016 request) .....                                  | 12,191,000           |
| Design (future year request) .....                             | 1,669,000            |
| Management and Inspection (M&I) (future year request) .....    | 18,504,000           |
| Estimated Construction Costs (ECC) (future year request) ..... | 222,671,000          |
| <b>Estimated Total Cost Phase 2b</b> .....                     | <b>\$272,436,000</b> |

**Proposed Schedule for Building Phase 2b**

FY 2017 - Design Completion  
FY 2018 - Start Construction  
FY 2021 - Complete Construction

**PHASE 3 –ICE, CBP, and Component Leadership****Building Phase 3**

|  |                    |
|--|--------------------|
| Office for ICE Headquarters elements ..... | 469,000 gsf        |
| Office for CBP Headquarters .....          | 499,000 gsf        |
| <b>Estimated Total Phase 3</b> .....       | <b>968,000 gsf</b> |
| Structured Parking (415 cars) .....        | up to 145,250 gsf  |

**Cost Information Building Phase 3**

|   |                      |
|---|----------------------|
| Design (ARRA) .....   | 10,000,000           |
| Design (future year request) .....                            | 21,608,000           |
| Management and Inspection (M&I) (future year request) .....   | 28,811,000           |
| Estimated Construction Cost (ECC) (future year request) ..... | 360,136,000          |
| <b>Estimated Total Cost Phase 3</b> .....                     | <b>\$420,555,000</b> |



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**Proposed Schedule for Building Phase 3**

FY 2019 - Design Completion  
FY 2018 - Start Construction  
FY 2021 - Complete Construction

**Summary of Energy Compliance**

**Cogeneration and Waste Heat:** Approximately 30% of the campus power will be produced on site via cogeneration. This percentage represents 100% of the critical campus electrical needs in times of emergencies. The waste heat generated by the natural gas fired turbines will be converted to both steam and hot water to help heat the buildings and, through steam driven absorption chillers, to help cool the buildings.

**Solar Energy:** Photovoltaic energy collection arrays were considered for electric street lighting but did not meet historic preservation requirement. Large photovoltaic arrays were also found to be untenable at the site due to the limited acreage that could be used to house the solar panels. However, solar energy collecting panels or roofing membranes have been incorporated on portions of the roof tops, for example, the Detached Dining Hall being rehabilitated for use as a cafeteria.

**Geothermal:** Geothermal wells will be considered to support heat pump systems for new construction of the support buildings, such as the remote delivery facility and pump house. If viable, future appropriations will be requested.

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**Prior Appropriations**

| <b>St. Elizabeths Consolidation<br/>Prior Appropriations</b> |                    |                        |   |
|--|--------------------|------------------------|---|
| <b>Public Law</b>  | <b>Fiscal Year</b> | <b>Amount</b>          | <b>Purpose</b>  |
| 109-115  | 2006               | \$24,900,000           | Design of US Coast Guard HQ   |
| 109-115  | 2006               | \$13,095,000           | Infrastructure, Design,<br>Construction and Management and<br>Inspection  |
| 110-5  | 2007               | \$6,444,000            | Infrastructure, Construction, and<br>Management and Inspection  |
| 111-5  | 2009               | \$454,258,000          | Site acquisition, Construction and<br>Development   |
| 111-8  | 2009               | \$346,639,000          | Site acquisition, Design,<br>Infrastructure, Construction, and<br>Management and Inspection                           |
| 112-10   | 2011               | \$30,000,000           | Construction of DHS Operations<br>Center  |
| 112-34   | 2012               | \$37,300,000           | Construction of Modular Utility<br>Plant, Pump House, and portion of<br>Access Road related to the US<br>Coast Guard. |
| 113-76   | 2014               | \$155,000,000          | Adaptive reuse of Center Building   |
| 113-235  | 2015               | \$144,000,000          | Highway interchange and access<br>road  |
| <b>Appropriations to Date<sup>18</sup></b>                   |                    | <b>\$1,211,636,000</b> |   |

<sup>18</sup> This amount does not include \$20,008,000 of planning funds expended by HHS and GSA prior to FY2006.

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**Prior Committee Approvals**

| <b>St. Elizabeths Consolidation<br/>Prior Committee Approvals</b> |             |                 |   |
|---|-------------|-----------------|---|
| <b>Committee</b>  | <b>Date</b> | <b>Amount</b>   | <b>Purpose</b>  |
| House T&I   | 10/26/2005  | \$24,900,000    | Design of US Coast Guard HQ                                   |
| Senate EPW  | 7/20/2005   | \$24,900,000    | Design of US Coast Guard HQ                                   |
| House T&I   | 4/5/2006    | \$383,997,000   | Construction and Management and Inspection Phases 1-a and 1-b |
| House T&I   | 5/23/2007   | \$318,887,000   | Design, Construction, and Management and Inspection           |
| House T&I   | 5/23/2007   | \$7,000,000     | Site Acquisition  |
| Senate EPW  | 9/20/2007   | \$318,887,000   | Design, Construction, and Management and Inspection           |
| Senate EPW  | 9/20/2007   | \$7,000,000     | Site Acquisition  |
| Senate EPW  | 9/17/2008   | \$140,140,000   | Additional Design and Construction                            |
| House T&I   | 9/24/2008   | \$525,236,000   | Design, Review, Management and Inspection, and Construction   |
| House T&I   | 12/2/2010   | \$1,149,406,000 | Design, Review, Management and Inspection, and Construction   |
| Senate EPW  | 7/13/2011   | \$281,015,000   | Design and Construction of West Campus                        |

**Alternatives Considered (30-year, present value costs)**

|                        |                 |
|------------------------|-----------------|
| New Construction ..... | \$3,496,124,000 |
| Lease .....            | \$3,926,325,000 |

The 30-year, present value cost of new construction is \$430,201,000 less than the cost of leasing, or an equivalent annual cost advantage of \$21,949,000.

**Recommendation**

CONSTRUCTION

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PDC-0002-WA16

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**Certification of Need**

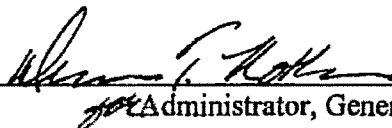
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended

  
Commissioner, Public Buildings Service

Approved

  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

CONSTRUCTION—ANIMAL AND PLANT HEALTH  
INSPECTION SERVICE BUILDING, PEMBINA, ND

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for design and construction of a new 6,685 gross square foot

facility, including the acquisition of approximately eight acres of land, for the United States Department of Agriculture Animal and Plant Health Inspection Service located at the Pembina, North Dakota U.S. Land Port of Entry, at a design cost of \$284,000, a wetland mitigation cost of \$540,000, an estimated construction cost of \$4,297,000 and a

management and inspection cost of \$236,000 for a total estimated project cost of \$5,357,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSAPBS

**PROSPECTUS – CONSTRUCTION  
ANIMAL AND PLANT HEALTH INSPECTION SERVICE BUILDING  
PEMBINA, ND**

Prospectus Number: PND-0550-PE16  
Congressional District: 01

**FY2016 Project Summary**

The General Services Administration (GSA) proposes the acquisition of approximately eight acres of land, along with the design and construction of a new 6,685 gross square foot facility for the United States Department of Agriculture (USDA) Animal and Plant Health Inspection Service (APHIS) at the Pembina, North Dakota, U.S. Land Port of Entry (LPOE). Construction of this facility provides a permanent solution for APHIS at a secure location directly on the port, remedies a potential life safety concern with the current location of the temporary modular trailer, improves traffic configuration, places all APHIS operations on the U.S. side of the U.S./Canada border and eliminates rental payments to the private sector of approximately \$317,000 annually.

This project was among those previously included in GSA's FY 2015 Capital Investment Program. The prospectus was not approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure, and the project could not be accommodated within the enacted level. GSA is resubmitting the project in FY 2016 with no change in scope or budget.

**FY2016 Committee Approval and Appropriation Requested**

**(Wetland Mitigation, Design, ECC and M&I) ..... \$5,357,000<sup>1</sup>**

**Overview of Project**

The proposed permanent housing solution for APHIS at the Pembina LPOE will be constructed to include both on-load and off-load animal inspection facilities with an administrative support wing at one location. The new building will contain two main components: 1) an enclosed off-load animal inspection area with runways, pens, chutes, and loading ramps. 2) an administrative office area with a counter, waiting room, water fountain, and a unisex restroom for customers. The building will include infrastructure for modern mechanical, plumbing and electrical systems. It will adapt design elements that will conform to the rest of the existing port.

The project includes land acquisition and wetland construction. GSA will acquire up to eight acres of vacant land in the Pembina area and convert the land to designated wetlands per National Environmental Policy Act (NEPA) guidelines.

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<sup>1</sup>Additional funding by a Reimbursable Work Authorization (RWA) may be required to provide for as yet unidentified elements of this project.

GSA

PBS

**PROSPECTUS – CONSTRUCTION  
ANIMAL AND PLANT HEALTH INSPECTION SERVICE BUILDING  
PEMBINA, ND**

Prospectus Number: PND-0550-PE16  
Congressional District: 01

**Building Area<sup>2</sup>**

Site Area (Government-Owned)..... 3 acres  
Building..... 6,685 gsf  
Number of outside commercial truck parking spaces.....15  
Number of outside standard vehicle parking spaces.....8

**Project Budget**

**Wetland Mitigation<sup>3</sup> .....\$540,000**  
    Site Acquisition.....\$40,000  
    Wetland Construction.....\$500,000

**Design .....\$284,000**

**Estimated Construction Cost (ECC)<sup>4</sup> .....\$4,297,000**  
    Site Development Cost<sup>5</sup> .....\$2,635,000  
    Building Cost (\$183/gsf) .....\$1,662,000

**Management and Inspection (M&I).....\$236,000**

**Estimated Total Project Cost (ETPC)\*.....\$5,357,000**

\*Tenant agencies may fund an additional amount for emerging technologies and alterations above the standard normally provided by the GSA.

<sup>2</sup>The project may contain a variance in gross square footage from that listed in this prospectus upon measurement and review of design drawings.

<sup>3</sup>Wetland Mitigation includes site acquisition costs for approximately eight acres of land and the construction of new wetlands to mitigate the loss of wetlands due to construction. This will occur simultaneously with the Design phase. Further details are dependent upon Design elements.

<sup>4</sup>ECC is broken into two parts – Site Development Cost and Building Cost

<sup>5</sup>Site development costs include paved commercial construction and circulation areas with space for 15 inspection lanes, extension of existing Port utilities to the new site area, site lighting, fencing and gates, and flood control features.

**GSA****PBS**

**PROSPECTUS – CONSTRUCTION  
ANIMAL AND PLANT HEALTH INSPECTION SERVICE BUILDING  
PEMBINA, ND**

Prospectus Number: PND-0550-PE16  
Congressional District: 01

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**Location**

The proposed new facility will be located alongside southbound Interstate-29 on government-owned land at the southwest corner of the port.

**Schedule**

|                         | <b>Start</b> | <b>End</b>          |
|-------------------------|--------------|---------------------|
| Wetland Mitigation      | FY2016       | FY2017 <sup>6</sup> |
| Design and Construction | FY2016       | FY2018              |

**Tenant Agencies**

USDA APHIS

**Justification**

The Pembina, North Dakota, U.S. LPOE is the busiest northern port between Blaine, Washington and Detroit, Michigan, and the fifth busiest along the U.S./Canada border. The port has seen a steady increase in traffic flow since its completion in 1997. In 2003, in response to the 9/11 terrorist attacks, the original APHIS building was demolished to accommodate new LPOE Vehicle and Cargo Inspection System (VACIS) requirements. A modular trailer was leased and moved to a landscape median island near the center of the port as a temporary housing solution for APHIS. On-load inspections are conducted at this location (in the median with traffic flowing on both sides). Off-load inspections are performed at the Emerson Canadian Port where GSA leases another facility for APHIS approximately one mile north and east of the Pembina LPOE. This is operationally inefficient.

Commercial truck parking and circulation are inadequate with little or no lane control. With the increase in traffic flow this has created a potential life safety concern for APHIS inspectors and truck drivers. In addition to the potential life safety concern, the temporary modular trailer is in poor condition and requires ongoing repairs to keep the building habitable. The proposed project will provide APHIS with a facility that is operationally safe and efficient. Construction of a permanent inspection facility will not materially hinder any operations at the port.

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<sup>6</sup> Upon construction completion, the newly converted wetlands will be monitored for a period of at least five years to ensure a successful conversion.



GSAPBS

**PROSPECTUS – CONSTRUCTION  
ANIMAL AND PLANT HEALTH INSPECTION SERVICE BUILDING  
PEMBINA, ND**

Prospectus Number: PND-0550-PE16  
Congressional District: 01

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Approximately three acres of undeveloped government-owned wetlands on the southwest corner of the Pembina Port will be used to prepare the new project site. A thorough Feasibility Study has determined the proposed site to be the most advantageous location to maximize traffic flow and security for the Port and its stakeholders. To mitigate the reduction of wetlands to the environment, the NEPA requires the creation of two net new acres of wetlands per each acre of wetlands negatively affected by construction.

Since it is somewhat common for a small portion of newly created human-made wetlands to fail to convert properly to permanent wetlands, an extra two acres of site acquisition have been included in the project for contingency purposes, allowing for the acquisition of up to eight acres of land for wetland mitigation. The newly converted wetlands will be monitored for a period of at least five years to ensure a successful conversion.

Upon project completion, on-load inspections will take place in 15 open-air commercial truck parking stalls just outside of the new building. This will no longer require inspector personnel or truck operators to cross several lanes of oncoming traffic on foot.

Other alternatives (off of the port) pose security challenges to APHIS inspection personnel and U.S. Customs and Border Protection, and logistics issues for commercial truck operators. Alternatives locating the APHIS facility in different areas on the port were problematic due to traffic flow constraints. The proposed plan is in a strategically situated area to facilitate maximum traffic flow at the port.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. The GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria. The proposed project is Energy Independence and Security Act (EISA) and Energy Policy Act (EPACT) compliant.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

**GSA**

**PBS**

**PROSPECTUS – CONSTRUCTION  
ANIMAL AND PLANT HEALTH INSPECTION SERVICE BUILDING  
PEMBINA, ND**

Prospectus Number: PND-0550-PE16  
Congressional District: 01

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**Alternatives Considered**

GSA owns and maintains the existing facilities at this Port of Entry; thus new Federal construction is in the best interest of the government and the taxpayer.

**Recommendation**

CONSTRUCTION

GSAPBS

**PROSPECTUS — CONSTRUCTION  
ANIMAL AND PLANT HEALTH INSPECTION SERVICE BUILDING  
PEMBINA, ND**

Prospectus Number: PND-0550-PE16  
Congressional District: 01

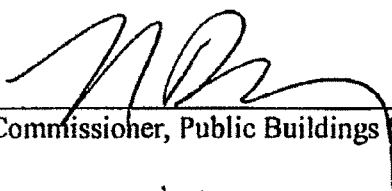
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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

January 2015

**Housing Plan  
New APHIS Facility**

PND-0550-PE16  
Pembina, ND

| Locations   | CURRENT   |          |                                       |          |              |              | PROPOSED  |          |                          |            |              |              |
|---|-----------|----------|---------------------------------------|----------|--------------|--------------|-----------|----------|--------------------------|------------|--------------|--------------|
|   | Personnel |          | Usable Square Feet (USF) <sup>1</sup> |          |              |              | Personnel |          | Usable Square Feet (USF) |            |              |              |
|   | Office    | Total    | Office                                | Storage  | Special      | Total        | Office    | Total    | Office                   | Storage    | Special      | Total        |
| <b>Modular Trailer (at Pembina LPOE)</b>          |           |          |                                       |          |              |              |           |          |                          |            |              |              |
| U.S. Department of Agriculture - APHIS            | 4         | 4        | 1,248                                 | -        | -            | 1,248        | -         | -        | -                        | -          | -            | -            |
| <b>LEASED</b>                                     |           |          |                                       |          |              |              |           |          |                          |            |              |              |
| <b>Emerson Building (I-29 on Canadian Border)</b> |           |          |                                       |          |              |              |           |          |                          |            |              |              |
| U.S. Department of Agriculture - APHIS            | -         | -        | 786                                   | -        | 6,325        | 7,111        | -         | -        | -                        | -          | -            | -            |
| <b>New APHIS Building</b>                         |           |          |                                       |          |              |              |           |          |                          |            |              |              |
|   | -         | -        | -                                     | -        | -            | -            | 6         | 6        | 1,100                    | 200        | 4,517        | 5,817        |
| <b>Total</b>                                      | <b>4</b>  | <b>4</b> | <b>2,034</b>                          | <b>-</b> | <b>6,325</b> | <b>8,359</b> | <b>6</b>  | <b>6</b> | <b>1,100</b>             | <b>200</b> | <b>4,517</b> | <b>5,817</b> |

| Office Utilization Rate <sup>2</sup> |         |          |
|--------------------------------------|---------|----------|
|                                      | Current | Proposed |
| All Building Office Tenants          | 397     | 143      |

Current Office UR excludes 447 usf of office support space.  
Proposed Office UR excludes 242 usf of office support space.

| Special Space             | USF          |
|---------------------------|--------------|
| Raised Personnel Platform | 300          |
| Animal Pen Area           | 2020         |
| Personnel Perimeter Area  | 770          |
| Pneumatic Chute Area      | 150          |
| Commercial Cattle Tub     | 527          |
| Restrooms                 | 100          |
| <b>Total</b>              | <b>4,517</b> |

| Total Building USF Rate <sup>3</sup> |         |          |
|--------------------------------------|---------|----------|
|                                      | Current | Proposed |
| All Building Tenants                 | 2090    | 970      |

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

<sup>3</sup> Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).

July 29, 2015

CONGRESSIONAL RECORD — HOUSE

H5747

## COMMITTEE RESOLUTION

LEASE—FEDERAL COMMUNICATIONS  
COMMISSION, WASHINGTON, DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 473,000 rentable square feet of space for the Federal Communications Commission currently located at 445 12th Street SW and 1250 Maryland Avenue SW in Washington, DC at a proposed total annual cost of \$23,650,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

*Provided* that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 180 square feet or less per person.

*Provided* that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 180 square feet or higher per person.

*Provided* that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL COMMUNICATIONS COMMISSION  
WASHINGTON, DC**

Prospectus Number: PDC-06-WA16

**Executive Summary**

The U.S. General Services Administration (GSA) proposes a replacement lease of up to 473,000 rentable square feet (RSF) of space to house the Federal Communications Commission (FCC), currently located at 445 12<sup>th</sup> Street, SW, and 1250 Maryland Avenue, SW, Washington DC.

The replacement lease will provide continued housing for FCC and will improve FCC office and overall utilization rates (UR) from 178 to 115 usable square feet (USF) per person and 272 to 180 USF per person, respectively, while housing current personnel in 186,030 RSF less than the total of its current occupancies at the 445 12<sup>th</sup> Street, SW, and 1250 Maryland Avenue, SW, locations. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be \$32,951,500.

**Description**

|   |  |
|---|--|
| Occupant:                                   | Federal Communications Commission                                      |
| Lease Type                                  | Replacement  |
| Current Rentable Square Feet (RSF)          | 659,030 (Current RSF/USF = 1.10)                                       |
| Proposed Maximum RSF <sup>1</sup> :         | 473,000 (Proposed RSF/USF = 1.20)                                      |
| Expansion/Reduction RSF:                    | 186,030 (Reduction)  |
| Current Usable Square Feet/Person:          | 272  |
| Proposed Usable Square Feet/Person:         | 180  |
| Proposed Maximum Leasing Authority:         | 15 years   |
| Expiration Dates of Current Lease(s):       | 10/16/2017 (445 12th Street, SW)<br>10/31/2017 (1250 Maryland Ave, SW) |
| Delineated Area:                            | Washington, DC CEA   |
| Number of Official Parking Spaces:          | None   |
| Scoring:                                    | Operating Lease  |
| Maximum Proposed Rental Rate <sup>2</sup> : | \$50.00 / RSF  |

<sup>1</sup> The RSF/USF at the current location is approximately 1.10; however, to maximize competition, a RSF/USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2017 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

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GSAPBS

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**PROSPECTUS – LEASE  
FEDERAL COMMUNICATIONS COMMISSION  
WASHINGTON, DC**

Prospectus Number: PDC-06-WA16

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|   |   |
|---|---|
| Proposed Total Annual Cost <sup>3</sup> : | \$23,650,000  |
| Current Total Annual Cost:                | \$34,658,703  |
|   | (445 12 <sup>th</sup> St. - Lease Effective 07/01/97) |
|   | (1250 Maryland - Lease Effective 11/17/94)            |

**Background**

The FCC is responsible for the regulation of interstate and foreign communications by radio, television, wire, satellite, and cable; the orderly development and operation of broadcast services; and the provision of rapid, efficient nationwide and worldwide telephone and telegraph services at reasonable rates. FCC is also responsible for the use of communications for promoting safety of life and property and strengthening national defense.

**Justification**

The current leases at 445 12th Street, SW, and 1250 Maryland Avenue, SW, expire October 16, 2017, and October 31, 2017, respectively, and FCC requires continued housing to carry out its mission. In addition, FCC wants to capitalize on the opportunity presented by the expiring leases to reduce its footprint by 186,030 RSF, or 28.2 percent of its current 659,030 RSF and reduce their annual rental costs by approximately \$11 million.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

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<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
FEDERAL COMMUNICATIONS COMMISSION  
WASHINGTON, DC**

Prospectus Number: PDC-06-WA16

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**Interim Leasing**


GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

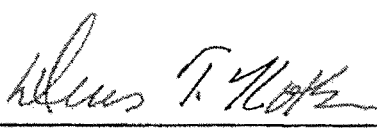
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on May 20, 2015

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Acting Administrator, General Services Administration



March 2015

Housing Plan  
Federal Communications Commission

PDC-06-WA16  
Washington, DC

H5752

CONGRESSIONAL RECORD — HOUSE

July 29, 2015

| Leased Locations     | CURRENT      |              |                                       |               |               |                | PROPOSED     |              |                          |               |               |                |
|----------------------|--------------|--------------|---------------------------------------|---------------|---------------|----------------|--------------|--------------|--------------------------|---------------|---------------|----------------|
|                      | Personnel    |              | Usable Square Feet (USF) <sup>1</sup> |               |               |                | Personnel    |              | Usable Square Feet (USF) |               |               |                |
|                      | Office       | Total        | Office                                | Storage       | Special       | Total          | Office       | Total        | Office                   | Storage       | Special       | Total          |
| 445 12th St SW       | 1,963        | 1,963        | 460,637                               | 21,890        | 65,617        | 548,144        |              |              |                          |               |               |                |
| 1250 Maryland Ave SW | 228          | 228          | 40,084                                | 8,348         | 0             | 48,432         |              |              |                          |               |               |                |
| Proposed Lease       |              |              |                                       |               |               |                | 2,191        | 2,191        | 324,384                  | 12,474        | 56,775        | 393,633        |
| <b>Total</b>         | <b>2,191</b> | <b>2,191</b> | <b>500,721</b>                        | <b>30,238</b> | <b>65,617</b> | <b>596,576</b> | <b>2,191</b> | <b>2,191</b> | <b>324,384</b>           | <b>12,474</b> | <b>56,775</b> | <b>393,633</b> |

| Office Utilization Rate (UR) <sup>2</sup> |         |          |
|---|---------|----------|
|   | Current | Proposed |
| Rate                                      | 178     | 115      |

UR = average amount of office space per person

Current UR excludes 110,159 usf of office support space

Proposed UR excludes 71,364 usf of office support space

| Overall UR <sup>3</sup> |         |          |
|-------------------------|---------|----------|
|                         | Current | Proposed |
| Rate                    | 272     | 180      |

| R/U Factor <sup>4</sup> |           |         |          |
|-------------------------|-----------|---------|----------|
|                         | Total USF | RSF/USF | Max. RSF |
| Current                 | 596,576   | 1.10    | 659,030  |
| Proposed                | 393,633   | 1.20    | 473,000  |

NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.

<sup>4</sup> R/U Factor = Max RSF divided by total USF

| Special Space             | USF           |
|---------------------------|---------------|
| Conference Training Rooms | 19,725        |
| Data Center               | 5,700         |
| Fitness Center            | 1,500         |
| Health Ctr Exam Rooms     | 1,200         |
| Hearing Room              | 1,800         |
| High Density Storage      | 11,700        |
| Print Plant               | 9,000         |
| SCIF                      | 3,450         |
| Security Command Ctr.     | 1,350         |
| Tech. Experience Center   | 1,350         |
| <b>Total</b>              | <b>56,775</b> |

## COMMITTEE RESOLUTION

LEASE—FEDERAL AVIATION ADMINISTRATION,  
WESTERN-PACIFIC REGIONAL OFFICE, HAW-  
THORNE, CA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a new lease of up to 154,000 rentable square feet of space, including 573 official parking spaces, for the Federal Aviation Administration currently located at the Hawthorne Federal Building in Hawthorne, California, at a proposed total annual cost of \$7,546,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all

tenants, if necessary, prior to the execution of the new lease.

*Provided* that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 187 square feet or less per person.

*Provided* that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 187 square feet or higher per person.

*Provided* that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, *except that*, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

GSAPBS

**PROSPECTUS – LEASE  
FEDERAL AVIATION ADMINISTRATION  
WESTERN-PACIFIC REGIONAL OFFICE  
HAWTHORNE, CA**

Prospectus Number: PCA-01-HA15  
Congressional District: 33, 43

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**Executive Summary**

The U.S. General Services Administration (GSA) proposes a new lease of up to 154,000 rentable square feet (RSF) for the Federal Aviation Administration (FAA) located in the Hawthorne Federal Building (HFB) in Hawthorne, California.

The new lease will provide continued housing for FAA and will improve FAA office and overall utilization rates from 176 to 112 usable square feet (USF) per person and 261 to 187 USF per person, respectively. As a result of the improved utilization, the new lease will reduce the rentable square footage of the requirement by 19 percent, housing FAA personnel in 36,329 RSF less than the total of its current occupancies at the HFB location.

**Description**

|                                     |   |
|-------------------------------------|---|
| Occupant:                           | FAA   |
| Lease Type                          | New   |
| Current Rentable Square Feet (RSF)  | 190,329 (Current RSF/USF = 1.22)  |
| Proposed Maximum RSF:               | 154,000 (Proposed RSF/USF = 1.2)  |
| Expansion/Reduction RSF:            | 36,329 Reduction  |
| Current Usable Square Feet/Person:  | 261   |
| Proposed Usable Square Feet/Person: | 187   |
| Proposed Maximum Lease Term:        | 20 Years  |
| Expiration Dates of Current Leases: | NA  |
| Delineated Area:                    | 8-mile radius from Hawthorne Federal Building located at 15000 Aviation Boulevard Hawthorne, CA 90250 |
| Number of Official Parking Spaces:  | 573   |
| Scoring:                            | Operating lease   |

GSAPBS

**PROSPECTUS – LEASE  
FEDERAL AVIATION ADMINISTRATION  
WESTERN-PACIFIC REGIONAL OFFICE  
HAWTHORNE, CA**

Prospectus Number: PCA-01-HA15  
Congressional District: 33, 43

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|   |   |
|---|---|
| Maximum Proposed Rental Rate <sup>1</sup> : | \$49.00 / RSF                                       |
| Proposed Total Annual Cost <sup>2</sup> :   | \$7,546,000   |
| Current Total Annual Cost:                  | \$5,994,350 (fiscal year 2013 FAA rent paid to GSA) |

**Justification**

The HFB has a serious structural deficiency. GSA is relocating FAA based on life-safety considerations. In addition, the relocation allows FAA to optimize its footprint (reduction of 18 percent) with more advanced workplace strategies.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

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<sup>1</sup> This estimate is for fiscal year 2015 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government. Lease award shall not exceed the maximum rental rate as specified in this prospectus.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
FEDERAL AVIATION ADMINISTRATION  
WESTERN-PACIFIC REGIONAL OFFICE  
HAWTHORNE, CA**

Prospectus Number: PCA-01-HA15  
Congressional District: 33, 43

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**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

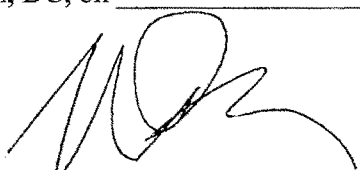
Since FAA will remain housed in the HFB until it relocates to the new lease, interim leasing will not be necessary. There is no risk to the Government of a holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 29, 2014

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

August 2014

Housing Plan  
Federal Aviation Administration

PCA-01-HA15  
Hawthorne, CA

July 29, 2015

CONGRESSIONAL RECORD — HOUSE

H5757

| Locations    | CURRENT    |            |                                       |              |               |                | PROPOSED   |            |                          |              |               |                |
|--------------|------------|------------|---------------------------------------|--------------|---------------|----------------|------------|------------|--------------------------|--------------|---------------|----------------|
|              | Personnel  |            | Usable Square Feet (USF) <sup>1</sup> |              |               |                | Personnel  |            | Usable Square Feet (USF) |              |               |                |
|              | Office     | Total      | Office                                | Storage      | Special       | Total          | Office     | Total      | Office                   | Storage      | Special       | Total          |
| DOT-FAA      | 642        | 642        | 144,910                               | 599          | 10,567        | 156,076        | 684        | 684        | 98,644                   | 4,809        | 24,750        | 128,203        |
| GSA - PBS    | 1          | 4          | 860                                   | 260          | -             | 1,120          | -          | -          | -                        | -            | -             | -              |
| Joint Use    | -          | -          | 1,439                                 | 509          | 8,047         | 9,994          | -          | -          | -                        | -            | -             | -              |
| Vacant       | -          | -          | 1,684                                 | -            | -             | 1,684          | -          | -          | -                        | -            | -             | -              |
| <b>Total</b> | <b>643</b> | <b>646</b> | <b>148,893</b>                        | <b>1,368</b> | <b>18,614</b> | <b>168,874</b> | <b>684</b> | <b>684</b> | <b>98,644</b>            | <b>4,809</b> | <b>24,750</b> | <b>128,203</b> |

| Office Utilization Rate (UR) <sup>2</sup> |         |          |
|---|---------|----------|
|   | Current | Proposed |
| Rate                                      | 176     | 112      |

UR=average amount of office space per person  
Current UR excludes 31,880 usf of office support space  
Proposed UR excludes 21,177 usf of office support space

| Overall UR <sup>3</sup> |         |          |
|-------------------------|---------|----------|
|                         | Current | Proposed |
| Rate                    | 261     | 187      |

| R/U Factor <sup>4</sup> | Total USF | RSF/USF | Max RSF |
|-------------------------|-----------|---------|---------|
| Current                 | 168,874   | 1.13    | 190,329 |
| Proposed                | 128,203   | 1.20    | 154,000 |

NOTES:

<sup>1</sup>USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup>Calculation excludes Judiciary, Congress and agencies with less than 10 people

<sup>3</sup>USF/Person = housing plan total USF divided by total personnel

<sup>4</sup>R/U Factor = Max RSF divided by total USF

| Special Space                | USF           |
|------------------------------|---------------|
| AV                           | 462           |
| Data Center                  | 1,539         |
| Conference Training, Library | 5,462         |
| Food Service                 | 462           |
| IT computer and special      | 5,202         |
| Comms Security Room          | 150           |
| Secure Room                  | 225           |
| High Density Files           | 3,140         |
| Medical Examination Room     | 254           |
| Restrooms, Lactation         | 277           |
| Simulator                    | 1,538         |
| UPS Room                     | 462           |
| Lobby and Secure Entry       | 923           |
| Mail Room                    | 923           |
| Locker Room                  | 923           |
| Safe, secure files           | 577           |
| Triangulation Room           | 231           |
| Break / Pantry / Copy        | 2,000         |
| <b>Total</b>                 | <b>24,750</b> |

There was no objection.

# RESILIENT FEDERAL FORESTS ACT

The SPEAKER pro tempore. Under the Speaker's announced policy of January 6, 2015, the Chair recognizes the gentleman from Arkansas (Mr. WESTERMAN) for 30 minutes.

Mr. WESTERMAN. Mr. Speaker, I rise tonight to talk about something that is positive that this body has done recently, something that is good for America and something that is good for our environment and good for our citizens. What I am talking about is the passage of the Resilient Federal Forests Act of 2015.

Mr. Speaker, this bill is good for trees. When we have healthy trees and when we have a healthy forest, then we also have better air quality; we have better water quality; we have better wildlife habitat; we have less fire danger; we protect private property and public property, and it is a win-win-win situation for our treasured natural resource of our Federal forest. It is a winning situation for America, as we are good stewards and we conserve this valuable resource that we have.

Now, what this bill does is it allows us to actively manage our forests. We have qualified personnel in our Forest Service, people who are trained as foresters, people who have the expertise and the experience to manage these forests in a sustainable way; yet our forest managers' hands have been tied in previous years.

They have been working hard with local constituents, local stakeholders in these collaborative efforts to come up with forest plans, forest management plans, so that they can manage the forests in a way that is good for the local economy, in a way that is good for the wildlife in the forest, in a way that is good for the health of the forest; yet these forest management plans have been held up through frivolous lawsuits from outside groups, sometimes as far as a thousand miles away that file a suit against these plans.

They hold them up in court, and at the end of the day, the forest is not managed properly. Because of this, we have seen an increasing amount of forest fires over the past several decades.

Because of these increased forest fires, we are destroying our valuable natural resource. Not only are we destroying our resource, we are destroying our budget for the Forest Service. Currently, the single greatest cost to the Forest Service is fire suppression, and the next cost is litigation, and where the cost should be, in the management and health of the forest, comes in third.

What the Resilient Federal Forests Act of 2015 would do, it would take the focus off of fire suppression and put that focus on fire prevention. These are forestry practices that I have seen carried out in my home State of Arkansas.

In my district, the Fourth District, I have approximately 2.5 million acres of

Federal forest inside my district, on the Ouachita National Forest, on the Ozark National Forest, and also in four different U.S. Fish and Wildlife service areas.

Fortunately, in Arkansas, we have been able to manage these forests in a way that is good for the forest. A lot of this was done in an effort to protect an endangered species, the red-cockaded woodpecker. What our Forest Service employees have done is they have gone into the forests, they have assessed it, and they determined what would create the best habitat for this endangered species. They found that a habitat with an open understory, one which has large nesting trees for the woodpecker, is great habitat for the woodpecker.

They implemented a plan to go in and thin the forest—not clear-cut it, but thin it—and then develop a fire regime to keep the underbrush out. You might think that thinning the forest and burning the forest would cause a decrease in biodiversity, but our foresters saw something quite the opposite. Our forests in Arkansas were much like the ones across the country, many forests out West. They had been cut as much as a century ago and allowed just to grow back with the only management being putting the fires out when they start.

What happens in a situation like this is forests are dynamic; they continue to grow until they fill up all the growing space, and then they start competing with one another. When they compete with one another, they get weak; they are subject to insect and disease attack.

You get more fuel that falls on to the forest floor, creating a fuel load; you get dead and weakened timber, and you get a lightning strike, and it burns the whole forest down.

When you manage the forest, when you thin it and you use controlled burns, you open up the canopy; you open up the forest floor, and you see a flush of fauna, and you see biodiversity increase tremendously.

At the same time as the biodiversity and plant life increases, you get a flush in wildlife. On these plots in Arkansas, not only did we see an increase in numbers in red-cockaded woodpecker, we saw an increase in the bobwhite quail, in wild turkeys, in deer, in several other songbird species.

This management scheme is good for the forest; it is good for the wildlife; it creates cleaner air; it creates cleaner water. Again, it is a win-win situation. By applying these management practices—and they will be different as you go across the country in different regions.

As we let the local professionals and the local stakeholders manage the forests the way it was intended to be managed, we will create a healthy forest, which is good for all the local communities where these forests are located.

Another thing that we have done in this bill is we strengthened the secure rural schools provisions. We stipulate

that 25 percent of funding has to go into local counties to provide emergency services to fund schools. This is critical for these local communities where forest activities around the national forests have greatly decreased over the past several decades.

We used to cut nearly 12 billion board feet of timber off of the forests. Now, we are down to less than 3 billion board feet per year. Many of these local economies depended on those forests. As we quit cutting timber and the infrastructure to process the timber left, these communities suffered all across our country where these natural forests are located.

This bill will allow funding to go to these communities, so that they continue to provide emergency services, so they can continue to provide funds for education and help to grow the communities.

Another provision in this bill is it allows the salvaging of timber after a catastrophic event. Now, a clear cut actually mimics a wildfire in the forest; so when you have a wildfire that is a stand-replacing fire, it causes the damage when the fire occurs.

In forestry terms, the land is essentially being clear-cut when the fire happens, but you will still have dead standing trees. These trees need to be salvaged. They have value, value that can be extracted and used to reforest the land, value that not only creates value in reforestation, it also cleans up the land, so you can reforest it and prevent future fire dangers.

What has happened in the past is the salvage cuts have been held up in court again, and you get standing dead timber that, the next time a fire comes through, it makes it dangerous for our firefighters to go in and fight the fire.

What this bill does is it still requires an environmental assessment of the area, but it speeds the process in that, and it prevents injunctions from allowing these salvage cuts so that this timber can be salvaged, and the revenue is used to go back into the Forest Service to reforest these lands and, again, provide the management practices to have healthy forests.

What happens now is we see, after a catastrophic event, we get only 3 percent of regeneration or reforestation of the land. This bill requires that, after the catastrophic event, we have to have 75 percent reforestation after a period of 5 years.

The 5-year timeframe gives foresters time to come in and assess the efforts that they put forth and to correct any problems that they have had in restoring these forests.

This bill, again, is very critical and very much needed. It has the support of, I believe, 117 different organizations, from wildlife groups, from environmental groups, many tribes across the country, many county governments. People recognize the benefits of this bill and the benefits that can come to our country if we enact this legislation.