

HOUSE OF REPRESENTATIVES,
COMMITTEE ON HOUSE ADMINISTRATION,
Washington, DC, June 27, 2018.

Hon. TREY GOWDY,
*Chairman, Committee on Oversight and Govern-
ment Reform, Washington, DC.*

DEAR CHAIRMAN GOWDY: I am writing to you concerning H.R. 6160, the Wounded Warriors Federal Leave Act Amendments bill. There are certain provisions in the bill that fall within the jurisdiction of the House Committee on Oversight and Government Reform.

In the interest of permitting the Committee on House Administration to proceed expeditiously for floor consideration of this important bill, I am writing to request a waiver of your committee's right to a referral. I request with the understanding that by waiving consideration of this bill, the Committee on Oversight and Government Reform does not waive any future jurisdictional claim over the subject matters contained in the bill which fall within its Rule X jurisdiction.

I will place this letter into the committee report and into the Congressional Record during consideration of the measure on the House floor. Thank you for the cooperative spirit.

Sincerely,

GREGG HARPER,
Chairman.

HOUSE OF REPRESENTATIVES, COM-
MITTEE ON OVERSIGHT AND GOV-
ERNMENT REFORM,
Washington, DC, June 28, 2018.

Hon. GREGG HARPER,
*Chairman, Committee on House Administration,
House of Representatives, Washington, DC.*

DEAR MR. CHAIRMAN: Thank you for your letter regarding H.R. 6160, a bill to amend title 5, United States Code, to clarify the sources of the authority to issue regulations regarding certifications and other criteria applicable to legislative branch employees under Wounded Warriors Federal Leave Act. As you know, certain provisions of the bill fall within the jurisdiction of Committee on Oversight and Government Reform.

So that H.R. 6160 may proceed expeditiously to the House Floor, I agree to discharging the Committee on Oversight and Government Reform from further consideration thereof. I agree that forgoing formal consideration of the bill will not prejudice the Committee on Oversight and Government Reform with respect to any future jurisdictional claim, and I appreciate your agreement to support appointment of members of the Committee on Oversight and Government Reform as conferees in any House-Senate conference on this or related legislation. In addition, I request the Committee be consulted and involved as the bill or similar legislation moves forward so we may address any remaining issues within our jurisdiction.

Finally, I request you include your letter and this response in the bill report filed by your Committee, as well as in the Congressional Record during consideration of the bill on the floor.

Sincerely,

TREY GOWDY.

The bill was ordered to be engrossed and read a third time, was read the third time, and passed, and a motion to reconsider was laid on the table.

GENERAL LEAVE

Mr. HARPER. Mr. Speaker, I ask unanimous consent that all Members have 5 legislative days in which to revise and extend their remarks and insert extraneous material on H.R. 6160.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Mississippi?

There was no objection.

PROVIDING FOR THE REAPPOINTMENT OF BARBARA M. BARRETT AS A CITIZEN REGENT OF THE BOARD OF REGENTS OF THE SMITHSONIAN INSTITUTION

Mr. HARPER. Mr. Speaker, I ask unanimous consent that the Committee on House Administration be discharged from further consideration of the joint resolution (S.J. Res. 60) providing for the reappointment of Barbara M. Barrett as a citizen regent of the Board of Regents of the Smithsonian Institution, and I ask for its immediate consideration in the House.

The Clerk read the title of the joint resolution.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Mississippi?

There was no objection.

The text of the joint resolution is as follows:

S.J. RES. 60

Resolved by the Senate and House of Representatives of the United States of America in Congress assembled, That, in accordance with section 5581 of the Revised Statutes (20 U.S.C. 43), the vacancy on the Board of Regents of the Smithsonian Institution, in the class other than Members of Congress, occurring by reason of the expiration of the term of Barbara M. Barrett of Arizona on January 10, 2019, is filled by the reappointment of the incumbent. The reappointment is for a term of 6 years, beginning on the later of January 11, 2019, or the date of the enactment of this joint resolution.

The joint resolution was ordered to be read a third time, was read the third time, and passed, and a motion to reconsider was laid on the table.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following commu-

nication from the Chair of the Committee on Transportation and Infrastructure; which was read and, without objection, referred to the Committee on Appropriations:

COMMITTEE ON TRANSPORTATION AND
INFRASTRUCTURE, HOUSE OF REP-
RESENTATIVES,

Washington, DC, June 27, 2018.

Hon. PAUL RYAN,
*Speaker of the House, House of Representatives,
The Capitol, Washington, DC.*

DEAR MR. SPEAKER: On June 27, 2018, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider 20 resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

The Committee continues to work to reduce the cost of federal property and leases. The 20 resolutions considered include 13 alteration projects, two construction projects, two acquisitions, two leases, and one design for alteration and represent \$139 million in savings from avoided lease costs and space reductions.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on June 27, 2018.

Sincerely,

BILL SHUSTER,
Chairman.

Enclosures.

COMMITTEE RESOLUTION

ALTERATION—JOHN W. MCCORMACK U.S. POST
OFFICE AND COURTHOUSE, BOSTON, MA

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 correct failing mortar and masonry deficiencies and undertake necessary roof repairs, while preventing potential danger to pedestrians and vehicles from falling debris in the vicinity of the building at the John W. McCormack U.S. Post Office and Courthouse located at 5 Post Office Square in Boston, Massachusetts at a design cost of \$721,000, an estimated construction cost of \$9,218,000 and a management and inspection cost of \$812,000 for a total estimated project cost of \$10,751,000, 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.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSAPBS

**PROSPECTUS – ALTERATION
JOHN W. MCCORMACK U.S. POST OFFICE AND COURTHOUSE
BOSTON, MA**

Prospectus Number: PMA-0013-BO18
Congressional District: 8

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to preserve the structural integrity of the John W. McCormack U.S. Post Office and Courthouse (McCormack POCH), located at 5 Post Office Square in Boston, MA. The proposed project will correct failing mortar and masonry deficiencies and undertake necessary roof repairs, while preventing potential danger to pedestrians and vehicles from falling debris in the vicinity of the building.

FY 2018 Committee Approval Requested¹

(Design, Construction, Management & Inspection (M&I)).....\$10,751,000

Major Work Items

Exterior Construction

Project Budget

Design	\$ 721,000
Estimated Construction Cost (ECC)	9,218,000
M&I	<u>812,000</u>
Estimated Total Project Cost (ETPC)	\$10,751,000

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2020

Building

The McCormack POCH, located in Boston's Financial District, is a 24-floor building with a common lobby and basement that contains approximately 793,000 gross square feet. Constructed in 1933, the masonry and steel frame building is in the Art Deco style with the distinctive period style on both the exterior and much of the interior and is listed in the National Register of Historic Places.

¹ GSA is not requesting additional appropriated funds in support of this project at this time. Upon approval of this prospectus and a concurrent transfer request, GSA will make use of project savings in the Federal Buildings Fund to undertake these proposed repairs.

GSAPBS

**PROSPECTUS – ALTERATION
JOHN W. MCCORMACK U.S. POST OFFICE AND COURTHOUSE
BOSTON, MA**

Prospectus Number: PMA-0013-BO18
Congressional District: 8

Tenant Agencies

Environmental Protection Agency, Judiciary, Department of Education, Department of Justice, U.S. Tax Court, Social Security Administration, Department of Health and Human Services, GSA.

Proposed Project

The project will consist of masonry repairs, including full re-pointing, as needed, stone re-setting and anchoring, caulking of joints and stone, sealant of stone, including re-coating of terra cotta units, waterproofing, cleaning and spot re-pointing and roof repairs, as needed. Safety rigging, netting, and sidewalk protection will remain in place throughout the proposed project.

Major Work Items

Exterior Construction	<u>\$9,218,000</u>
Total ECC	<u>\$9,218,000</u>

Justification

In January 2017, a large chunk of granite spall fell from the façade of the McCormack POCH, narrowly missing a pedestrian on the sidewalk. The size of the granite spall was approximately 22" x 8" x 5", and it weighed 70 pounds. The granite fell from the 23rd floor. GSA immediately installed sidewalk protection around the perimeter of the building and began a full investigation and survey of the façade. The survey, completed in November 2017, indicated the need for critical façade repairs to prevent further deterioration and envelope failure.

While limited exterior repairs have been undertaken since the building's construction in 1933, both age and location have contributed to the current façade deficiencies. All sides of the building are experiencing failures due to age and weather deterioration of the mortar joints. The impact is most pronounced on the Milk Street façade where temperature changes resulting from exposure to sunlight contributed to the thermal expansion and contraction of the masonry. Additionally, because water expands when it freezes, the infiltration of water into cracks during winter months enabled a freeze-thaw cycle that resulted in the jacking and loosening of stones. The combination of these forces over time completely freed the above-mentioned granite from the building, and it fell to the sidewalk below.

Roof deficiencies—including failed caulking between roof counterflashing and granite, standing water that is causing clogged drains and overflow, and open holes in roof

GSAPBS

**PROSPECTUS – ALTERATION
JOHN W. MCCORMACK U.S. POST OFFICE AND COURTHOUSE
BOSTON, MA**

Prospectus Number: PMA-0013-BO18
Congressional District: 8

membrane that impact insulation and adhesive—are contributing to the water infiltration. Additionally, GSA has found vegetation in the deteriorated areas. Plant roots provide further evidence of the continual presence of moisture. Root growth will further deteriorate mortar joints and accelerate failure. Failures are expected to accelerate over time.

Until this repair can be undertaken, GSA has used Minor Repair and Alteration funds for interim repairs to those mortar joints required for installation of heavy-duty safety netting. These interim measures, along with the sidewalk protection and ongoing monitoring of the façade, reduce the threat of imminent harm to pedestrians and vehicles around the perimeter of the McCormack POCH. These measures are not long-term solutions. Until the proposed repairs are undertaken and the deteriorated conditions are corrected, infiltration will continue, and the masonry and mortar will continue to fail.

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 project is a limited scope renovation. The cost of the proposed project is less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

GSA

PBS

**PROSPECTUS – ALTERATION
JOHN W. MCCORMACK U.S. POST OFFICE AND COURTHOUSE
BOSTON, MA**

Prospectus Number: PMA-0013-BO18
Congressional District: 8

Certification of Need

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

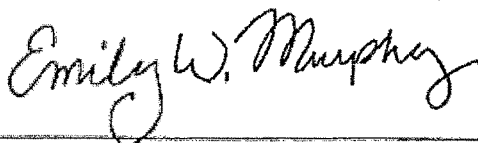
Submitted at Washington, DC, on June 15, 2018.

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, FEDERAL
BUREAU OF INVESTIGATION, SEATTLE, WA

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 lease of up to 130,876 rentable square feet of space, including 75 official parking spaces, for the Department of Justice, Federal Bureau of Investigation currently located at 1110 3'd Avenue in Seattle, Washington at a proposed total annual cost of \$6,282,048 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 330 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 that, except for interim leases as described above, the Administrator may not enter into any leases that are below pro-

spectus 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 330 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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, the Administrator of General Services may not enter into this lease if

it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether, the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

GSAPBS

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
SEATTLE, WA**

Prospectus Number: PWA-01-SE18
Congressional District: 7

Executive Summary

The General Services Administration (GSA) proposes a 15-year lease for approximately 130,876 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at 1110 3rd Avenue in Seattle, Washington. FBI has occupied space in the building since November 1, 1999, under a lease that expires on October 31, 2019. FBI will maintain the office, and the overall utilization at 182 and 330 usable square feet (USF) per person respectively.

Description

Occupant:	Federal Bureau of Investigation
Current Rentable Square Feet (RSF)	130,876 (Current RSF/USF = 1.18)
Estimated Maximum RSF:	130,876 (Current RSF/USF = 1.18)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	330
Estimated Usable Square Feet/Person:	330
Expiration Dates of Current Lease(s):	10/31/2019
Proposed Maximum Leasing Authority:	15 years
Delineated Area:	Seattle Central Business District
Number of Official Parking Spaces:	75
Scoring:	Operating
Current Total Annual Cost:	\$4,582,592 (lease effective 11/1/1999)
Estimated Rental Rate ¹ :	\$48.00 / RSF
Estimated Total Annual Cost ² :	\$6,282,048

Background

The Seattle FBI Field Office serves the entire State of Washington, covering nine resident agent offices. The space needs for the Seattle Field Office are currently met across six separate locations in Seattle: two federally owned and four leased properties.

¹ This estimate is for fiscal year 2020 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 the basis for negotiating with the lessor to ensure that lease award is made in the best interest of the Government.

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

GSAPBS

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
SEATTLE, WA**

Prospectus Number: PWA-01-SE18
Congressional District: 7

Justification

The current lease at 1110 3rd Avenue, Seattle, expires on October 31, 2019. The majority of the current Seattle FBI footprint is housed in the 1110 3rd Avenue lease. FBI has housed its Field Office in downtown Seattle since before the inception of the current lease.

FBI anticipates a need for housing beyond the term of the current lease to continue to support its security requirements.

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.

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 lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS

**PROSPECTUS — LEASE
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
SEATTLE, WA**

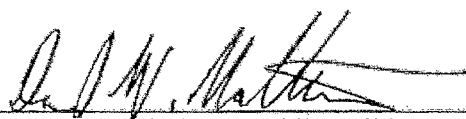
Prospectus Number: PWA-01-SE18
Congressional District: 7

Certification of Need

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

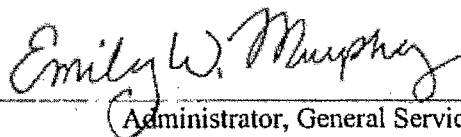
Submitted at Washington, DC, on May 14, 2018.

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

April 2017

Housing Plan
Federal Bureau of Investigations Field Office

PWA-01-SE18
 Seattle, WA

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage ²	Special	Total
1110 Third Ave	335	335	78,190	10,248	22,252	110,690	335	335	78,190	10,248	22,252	110,690
Estimated/Proposed Lease												
Total	335	335	78,190	10,248	22,252	110,690	335	335	78,190	10,248	22,252	110,690

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	182	182

UR = average amount of office space per person

Current UR excludes 17,202 usf of office support space

Proposed UR excludes 17,202 usf of office support space

Overall UR ³		
	Current	Proposed
Rate	330	330

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	110,690	1.18	130,876
Estimated/Proposed	110,690	1.18	130,876

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 Calculation excludes Judiciary, Congress and agencies with less than 10 people³ USF/Person = housing plan total USF divided by total personnel.⁴ Rentable/Usable Factor (R/U Factor) = Max RSF divided by total USF⁵ Storage excludes warehouse, which is part of Special Space.

Special Space	USF
ADP	11,462
Conference	1,320
Emergency Generator	470
Evidence/Photo Processing	1,400
Fitness/Locker Rooms	1,560
Guard Booth	360
Interview Rooms	840
Mailroom	240
Reception	240
Private Toilet	400
Technical Operations Room	3,600
Vault	360
Total	22,252

COMMITTEE RESOLUTION

LEASE—SOCIAL SECURITY ADMINISTRATION,
BALTIMORE COUNTY, MD

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 lease of up to 824,563 rentable square feet of space, including 2,132 surface parking spaces, for the Social Security Administration currently located at 1500 Woodlawn Drive in Woodlawn, Maryland at a proposed total annual cost of \$13,465,114 for a lease term of up to 10 years, a factsheet modifying prospectus PMD-02-BA16 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 320 usable square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, 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 that, except for interim leases as described above, the Administrator may not enter into any leases that are below pro-

spectus 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 320 usable 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, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, the Administrator of General Services may not enter into this lease if

it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

GSA

PBS

FACTSHEET
SOCIAL SECURITY ADMINISTRATION
BALTIMORE COUNTY, MD

Congressional District: 7

Executive Summary

The General Services Administration (GSA) proposes to exercise a 10-year renewal option to lease up to 824,563 rentable square feet of space for the Social Security Administration currently housed at 1500 Woodlawn Drive in Woodlawn, MD.

Description

Occupant:	Social Security Administration
Current Rentable Square Feet (RSF)	824,563 (Current RSF/USF = 1.15)
Estimated Maximum RSF:	824,563 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	320 usable square feet per person
Estimated Usable Square Feet/Person:	320 usable square feet per person
Proposed Maximum Leasing Authority:	Up to 10 years
Expiration Dates of Current Leases:	10/31/2018
Delineated Area:	1500 Woodlawn Drive, Woodlawn, MD
Number of Official Parking Spaces	2,132 surface parking
Scoring:	Operating lease
Estimated Rental Rate ¹ :	\$16.33 per rentable square foot
Estimated Total Annual Cost ² :	\$13,465,114
Current Total Annual Cost:	\$15,287,398 (Lease effective 11/01/1993)

Justification

On December 10, 2015, GSA submitted prospectus PMD-02-BA16 to Congress proposing to lease approximately 511,000 rentable square feet of space and 25 parking spaces for the Social Security Administration for up to 20 years at a maximum fully serviced annual rate of \$33.00 per rentable square foot. At \$33 per foot, the new lease for reduced space would have cost a maximum of \$16,863,000.00 per year, not including costs paid in lump sum for Tenant Improvement overages, move costs, and furniture. The

¹ This estimate is for fiscal year 2018 and may be escalated by 2 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.

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

GSAPBS

**FACTSHEET
SOCIAL SECURITY ADMINISTRATION
BALTIMORE COUNTY, MD**

Congressional District: 7

prospectus was approved by the Senate Committee on Environment and Public Works on January 20, 2016.

The Social Security Administration is in the process of re-evaluating the long-term need for additional leased space surrounding its Headquarters in Woodlawn, and as a result, is developing a long-term plan that maximizes the use of existing federally owned and leased space to address its current and future housing needs. As a result of these pending changes, GSA evaluated all of the available options in meeting the Social Security Administration's mid-term housing needs at 1500 Woodlawn Drive and determined that the least expensive alternative for the Government and taxpayer would be to remain at 1500 Woodlawn Drive. GSA is modifying its prospectus approval request to allow for a lease renewal at the 1500 Woodlawn Drive location until the Social Security Administration revises its long-term plans. The existing renewal option allows for partial or whole termination rights at the conclusion of the second year of the new lease. This unilateral authority enables the Government to release the whole of the occupancy beginning in year 3 with 24 months written notice, or to partially release space to the point that the occupancy would reduce to no less than 497,533 RSF with 12 months written notice. Without this lease renewal, GSA would have to enter into a holdover at the expiration of the current lease.

GSA requests the following adjustments to the current prospectus parameters:

- Increase the maximum proposed rentable square feet from 511,000 to 824,563;
- Reduce the maximum proposed rental rate from \$33.00 per RSF to \$16.33 per RSF;
- Decrease the maximum proposed lease term from 20 years to up to 10 years;
- Increase the number of parking spaces from 25 official parking spaces to the 2,132 parking spaces currently provided under the existing lease; and
- Maintain the current utilization rate at 1500 Woodlawn Drive, which is approximately 320 feet per person.

The changes above will result in a first year total annual lease cost of \$13,465,114 compared to previously proposed \$16,933,000, and in longer term savings while the Social Security Administration develops its future plans. Aside from the changes described above, all other terms in the prospectus remain unchanged.

COMMITTEE RESOLUTION

CONSTRUCTION—U.S. LAND PORT OF ENTRY,
ALEXANDRIA BAY, 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 construction of facilities of 261,000 gross square feet (including canopies and structured parking) to replace the existing land port of entry in support of Phase II of a two-phase project including construction of commercial inspection lanes, a new veterinary services building, an impound lot, a main admin-

istration building, non-commercial inspection lanes, a new non-commercial secondary inspection plaza, new non-intrusive inspection buildings, and employee and visitor parking areas in Alexandria Bay, New York at an additional estimated construction cost of \$34,522,000 and a reduction of the management and inspection cost of \$2,014,000 for a total estimated project cost of \$132,979,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization of the Committee on March 2, 2016 for Prospectus No. PNY-BSC-AB16.

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

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY**

Prospectus Number: PNY-BSC-AB18
Congressional District: 21

FY 2018 Project Summary

The General Services Administration (GSA) requests approval for construction of facilities to replace the existing land port of entry (LPOE) in Alexandria Bay, NY, and funding in support of Phase II of this two-phase project. The project includes construction of commercial inspection lanes, a new veterinary services building, an impound lot, a main administration building, non-commercial inspection lanes, a new non-commercial secondary inspection plaza, new non-intrusive inspection (NII) buildings, and employee and visitor parking areas. The project will meet the current and future operational requirements of the tenant agencies and be flexible to adapt to future requirements.

FY 2018 House & Senate Committee Approval Requested

(Phase II Construction) \$32,538,000¹

FY 2018 Appropriation Requested

(Phase II Construction and Management & Inspection) \$132,979,000²

¹The House and Senate Committees approved Estimated Construction Cost and Management & Inspection in Prospectus numbers PNY-BSC-AB12 and PNY-BSC-AB16. The approval requested in this FY18 prospectus reflects the balance of approval needed for the project.

²GSA works closely with Department of Homeland Security program offices responsible for developing and implementing security technology at LPOEs. This prospectus contains the funding of infrastructure requirements known at the time of prospectus development. Additional funding by a reimbursable work authorization may be required to provide for as yet unidentified security technology elements to be implemented at this port.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY**

Prospectus Number: PNY-BSC-AB18
Congressional District: 21

Overview of Project

The proposed project will address traffic issues by expanding the queuing area, increasing the number of primary inspection lanes, increasing the area for secondary inspection, and providing safe and secure vehicle parking and well-defined truck queuing and maneuvering areas.

The project will replace the existing port and is proposed in two phases. Phase I includes construction of a commercial inspection warehouse with inspection bays, commercial inspection lanes (with split-level booths for either commercial or non-commercial), a new veterinary services building, impound lot, and a portion of the elevated parking over the commercial side. Phase I also includes acquisition of the two remaining necessary parcels of land.

Phase II includes construction of a new main administration building, a new outbound inspection facility, non-commercial inspection lanes, a new non-commercial secondary inspection plaza, new NII buildings, and employee and visitor parking areas.

Site Area

Government-Owned 5 acres
Additional Site Acquired in Phase I 10 acres³

Building Area

Building (including canopies and structured parking).....261,000 gsf
Building (excluding canopies and structured parking) 116,000 gsf
Outside parking spaces50
Inside parking spaces5
Structured parking spaces134

³ No additional site will be acquired as part of Phase II of the project.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY**

Prospectus Number: PNY-BSC-AB18
Congressional District: 21

Project Budget**Site Acquisition**

Site Acquisition (FY 2005 and FY 2008)\$2,965,000
Total Site Acquisition\$2,965,000

Design

Design (FY 2005 and FY 2008)\$17,595,000
Additional Design (FY 2016)3,500,000
Total Design\$21,095,000

Estimated Construction Cost (ECC)

Phase I (FY 2016)\$ 93,246,000
Phase II126,139,000
Total ECC⁴\$219,385,000

Site Development Cost⁵\$49,192,000
Building Costs (includes inspection canopies) (\$652/GSF)\$170,193,000

Management and Inspection (M&I)

Phase I (FY 2016)\$ 8,854,000
Phase II6,840,000
Total M&I\$15,694,000

Estimated Total Project Cost (ETPC)*\$259,139,000

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

Location

The site is located at the existing LPOE on Interstate Route 81 in Alexandria Bay, NY.

⁴ ECC is broken into two parts – Site Development Costs and Building Costs.

⁵ Site development costs include grading, utilities, paving, and demolition of existing facilities.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY**

Prospectus Number: PNY-BSC-AB18
Congressional District: 21

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design	FY 2008	FY 2010 ⁶
Construction		
Phase I	FY 2016	FY 2019
Phase II	FY 2018	FY 2022

Tenant Agencies

Department of Homeland Security–Customs and Border Protection (CBP), Immigration and Customs Enforcement; U.S. Department of Agriculture–Animal & Plant Health Inspection Service; U.S. Food and Drug Administration; GSA

Justification

The existing facility does not meet the current and future operational needs of the inspection agencies at the port. The lack of an adequate commercial cargo inspection facility is hampering the safe and secure execution of CBP and other tenant agencies' missions.

The short distance between the international border and the primary commercial inspection area is now inadequate for vehicle queuing. Given the limited capacity of the U.S.-bound bridges and roadways, the Thousand Island Bridge Authority currently limits the number of vehicles (in Canada) that can proceed through to the crossing. This results in significant queuing of commercial vehicles on the Canadian roadways entering the crossing and sometimes back to Highway 401. The bridges are not designed to handle prolonged periods of stationary loads associated with queued commercial traffic. In addition, the removal of significant amounts of rock is necessary to allow for increased program and vehicle circulation.

The existing main building does not accommodate the current and future needs of the tenants. The existing commercial building has enough space to unload only a single truck and the office component is housed in mobile trailers.

⁶ Design refresh to be completed with project funds approved in Prospectus No. PNY-BSC-AB16.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY**

Prospectus Number: PNY-BSC-AB18
Congressional District: 21

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
108-447	2005	\$ 8,884,000	Site Acquisition and Design
110-161	2008	\$11,676,000	Expanded Scope - Additional Site Acquisition and Design
114-113	2016	\$105,600,000*	Phase I
Appropriations to Date		\$ 126,160,000	

*Amount requested in FY16 was \$105,570,000; appropriated amount was \$30,000 more than request.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY**

Prospectus Number: PNY-BSC-AB18
Congressional District: 21

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	11/07/2004	\$8,884,000	Design = \$8,684,000; Site acquisition = \$200,000
House T&I	7/21/2004	\$8,884,000	Design = \$8,684,000; Site acquisition = \$200,000
Senate EPW	9/27/2006	\$11,676,000	Additional design = \$8,911,000; Additional site acquisition = \$2,765,000
House T&I	9/20/2006	\$11,676,000	Additional design = \$8,911,000; Additional site acquisition = \$2,765,000
Senate EPW	12/8/2011	\$173,565,000	Construction = \$160,990,000; M&I = \$12,575,000
House T&I	7/16/2014	\$105,570,000	Additional Design = \$3,500,000; Phase I ECC = \$93,216,000; Phase I M&I = \$8,854,000
Senate EPW	1/20/16	\$32,476,000	Additional Design = \$3,500,000; Phase I ECC = \$23,843,000; Phase I M&I = \$5,133,000
House T&I	3/2/16	\$100,471,000	Phase II ECC = \$91,617,000; Phase II M&I = \$8,854,000
House & Senate Committee Approvals to Date		\$226,601,000	

Alternatives Considered

GSA has jurisdiction, custody, and control over and maintains the existing facilities at this LPOE. No alternative other than Federal construction was considered.

Recommendation

CONSTRUCTION

GSAPBS

**PROSPECTUS — CONSTRUCTION
U.S. LAND PORT OF ENTRY
ALEXANDRIA BAY, NY**

Prospectus Number: PNY-BSC-AB18
Congressional District: 21

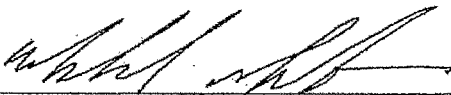
Certification of Need

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

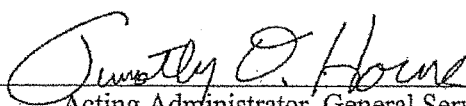
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

May 2017

Housing Plan
Alexandria Bay Land Port of Entry

PNY-BSC-AB18
 Alexandria Bay, NY

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Alexandria Bay LPOE												
U.S. Department of Homeland Security - CBP	47	47	7,455	-	30,628	38,083	47	47	21,661	-	101,922	123,583
U.S. Department of Homeland Security - ICE	-	-	-	-	-	-	4	4	663	-	-	663
General Services Administration - PBS	7	7	2,687	-	749	3,436	3	3	1,155	-	-	1,155
U.S. Health and Human Services - FDA	-	-	-	-	-	-	5	5	1,842	-	623	2,465
U.S. Department of Agriculture - APHIS	2	2	375	-	2,625	3,000	2	2	978	-	2,202	3,180
Outlease - Customs Brokers	-	-	-	-	-	-	5	5	4,780	-	-	4,780
Total	56	56	10,517	0	34,002	44,519	66	66	31,079	-	104,747	135,826

Special Space	USF
Light Industrial	35,873
Inspection Canopy	59,905
Structurally changed	1,500
Fitness/Restrooms	3,812
Conference Training	973
Laboratory	1,145
ADP	641
Food Service	898
Total	104,747

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.

The project may contain a variance in gross square footage from that listed in this project upon measurement and review of the completed project.

COMMITTEE RESOLUTION

BUILDING ACQUISITION, NEW ORLEANS FBI FIELD
OFFICE BUILDING PURCHASE, NEW ORLEANS, LA

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 acquisition and repair and alteration of the Federal Bureau of Investigation New Orleans Field Office Building located at 2901 Leon C. Simon Road in New Orleans, Louisiana at a

building and site acquisition cost of \$24,000,000, a design cost of \$510,000, an estimated construction cost of \$4,000,000, and a management and inspection cost of \$472,000 at a total estimated project cost of \$28,982,000, 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.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**PROSPECTUS – BUILDING ACQUISITION
NEW ORLEANS FBI FIELD OFFICE BUILDING PURCHASE
NEW ORLEANS, LA**

Prospectus Number: PLA-1370-NO18
Congressional District: 2

FY 2018 Project Summary

The General Services Administration (GSA) proposes to acquire the Federal Bureau of Investigation (FBI) New Orleans Field Office Building located at 2901 Leon C. Simon Road in New Orleans, LA. The facility, currently leased by GSA, provides 137,279 rentable square feet of space, 256 parking spaces and is occupied entirely by the FBI. In addition to acquiring the building, GSA proposes to replace the roof and fire alarm system and upgrade the heating, ventilation and air conditioning (HVAC), elevator, and electrical systems to improve the safety and efficiency for long-term use of the building. Purchase will reduce the Government's rental payment to the private sector by approximately \$3,276,000 annually.

FY 2018 Committee Approval and Appropriation Requested

(Site, Design, Construction, and Management & Inspection)\$28,982,000

Building

The 4-story steel and masonry building, constructed in 1998, sits on a 6.6-acre site. The site includes 100 surface parking spaces, 156 indoor parking spaces and security fencing. The facility provides mostly office space, but also contains special space, such as conference/training, a technical operations room, and a vehicle maintenance facility to support the agency mission.

Project Budget

Building and Site Acquisition.....	\$24,000,000
Design.....	510,000
Estimated Construction Cost (ECC)	4,000,000
Management and Inspection (M&I)	472,000
Estimated Total Project Cost (ETPC)*	\$28,982,000

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

GSAPBS

**PROSPECTUS – BUILDING ACQUISITION
NEW ORLEANS FBI FIELD OFFICE BUILDING PURCHASE
NEW ORLEANS, LA**

Prospectus Number: PLA-1370-NO18
Congressional District: 2

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Acquisition and Alterations	FY 2018	FY 2020

Overview of Project

The project proposes acquisition of the building currently leased by GSA to house the FBI's New Orleans Field Office. The building was constructed to house FBI in a 20-year lease that commenced in 1999. GSA negotiated a purchase option at the time of lease award that may be exercised at the end of the lease term (2019). Acquisition of the asset has been determined to be in the best interest of the Government. The project also proposes alterations, including a roof replacement, fire alarm system replacement, mechanical upgrades to HVAC, elevator modernization, upgrades to electrical switchgear, and exterior facade restoration.

Tenant Agencies

Federal Bureau of Investigation

Major Work Items

Roof Replacement	\$1,400,000
Life Safety Replacement/Upgrades	900,000
Mechanical Upgrades	600,000
Elevator Replacement	500,000
Exterior Upgrades	400,000
Electrical Upgrades	<u>200,000</u>
Total ECC	\$4,000,000

Justification

The FBI Field Office has a long-term requirement. Purchase of this facility, at the pre-negotiated purchase price, will produce long-term Government savings, thereby avoiding lease, move and space replication costs of more than \$18 million. All utilities, electricity, gas, water, wastewater, telephone, cable, and drainage are present in sufficient capacity to serve the needs of the improvements on the site. The asset is located in one of the few geographic locations in New Orleans that did not flood during Hurricane Katrina.

An assessment of the existing facility was completed to determine what improvements would be required for the building to come under Federal ownership. The roof system is nearing the end of its useful life. Life safety concerns will be addressed by replacing the aging fire alarm system with current technology. Mechanical upgrades to the HVAC are

GSA

PBS

**PROSPECTUS – BUILDING ACQUISITION
NEW ORLEANS FBI FIELD OFFICE BUILDING PURCHASE
NEW ORLEANS, LA**

Prospectus Number: PLA-1370-NO18
Congressional District: 2

needed for optimum energy efficiency and tenant comfort. An elevator modernization is needed to comply with code. An electrical system upgrade will include replacing the main switch board to comply with code. The exterior façade will be sealed to remain weather tight throughout its typical service life.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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)

Purchase	\$62,098,000
Lease	\$155,917,000
New Construction	\$77,805,000

The 30-year, present value cost of purchase is \$93,819,000 less than the cost of leasing, with an equivalent annual cost advantage of \$5,101,000.

Recommendation

ACQUISITION

GSA

PBS

**PROSPECTUS – BUILDING ACQUISITION
NEW ORLEANS FBI FIELD OFFICE BUILDING PURCHASE
NEW ORLEANS, LA**

Prospectus Number: PLA-1370-NO18
Congressional District: 2

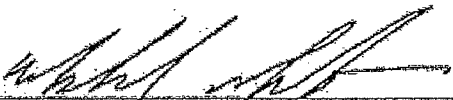
Certification of Need

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

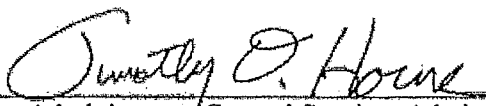
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

May 2017

**Housing Plan
New Orleans Federal Bureau of Investigation
Field Office**

PLA-1370-NO18
New Orleans, LA

Locations - New Orleans Field Office	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
2901 Leon C. Simon Road (Leased)												
DOJ - Federal Bureau of Investigation	184	184	69,378	29,012	27,751	126,141	-	-	-	-	-	-
2901 Leon C. Simon Road (Owned)												
DOJ - Federal Bureau of Investigation	-	-	-	-	-	-	299	299	69,378	29,012	27,751	126,141
Total	267	267	69,378	29,012	27,751	126,141	299	299	69,378	29,012	27,751	126,141

Office Utilitization Rate ²		
	Current	Proposed
Building Office Tenants	203	181

Total Building Utilization Rate ³		
	Current	Proposed
All Building Tenants	472	422

Current UR excludes 15,263 usf office support space.
Proposed UR excludes 25,384 usf of office support space.

Special Space	USF
ADP	3,790
Automotive Bay	3,877
Conference/Training	7,632
Evidence Room	2,220
File/Copy	1,324
Fitness Center	1,758
Food Service	1,038
Health Unit	179
Interview Room	577
Loading/Receiving	346
Mail Room	317
Restroom	369
Secure Space	346
Visitor Screening	461
Weapons Vault	231
Workroom	3,286
Total	27,751

NOTES:

¹USF 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.

²Calculation excludes Judiciary, Congress and agencies with less than 10 people.

³USF/Person = housing plan total USF divided by total personnel. Total USF excludes automotive bay and automotive work room space.

COMMITTEE RESOLUTION

CONSTRUCTION—OTAY MESA U.S. LAND PORT OF
ENTRY, SAN DIEGO, 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 the construction of facilities of 404,026 gross square feet (including canopies and structured parking) to modernize and expand the Otay Mesa Land Port of Entry including expansion of the pedestrian processing facilities, construction of a commercial annex building, relocation of detention and Secure Elec-

tronic Network for Travelers Rapid Inspection (SENTRI) facilities and hazardous material processing, construction of surface or structured parking for employees and visitors, and commercial import lot improvements at the Otay Mesa U.S. Land Port of Entry located in San Diego, California at an additional design cost of \$10,062,000, an estimated construction cost of \$100,718,000 and a management and inspection cost of \$11,068,000 for a total estimated project cost of \$121,848,000, excluding funds provided pursuant to Public Law 111–5, 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.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
OTAY MESA U.S. LAND PORT OF ENTRY
SAN DIEGO, CA**

Prospectus Number: PCA-BSC-SA18
Congressional District: CA51

FY 2018 Project Summary

The General Services Administration (GSA) requests approval for construction of facilities to modernize and expand the Otay Mesa Land Port of Entry (LPOE) in San Diego, CA. The project includes expansion of the pedestrian processing facilities, construction of a commercial annex building, relocation of detention and Secure Electronic Network for Travelers Rapid Inspection (SENTRI) facilities and hazardous material processing, construction of surface or structured parking for employees and visitors, and commercial import lot improvements. The project will meet the current and future operational requirements of the Federal agencies.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) \$121,848,000¹

Overview of Project

The Otay Mesa LPOE was constructed in 1987 (non-commercial and export facilities) and 1994 (commercial import building and associated improvements). The LPOE is the busiest commercial port in California; processing over \$15.6 billion in exports and \$27.6 billion in imports in Fiscal Year (FY) 2016. In addition, the LPOE processes approximately 3.5 million pedestrians and 7.6 million vehicles annually.

In 2009, under the American Recovery and Reinvestment Act (ARRA) Otay Mesa received site and design funding. The project scope has been refined through a value engineering process. The proposed project will increase the number of pedestrian lanes and relocate the existing SENTRI and I-94 permit processing from the secure processing area to the new commercial annex building. This will free up space to expand pedestrian and detention operations to improve throughput and enhance traveler and officer safety.

Improvements to the commercial import lot include the construction of a new commercial annex building, relocation of hazardous materials processing, paving of a 10-acre site to improve commercial vehicle circulation, and a dedicated return to Mexico lane for trucks denied entry into the United States. In addition, structured parking will be added for employees and visitors.

¹ GSA works closely with Department of Homeland Security program offices responsible for developing and implementing security technology at LPOEs. This prospectus contains the funding of infrastructure requirements known at the time of prospectus development. Additional funding by a reimbursable work authorization may be required to provide for as yet unidentified security technology elements to be implemented at this port.

GSAPBS

**PROSPECTUS – CONSTRUCTION
OTAY MESA U.S. LAND PORT OF ENTRY
SAN DIEGO, CA**

Prospectus Number: PCA-BSC-SA18
Congressional District: CA51

This project also will accommodate the bus processing needs of the Federal Motor Carrier Safety Administration.

Site Area

Government-Owned 51 acres

Building Area

Building (including canopies and structured parking).....404,026 gsf
Building (excluding canopies and structured parking)²181,604 gsf
Outside parking spaces (est.)367
Structured parking spaces (est.)231

Project Budget

Site and Design (ARRA)\$ 12,753,000
Additional Design10,062,000
Estimated Construction Cost (ECC)³100,718,000
 Site Development Cost.....29,993,000
 Building Costs (includes inspection canopies) (\$178/GSF)70,725,000

Management and Inspection (M&I)11,068,000

Estimated Total Project Cost (ETPC)*\$134,601,000

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

Location

The site is located at 2500 Paseo International, San Diego, CA.

Schedule

	Start	End
Design and Construction	FY 2018	FY 2021

² Program includes 12,695 gross square foot (GSF) U.S. Department of Agriculture (USDA) Plant Inspection Station that is funded by USDA and not included in the budget for this prospectus submission.

³ ECC is broken into two parts – Site Development Costs and Building Costs.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
OTAY MESA U.S. LAND PORT OF ENTRY
SAN DIEGO, CA**

Prospectus Number: PCA-BSC-SA18
Congressional District: CA51

Tenant Agencies

Department of Homeland Security – Customs and Border Protection (CBP) and Immigration and Customs Enforcement, USDA – Animal & Plant Health Inspection Service, U.S. Food and Drug Administration, Federal Motor Carrier Safety Administration, and GSA

Justification

Non-commercial pedestrian processing is undersized and the planned development of a new locally developed transit center (adjacent to the LPOE) is expected to increase significantly the congestion in the pedestrian processing facilities. Detention areas in the main building do not meet current CBP design guide standards and expose the traveling public and officers to unnecessary risk.

The port averages 2,400 northbound trucks, 21,000 northbound privately owned vehicles and 9,500 pedestrians on a daily basis. Total commercial flows have increased an average of 2.25% a year since 2005. Circulation within the commercial port is extremely congested, which impedes processing of commercial vehicles and creates dangerous conditions for officers. Due to a constrained site and the need to maintain sufficient area for commercial vehicle circulation, structured parking is proposed.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
111-5 (ARRA)	2009	\$12,753,000	Site Acquisition and Design

Prior Committee Approvals

Approval of the above-mentioned funding was inherent in Public Law 111-5.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
OTAY MESA U.S. LAND PORT OF ENTRY
SAN DIEGO, CA**

Prospectus Number: PCA-BSC-SA18
Congressional District: CA51

Alternatives Considered

GSA has jurisdiction, custody and control over and maintains the existing facilities at this LPOE. No alternative other than Federal construction was considered.

Recommendation

CONSTRUCTION

GSAPBS

**PROSPECTUS — CONSTRUCTION
OTAY MESA U.S. LAND PORT OF ENTRY
SAN DIEGO, CA**

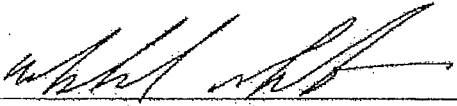
Prospectus Number: PCA-BSC-SA18
Congressional District: CA51

Certification of Need

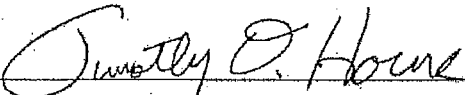
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on May 17, 2017

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

May 2017

Housing Plan
Otay Mesa U.S. Land Port of Entry

PCA-BST-SA18
San Diego, CA

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Otay Mesa LPOE												
U.S. Department of Homeland Security - CBP	285	285	65,414	8,987	222,773	297,174	285	285	70,393	13,677	234,976	319,046
U.S. Department of Homeland Security - ICE	13	13	1,597	-	-	1,597	13	13	1,597	-	-	1,597
U.S. Health and Human Services - FDA	4	4	1,459	20	560	2,039	8	8	4,752	900	800	6,452
Federal Motor Carrier Safety Administration (Bus Inspection) ²	4	4	-	-	-	-	4	4	970	-	4,398	5,368
U.S. Department of Agriculture - APHIS	17	17	2,700	2,131	5,743	10,574	17	17	7,740	4,547	6,541	18,828
U.S. Fish and Wildlife Service	2	2	756	-	-	756	2	2	756	-	-	756
Joint Use	-	-	1,975	424	782	3,181	-	-	3,735	424	2,502	6,661
Total	325	325	73,901	11,562	229,858	315,321	329	329	89,943	19,548	249,217	358,708

Special Space	USF
Light Industrial	570
Inspection Canopy	218,152
Structurally changed	11,747
Fitness/Restrooms	5,592
Conference Training	1,000
Laboratory	3,886
ADP	420
Food Service	3,452
Bus Inspection	4,398
Total	249,217

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 Federal Motor Carrier Safety Administration is anticipated to maintain Commercial Vehicle Inspection at the California Highway Patrol Commercial Vehicle Enforcement Facility.

The project may contain a variance in gross square footage from that listed in this project upon measurement and review of the completed project.

COMMITTEE RESOLUTION

ALTERATION—LYNDON BAINES JOHNSON
FEDERAL BUILDING, 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 the design of repairs and alterations to renovate and realign and reconfigure approximately 286,000 usable square feet of space occupied by the

Department of Education and upgrade or replace multiple building systems as necessary at the Lyndon Baines Johnson Building located at 400 Maryland Avenue, SW in Washington, DC at a design cost of \$4,200,000, 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.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Description

The General Services Administration (GSA) is seeking approval for one design project during Fiscal Year (FY) 2018, which GSA will schedule for construction in a future year. A description of the project is attached.

Justification

Starting the design for the project prior to receipt of construction phase funding will facilitate an orderly and timely accomplishment of the planned program. Under the separate funding approach, GSA will submit the construction prospectus along with the future year budget request.

The subject project addresses realignment and consolidation of agency space.

Recommendation

Approve design and related services of \$4,200,000 for the attached project. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

Committee Approval and Appropriation Requested in this Prospectus.....\$4,200,000

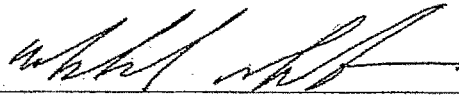
Certification of Need

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

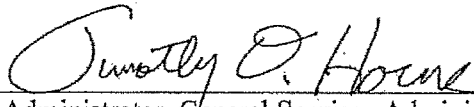
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

<u>GSA</u>	<u>PBS</u>
<hr/>	
PROSPECTUS – ALTERATION	
Prospectus for Design	
<hr/>	

FISCAL YEAR 2018 ALTERATION DESIGN PROJECT

<u>LOCATION</u>	<u>FY 2018 FUNDING</u>
Washington, DC Lyndon Baines Johnson Federal Building	\$4,200,000
TOTAL	\$4,200,000

GSAPBS

PROSPECTUS – ALTERATION
Prospectus for Design

	Prospectus Number: PDS-02018
<u>PROJECT:</u>	Lyndon Baines Johnson Federal Building
<u>LOCATION:</u>	Washington, DC
<u>ESTIMATED TOTAL PROJECT COST:</u>	TBD
<u>DESIGN:</u>	\$4,200,000
<u>AMOUNT REQUESTED IN FY 2018 (Design):</u>	\$4,200,000

WORK ITEM SUMMARY

Interior construction; demolition; and multiple system upgrades

DESCRIPTION

The General Services Administration (GSA) proposes the design of a future Major Repair and Alteration project for several floors of the Lyndon Baines Johnson (LBJ) Building located at 400 Maryland Avenue, SW, Washington, DC and occupied by the Department of Education (Education). The future project proposes a substantial renovation of the building to realign and reconfigure approximately 286,000 usable square feet (USF) of Education-occupied space and multiple building systems upgrades or replacements, as necessary. The completed design of the proposed project will provide GSA with a best estimate of the construction and management and inspection funding necessary to execute the project, which will be proposed in a future fiscal year.

Constructed in 1959, the LBJ Building consists of 640,332 gross square feet and 386,635 USF. The building has seven floors occupied above grade, plus a mechanical penthouse, and two levels below grade, including the basement parking area. The property is across the street from the Smithsonian's Air and Space Museum, as well as the Museum of the American Indian. A planned Memorial to President Eisenhower is expected to be constructed in the next few years on the north side of the building.

The proposed renovation will support GSA and Education's ongoing efforts to improve the utilization of space occupied by Education. This improved utilization will be accomplished by merging operations internally and consolidating additional Education employees from multiple leases into the LBJ Building. The project will improve the office and total building utilization rate from 167 to 123 USF per person and 233 to 175 USF per person, respectively, and allow Education to consolidate approximately 630 personnel from leased space into the building. To adequately support the increased utilization and higher density, this project also includes upgrades or replacement, as necessary, of multiple building systems, including heating, ventilation and air conditioning, electrical, plumbing, and life safety and sustainability items, including replacement of associated Fire & Life Safety Fire Control Room equipment and upgrading of the stairwells to meet current codes.

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 for fire and life-safety upgrades at the Federal Building and U.S. Courthouse located at 517 E. Wisconsin in Milwaukee,

Wisconsin at a design cost of \$1,069,000, an estimated construction cost of \$11,205,000 and a management and inspection cost of \$717,000 for a total estimated project cost of \$12,991,000, 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.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

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

Prospectus Number: PWI-0044-M118
Congressional District: 4

FY 2018 Project Summary

The General Services Administration (GSA) proposes fire and life-safety upgrades to the Federal Building and U.S. Courthouse (FB/CT) located at 517 E. Wisconsin in Milwaukee, WI. The proposed project will replace the fire alarm system and extend and upgrade the fire suppression system.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection).....\$12,991,000

Major Work Items

Fire protection upgrades; hazardous materials abatement; interior construction

Project Budget

Design	\$ 1,069,000
Estimated Construction Cost (ECC)	11,205,000
Management and Inspection (M&I)	<u>717,000</u>
Estimated Total Project Cost (ETPC)	\$12,991,000

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2020

Building

The FB/CT in Milwaukee, WI, is a five-story, granite structure originally constructed between 1892 and 1899 and is listed in 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 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.

GSA

PBS

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

Prospectus Number: PWI-0044-MI18
Congressional District: 4

Tenant Agencies

Judiciary, Department of Justice, U.S. Department of Homeland Security, U.S. Tax Court, Congress – Senate, Social Security Administration, and GSA

Proposed Project

The proposed project will replace the building fire alarm system and add both audio and visual alarms as required by GSA and National Fire Protection Association guidelines. The project also will extend sprinkler service to those areas of the building that are not currently protected and will replace any existing sprinkler heads nearing the end of their useful life. Hazardous materials, including asbestos and lead-based paint, that directly impact the project, will be abated. Interior repairs incidental to replacing and upgrading the fire protection system also will be completed

Major Work Items

Fire Protection Upgrades	\$ 8,310,000
Hazardous Materials Abatement	1,900,000
Interior Construction	<u>995,000</u>
Total ECC	\$11,205,000

Justification

The FB/CT's fire alarm system is nearing the end of its useful life. The main fire alarm panel displays frequent false alarms and repair parts are difficult to obtain. There are problems with the annunciator's clarity, speaker zones in the building do not meet code requirements, and areas of the building do not have visual and audible fire alarm devices. The current sprinkler system does not provide protection in all areas of the building and the sprinkler heads are nearing the end of their useful lives.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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-MI18
Congressional District: 4

Prior Appropriations

None

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
PWI-0044-MI16	Façade repair and restoration	2016	\$26,151,000

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-MI18
Congressional District: 4

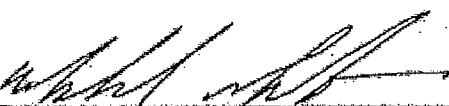
Certification of Need

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


May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—LEWIS F. POWELL, JR. U.S.
COURTHOUSE AND U.S. COURTHOUSE ANNEX,
RICHMOND, VA

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 upgrading the exterior envelope at the Lewis F. Powell, Jr. U.S. Courthouse and Courthouse Annex located at 1100

E. Main Street in Richmond, Virginia at a design cost of \$80,000, an estimated construction cost of \$10,683,000 and a management and inspection cost of \$914,000 for a total estimated project cost of \$11,677,000, 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.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**PROSPECTUS – ALTERATION
LEWIS F. POWELL, JR. U.S. COURTHOUSE
AND U.S. COURTHOUSE ANNEX
RICHMOND, VA**

Prospectus Number: PVA-0063-RI18
Congressional District: 03

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade the exterior envelope of the Lewis F. Powell, Jr., U.S. Courthouse and Courthouse Annex (Powell Complex) at 1100 E. Main Street in Richmond, VA.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection).....\$11,677,000

Major Work Items

Roof replacement/repairs; window replacement/repairs; plumbing upgrades/repairs; and interior construction/abatement

Project Budget

Additional Design	\$ 80,000
Estimated Construction Cost (ECC)	10,683,000
Management and Inspection (M&I)	<u>914,000</u>
Estimated Total Project Cost (ETPC)	\$11,677,000

Schedule

	Start	End
Construction	FY 2018	FY 2020

Building

The Powell Complex is composed of the Lewis F. Powell, Jr. U.S. Courthouse (Courthouse) and the Lewis F. Powell, Jr. U.S. Courthouse Annex (Annex). The Powell Complex is located in the historic downtown area of Richmond, VA. The Courthouse was originally constructed in 1858 and is one of the oldest buildings in GSA's inventory. The Annex was built in 1936 directly adjacent to the Courthouse. The two buildings are listed in the National Register of Historic Places. The buildings share systems and infrastructure and are physically connected at the basement level and by a third floor walkway. The Powell Complex, which formerly housed all of the U.S. Court functions in the city of Richmond, primarily serves the needs of the U.S. Court of Appeals.

GSAPBS

**PROSPECTUS – ALTERATION
LEWIS F. POWELL, JR. U.S. COURTHOUSE
AND U.S. COURTHOUSE ANNEX
RICHMOND, VA**

Prospectus Number: PVA-0063-RI18
Congressional District: 03

Tenant Agencies

Judiciary, Department of Justice, Social Security Administration, and GSA

Proposed Project

The Powell Complex roof project has four primary areas of focus intended to remedy active leaks damaging the interior spaces: the terra cotta roof system, flat roof areas, the gutter system, and storm drains. The scope for the terra cotta roof area includes replacement of the terra cotta tile and wood supports. The underlying concrete deck will be intensively repaired. The scope for the flat roofs includes the replacement of all of the existing roof areas. The cornice gutter system scope includes the installation of a coating system and related system repairs. The plumbing scope includes relining the existing rain leaders.

The windows at both the Courthouse and the Annex are in need of significant rehabilitation to maintain the integrity of the building envelopes and to improve thermal performance. The windows in the worst condition may require immediate rehabilitation to mitigate the potential for complete failure, if observed conditions continue to deteriorate or to backfill vacant space. The rehabilitation will include reuse and restoration, where possible, and replacement, where required. The work is not expected to have an adverse effect on the historic integrity of the building.

Major Work Items

Roof Replacement/Repairs	\$ 5,826,000
Windows Replacement/Repairs	2,824,000
Plumbing Upgrades/Repairs	1,369,000
Interior Construction and Abatement	664,000
Total ECC	\$10,683,000

Justification

The roofing and related systems are beyond their useful lives. The existing conditions allow for leaks that are causing interior damage and impacting the buildings' operations. The bulk of the windows are in very poor condition, with some units requiring immediate attention. Continued deterioration of the windows will force additional replacements instead of reuse and rehabilitation and further decrease energy efficiency. Completing the roof and window system rehabilitations under the same project affords operational efficiencies for the buildings' tenants and financial efficiencies for the Government.

GSA

PBS

PROSPECTUS – ALTERATION
LEWIS F. POWELL, JR. U.S. COURTHOUSE
AND U.S. COURTHOUSE ANNEX
RICHMOND, VA

Prospectus Number: PVA-0063-RI18
Congressional District: 03

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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
PVA-0062-RI14	OSC Backfill	2014	\$3,907,000

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 constructing a new building.

Recommendation

ALTERATION

GSAPBS

PROSPECTUS — ALTERATION
LEWIS F. POWELL, JR. U.S. COURTHOUSE
AND U.S. COURTHOUSE ANNEX
RICHMOND, VA

Prospectus Number: PVA-0063-RI18

Congressional District: 03

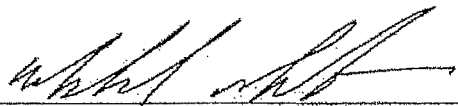
Certification of Need

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

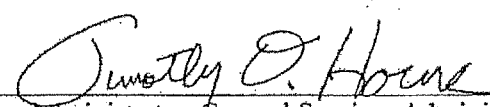
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—IRS SERVICE CENTER, OGDEN, UT

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 interior repairs, upgrade of aging building systems and infrastructure, site work, hazardous materials abatement, and life safety upgrades at the U.S. Department of the Treasury Internal Revenue Serv-

ice Center located at 1160 West 1200 South in Ogden, Utah of at a design cost of \$4,080,000, an estimated construction cost of \$45,074,000 and a management and inspection cost of \$2,087,000 for a total estimated project cost of \$51,241,000, 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.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**PROSPECTUS – ALTERATION
IRS SERVICE CENTER
OGDEN, UT**

Prospectus Number: PUT-0036-OG18
Congressional District: 1

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the U.S. Department of the Treasury Internal Revenue Service (IRS) Service Center at 1160 West 1200 South, Ogden, UT. Alteration of this 50-year old building includes interior repairs, upgrade of aging building systems and infrastructure, site work, hazardous materials abatement, and life safety upgrades.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection).....\$51,241,000

Major Work Items

Interior finishes; site upgrades; electrical replacement; partial roof replacement; hazardous materials abatement; seismic upgrades; heating, ventilation and air conditioning (HVAC) replacement; life safety upgrades; interior construction; and exterior closure repairs.

Estimated Project Budget

Estimated Design	\$ 4,080,000
Estimated Construction Cost (ECC)	45,074,000
Estimated Management and Inspection (M&I)	2,087,000
Estimated Total Project Cost (ETPC)*	\$51,241,000

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2022

Building

The IRS Service Center, constructed in 1966, is a single-story brick building with 504,741 gross square feet located on a 60-acre site. The building accounts for over two-thirds of the federally owned inventory in Ogden, UT, and serves as the western regional hub for small business tax processing, national printing center, and national computing center. The building operates 24 hours a day, 7 days a week, and provides work space for approximately 2,500 federal employees.

GSA

PBS

**PROSPECTUS – ALTERATION
IRS SERVICE CENTER
OGDEN, UT**

Prospectus Number: PUT-0036-OG18
Congressional District: 1

Tenant Agencies

IRS and Department of the Treasury Inspector General for Tax Administration

Proposed Project

Interior finishes impacted by the mechanical, electrical, plumbing, and structural upgrades will be replaced. Site work includes replacement and repairs to the asphalt parking lot, curbs, sidewalks, and sewage laterals. Landscaping will be updated to achieve 50% xeriscaping around the building and all Architectural Barriers Act Accessibility Standards (ABAAS) deficiencies will be addressed in the parking lot and supporting ramps. The electrical distribution system will be replaced, including all transformers, control panels and motor centers. New exit lighting and a fire alarm system will be installed. The roof on the south bays of the building will be replaced. Hazardous materials encountered during construction will be abated. Seismic upgrades will be completed in areas ancillary to the project. HVAC work includes replacing the heating system, heating and cooling coils, piping, packaged units, controls, and the plumbing system for chilled water, hot water and sanitary piping. A building automation system and metering also will be installed. Life safety upgrades include replacing sprinkler heads, reconfiguring the supply piping and installing bracing. Interior construction will replace non-ABAAS compliant hardware, restroom fixtures, ramps, and emergency egress lighting. Exterior closure work includes replacement of select windows and doors and exterior resealing.

Major Work Items

Interior Finishes	\$ 9,356,000
Site Upgrades	7,749,000
Electrical Replacement	7,548,000
Roof Partial Replacement	7,499,000
Hazardous Materials Abatement	3,742,000
Seismic Upgrades	3,489,000
HVAC Replacement	2,972,000
Life Safety Upgrades	1,623,000
Interior Construction	675,000
Exterior Closure Repairs	<u>421,000</u>
Total ECC	\$45,074,000

GSA

PBS

**PROSPECTUS – ALTERATION
IRS SERVICE CENTER
OGDEN, UT**

Prospectus Number: PUT-0036-OG18
Congressional District: 1

Justification

The IRS Service Center has not undergone significant reinvestment since originally constructed in 1966. Many of its systems no longer meet the current code requirements or have exceeded their useful lives and replacement parts are expensive and difficult to find. The current electrical system is inefficient, is not consistent with the National Electric Code, and is not appropriately supported for the current loads or fully functional. Replacement of electrical components will reduce maintenance costs and improve energy efficiency, safety and reliability. The fire alarm system is obsolete, unreliable and replacement parts are not available. The south portion of the roof was not addressed as part of the project funded by the American Recovery and Reinvestment Act of 2009 and leaks. Replacement of this section will prevent long-term structural and interior damage. Most of the piping and mechanical systems are past their useful lives, parts are expensive and some segments of the heating system have been taken offline because the system is no longer supported. Interior spaces will be impacted by the project and repairs and upgrades will be completed to make the affected space fully functional. Repairing the considerable erosion, potholes, cracking, and breakage in the exterior surface areas will eliminate hazards and meet accessibility standards. Life safety upgrades will provide code compliant protection for the building's 2,500 personnel. Sealing and replacing selected windows and doors will improve energy efficiency and increase tenant comfort.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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 Buildings, lighting control upgrades, building tune up, recommissioning, cool roof installation	2009	\$5,470,000

GSA

PBS

**PROSPECTUS – ALTERATION
IRS SERVICE CENTER
OGDEN, UT**

Prospectus Number: PUT-0036-OG18
Congressional District: 1

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
IRS SERVICE CENTER
OGDEN, UT

Prospectus Number: PUT-0036-OG18
Congressional District: 1

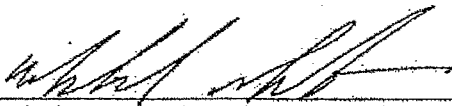
Certification of Need

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

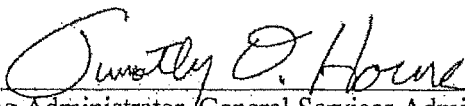
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

December 2016

**Housing Plan
Internal Revenue Service, Service Center**

**PUT-0036-OG18
Ogden, UT**

	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF) ¹			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Government Owned Location												
Service Center - Ogden, UT												
Library - Internal Revenue Service Center National Office	2,500	2,500	313,116	16,912	54,247	384,275	2,500	2,500	313,116	16,912	54,247	384,275
Library - Inspector General for Tax Administration	10	10	4,584	-	-	4,584	10	10	4,584	-	-	4,584
Total	2,510	2,510	317,700	16,912	54,247	388,859	2,510	2,510	317,700	16,912	54,247	388,859

Office Utilization Rate ²		
	Current	Proposed
Building Office Tenants	99	99

Current Office UR excludes 69,894 usf of office support space.
Proposed Office UR excludes 69,894 usf of office support space.

Special Space	USF
ADP	23,850
Conference/Training	7,749
Child Care	6,580
Food Services	14,974
Health Unit	893
Restroom	201
Total	54,247

Total Building USF Rate ³		
	Current	Proposed
Building Tenants	155	155

NOTES:

¹ 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 Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

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

AMENDED COMMITTEE RESOLUTION
ALTERATION—FEDERAL OFFICE BUILDING,
SEATTLE, WA

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 restore the deteriorated exterior façade to stop material degradation and water intrusion into the building and replace the roof on the wing and dome shoulder at the Federal Office Building located at 909 1st

Avenue in Seattle, Washington at an additional design cost of \$351,000 an additional estimated construction cost of \$3,377,000 and a reduction of the management and inspection cost of \$344,000 for an additional project cost of \$3,384,000 and a total estimated project cost of \$24,234,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization of the Committee on July 23, 2015 for Prospectus No. PWA-0036-SE16.

Provided, that the General Services Administration shall not delegate to any other

agency the authority granted by this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

AMENDED PROSPECTUS – ALTERATION
FEDERAL OFFICE BUILDING
SEATTLE, WA

Prospectus Number: PWA-0036-SE18
Congressional District: 7

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to restore exterior deficiencies at the historic Federal Office Building, located at 909 1st Avenue, Seattle, WA. The project will restore the deteriorated exterior façade to stop material degradation and water intrusion into the building and replace the roof on the wing and dome shoulder.

Project Background

This project was among those included in prior year submissions for the Capital Investment and Leasing Program. Although the prospectus was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate on July 23, 2015, and January 20, 2016, respectively, GSA's Fiscal Year (FY) 2016 Major Repairs & Alterations Expenditure Plan did not allocate any funds to the project. GSA is requesting approval of an amended prospectus to increase the total estimated cost of the project by \$3,384,000 to account for cost escalations. There is no change in the overall scope of the project.

FY 2018 Committee Approval Requested

(Design, Construction and Management & Inspection).....\$3,384,000

FY 2018 Committee Appropriation Requested

(Design, Construction and Management & Inspection).....\$24,234,000

Major Work Items

Exterior construction; roof replacement; hazardous materials abatement; and energy improvements

Project Budget

Design\$ 2,041,000
Estimated Construction Cost (ECC).....20,892,000
Management and Inspection (M&I)1,301,000
Estimated Total Project Cost (ETPC)*\$24,234,000

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

GSA

PBS

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

Prospectus Number: PWA-0036-SE18
Congressional District: 7

Schedule

Design and Construction

Start

FY 2018

End

FY 2020

Building

The Federal Office Building, constructed in 1933, is listed in 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

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

Proposed Project

The proposed project will restore the 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 and debris from falling onto the sidewalk below. The project also will replace the roof on the wing and dome shoulder, install fall arrest systems, restore steel windows by stripping exterior paint, removing all corrosion, replacing broken glass, installing new glazing putty, restoring the aluminum panels, add low-E film and solar shades on south and west facing windows to help with energy efficiency, and abate hazardous materials, as necessary.

Major Work Items

Exterior Restoration	\$16,177,000
Energy Improvements	1,917,000
Roof Replacement	1,467,000
Hazardous Materials Abatement	<u>1,331,000</u>
Total ECC	\$20,892,000

GSA

PBS

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

Prospectus Number: PWA-0036-SE18
Congressional District: 7

Justification

The proposed restoration project will restore the deteriorated exterior facade to stop material degradation and water intrusion into the building, thereby protecting the tenants and the 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 and does not have a fall arrest system. 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*. 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

AMENDED PROSPECTUS – ALTERATION
FEDERAL OFFICE BUILDING
SEATTLE, WA

Prospectus Number: PWA-0036-SE18
Congressional District: 7

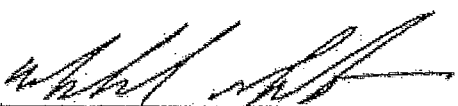
Certification of Need

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

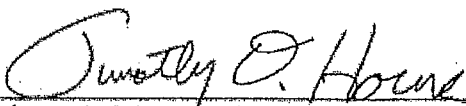
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

ALTERATION—PACIFIC HIGHWAY U.S. LAND PORT
OF ENTRY, BLAINE, WA

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 resolve exterior envelope deficiencies and promote energy savings at the Pacific Highway U.S. Land Port of Entry located in Blaine, Washington at an additional

design cost of \$657,000 an additional estimated construction cost of \$5,016,000 and an additional management and inspection cost of \$357,000 for an additional project cost of \$6,030,000 and a total estimated project cost of \$17,960,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization of the Committee on March 2, 2016 for Prospectus No. PWA-00BN-BL16.

Provided, that the General Services Administration shall not delegate to any other

agency the authority granted by this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
PACIFIC HIGHWAY U.S. LAND PORT OF ENTRY
BLAINE, WA**

Prospectus Number: PWA-00BN-BL18
Congressional District: 1

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to resolve exterior envelope deficiencies and promote energy savings at the Pacific Highway U.S. Land Port of Entry (LPOE) located in Blaine, WA.

Project Background

This project was among those included in prior year submissions for the Capital Investment and Leasing Program. Although the prospectus was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate on March 2, 2016, and January 20, 2016, respectively, GSA's Fiscal Year (FY) 2016 Major Repairs & Alterations Expenditure Plan did not allocate any funds to the project. GSA is requesting approval of an amended prospectus to increase the total estimated cost of the project by \$6,030,000 to account for cost escalations. There is no change in the overall scope of the project.

FY 2018 Committee Approval Requested

(Design, Construction and Management & Inspection).....\$6,030,000

FY 2018 Committee Appropriation Requested

(Design, Construction and Management & Inspection).....\$17,960,000

Major Work Items

Exterior construction; roof and electrical replacement; demolition; interior finishes and construction; and heating, ventilation and air conditioning (HVAC), fire protection and plumbing repairs

Project Budget

Design	\$ 1,687,000
Estimated Construction Cost (ECC)	14,972,000
Management and Inspection (M&I)	<u>1,301,000</u>
Estimated Total Project Cost (ETPC)	\$17,960,000

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

GSAPBS

**AMENDED PROSPECTUS – ALTERATION
PACIFIC HIGHWAY U.S. LAND PORT OF ENTRY
BLAINE, WA**

Prospectus Number: PWA-00BN-BL18
Congressional District: 1

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design and Construction	FY 2018	FY 2020

Building

The Pacific Highway LPOE, constructed in 1999, is the largest commercial LPOE in the State of Washington and processes inbound and outbound automobiles, buses, and commercial traffic from arterial roads that connect to Interstate 5. Pacific Highway LPOE houses several Federal agencies and operates 24 hours per day, 7 days per week.

The 11.8-acre LPOE site contains two buildings: the Auto-Bus building and the Cargo building. The Auto-Bus building is a one-story automobile and bus processing building with 30,418 gross square feet (GSF) of space, including canopies. The Cargo building is a three-story commercial inspection and administration building with a single-story warehouse wing. The building has 67,013 GSF of space, including canopies.

Tenant Agencies

Department of Homeland Security – Customs and Border Protection; Department of Agriculture – Animal and Plant Health Inspection Service; Department of the Interior – Fish and Wildlife Service; Department of Health and Human Services – Food and Drug Administration; and GSA

Proposed Project

The project will install a new exterior wall system and roof, and improve energy performance. The exterior envelope will be upgraded to stop water intrusion and involves deconstruction and reconstruction of exterior walls, installation of waterproofing materials, and improvements to the insulation. This work will impact multiple building systems that interface with the exterior walls. These systems include electrical, plumbing, interior finishes, fire protection, and HVAC. After the wall system is replaced, the HVAC system will be tested and rebalanced.

GSAPBS

**AMENDED PROSPECTUS – ALTERATION
PACIFIC HIGHWAY U.S. LAND PORT OF ENTRY
BLAINE, WA**

Prospectus Number: PWA-00BN-BL18
Congressional District: 1

Major Work Items

Exterior Construction	\$10,850,000
Roof Replacement	2,115,000
Demolition	958,000
Electrical Replacement	400,000
HVAC Repairs	319,000
Interior Finishes and Construction	285,000
Plumbing Repairs	24,000
Fire Protection Repairs	<u>21,000</u>
Total ECC	\$14,972,000

Justification

The existing exterior envelope in the Cargo and Auto-Bus buildings lacks a moisture barrier, which is enabling water to infiltrate and causing interior finish deterioration and mold growth. Water enters the walls at multiple locations, including gaps in cedar and corrugated metal cladding and through roofing screws that have penetrated insulation and building paper. These deficiencies, coupled with failing aluminum window wall gaskets and single pane translucent panels, contribute to the buildings' poor thermal performance and occupant discomfort at the buildings' perimeter. New thermal insulation will be installed where existing systems are water damaged, missing, or required by building code. Thermal insulation also will be incorporated into the exterior envelope systems to improve energy performance. Replacement of the exterior walls will interface with and impact other building systems, including exterior lighting, electrical outlets (both interior and exterior), plumbing runs in exterior walls, fire sprinkler heads along exterior walls, and fire alarm speakers. The proposed work will require associated repairs to these systems. Interior finishes and construction work will address water-damaged areas and those areas disturbed in connection with the replacement of the building envelope. While these measures are not intended solely to improve tenant comfort, it is expected that tenant comfort will increase as a result of the improved material condition of the building and overall performance of the new building envelope.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
PACIFIC HIGHWAY U.S. LAND PORT OF ENTRY
BLAINE, WA**

Prospectus Number: PWA-00BN-BL18
Congressional District: 1

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	1/20/16	\$11,930,000	Design, Construction, M&I
House T&I	3/2/16	\$11,930,000	Design, Construction, M&I

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

GSAPBS

AMENDED PROSPECTUS — ALTERATION
PACIFIC HIGHWAY U.S. LAND PORT OF ENTRY
BLAINE, WA

Prospectus Number: PWA-00BN-BL18
Congressional District: 1

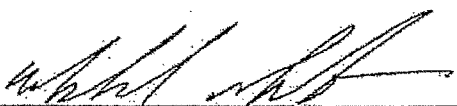
Certification of Need

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

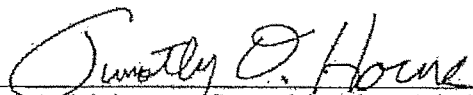
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

BUILDING ACQUISITION—AMERICAN RED CROSS
BUILDING PURCHASE, 2025 E STREET, NW,
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 the acquisition of the American Red Cross Building

located at 2025 E Street NW in Washington, DC at a total estimated project cost of \$160,000,000, 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.

Provided further, not later than 30 calendar days after the date on which a request from

the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**PROSPECTUS – BUILDING ACQUISITION
AMERICAN RED CROSS BUILDING PURCHASE
2025 E STREET, NW
WASHINGTON, DC**

Prospectus Number: PDC-DCRC-WA16

FY2016 Project Summary

The General Services Administration (GSA) proposes the acquisition of the American Red Cross (ARC) Building located at 2025 E Street NW, Washington, DC in support of current and future operations for the U.S. Department of State (DOS) and potentially other Federal agencies. The American Red Cross facility is located on Federal land under a ground lease agreement. GSA currently leases nine floors, or 347,000 rsf of the building on behalf of the DOS under a lease that expires on June 30, 2020. The ARC occupies the balance of the building and ARC has indicated that they are planning to move and convey the building for a fair market value price of \$315,500,000. The DOS is interested in occupying the balance of the building and has agreed to contribute approximately one-half of the purchase price or \$155,500,000.

FY2016 Committee Approval Requested

(Building Acquisition).....\$315,500,000

FY2016 Committee Appropriation Requested

(Building Acquisition).....\$160,000,000*

* The DOS has agreed to provide the balance of the funds needed to purchase the building.

Building

The ARC Building is situated on approximately two acres of federal land under the administrative control and jurisdiction of GSA and provides 808,000 gross square feet/540,000 rentable square feet of Class A office space. The building has a total of 12 stories of office space, 2 of which are located below grade and approximately 400 parking spaces on two below-grade levels.

Built in 2002, the building, which serves as the national headquarters for ARC, is located in the west end of downtown Washington, DC on the north side of Constitution Avenue facing the National Mall, amidst many prominent federal properties including the Stewart Lee Udall (Interior), Harry S. Truman (State), Theodore Roosevelt (OPM), U.S. General Services Administration buildings. The building is in Foggy Bottom sub-market and is in close proximity to DOS' Main Headquarters Building

GSA

PBS

**PROSPECTUS – BUILDING ACQUISITION
AMERICAN RED CROSS BUILDING PURCHASE
2025 E STREET, NW
WASHINGTON, DC**

Prospectus Number: PDC-DCRC-WA16

Project Budget

Building Acquisition.....\$315,500,000
Estimated Total Project Cost (ETPC)*.....\$315,500,000

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

Schedule

	Start	End
Building Acquisition	FY2016	FY2016

Overview of Project

This project consists of the acquisition of the 12 story 808,500 gross-square-foot building and excludes acquisition of the building's site as it is already government-owned. The building will continue to house DOS functions currently in the building and provides the opportunity to consolidate other State functions that are currently housed in leased locations. The building is in good condition with well-maintained systems that are in good operating order with no major operating issues or concerns. The agreed upon acquisition cost of \$315,500,000 will be split funded by GSA and DOS.

Tenant Agencies

U.S. Department of State (DOS)

Justification

DOS portfolio is currently facing a series of challenges as a result of recent world events that have impacted their mission and real estate and economic conditions, including a shortage of space near the Main State Building. DOS needs a long term plan in which high rental rate costs can be controlled with long term real estate strategies. DOS' organizational structure and required adjacencies – Key offices and personnel require close proximity to the Secretariat, Regional and Functional bureaus.

GSA has the opportunity to execute the purchase of a quality Class A property located in a highly desirable area, at a very competitive market price. The building is ideally located for DOS given its proximity to DOS headquarters and DOS's desire to locate in the area and consolidate its operations. GSA currently leases 1,843,038 square feet of space in the Foggy Bottom submarket, of which 824,000 square feet of space has been leased for the occupancy and use of the State Department. If the purchase is executed as proposed, the Federal government would eliminate \$12 million in annual private sector lease costs. Purchase at this juncture would allow for GSA and DOS to avoid lease re-competitions for subject space with expiration of the current lease term in June 2020.

GSA**PBS**

**PROSPECTUS – BUILDING ACQUISITION
AMERICAN RED CROSS BUILDING PURCHASE
2025 E STREET, NW
WASHINGTON, DC**

Prospectus Number: PDC-DCRC-WA16

Prior Appropriations

None

Prior Committee Approvals

None

Alternatives Considered (30-year Present Value Costs)

Lease.....	\$607,806,000
New Construction.....	\$653,892,000
Purchase.....	\$485,031,000

The 30-year, present value cost of purchase is \$122,776,000 less than the cost of leasing with an equivalent annual cost advantage of \$7,014,000.

Recommendation

ACQUISITION

GSAPBS

**PROSPECTUS – BUILDING ACQUISITION
AMERICAN RED CROSS BUILDING PURCHASE
2025 E STREET, NW
WASHINGTON, DC**


Prospectus Number: PDC-DCRC-WA16

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

AMENDED COMMITTEE RESOLUTION

ALTERATION—911 FEDERAL BUILDING,
PORTLAND, OR

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 the electrical system at the 911 Federal Building located at 911 NE 11th Avenue in Portland, Oregon at an additional design cost of \$57,000, an additional es-

timated construction cost of \$811,000 and a reduction of the management and inspection cost of \$154,000 for an additional project cost of \$714,000 and a total estimated project cost of \$8,153,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorizations of the Committee on February 28, 2013 and July 16, 2014 for Prospectuses Nos. PEX-00001 and POR-0033-PO15.

Provided, that the General Services Administration shall not delegate to any other

agency the authority granted by this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR**

Prospectus Number: POR-0033-PO18
Congressional District: 3

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade the electrical system in the 911 Federal Building located at 911 NE 11th Avenue, Portland, OR. Alterations include upgrades to the electrical system to meet current code requirements and improve serviceability.

Project Background

This project was among those included in prior year submissions for the Capital Investment and Leasing Program. Although the prospectus was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate on July 16, 2014, and May 18, 2016, respectively, GSA’s Fiscal Year (FY) 2016 Major Repairs & Alterations Expenditure Plan did not allocate any funds to the project. GSA is requesting approval of an amended prospectus to increase the total estimated cost of the project by \$714,000 to account for cost escalations. There is no change in the overall scope of the project.

FY 2018 Committee Approval Requested

(Design, Construction, and Management & Inspection).....\$714,000

FY 2018 Committee Appropriation Requested

(Design, Construction, and Management & Inspection).....\$8,153,000

Major Work Items

Electrical system upgrade

Project Budget

Design	\$ 740,000
Estimated Construction Cost (ECC).....	6,894,000
Management and Inspection (M&I)	519,000
Estimated Total Project Cost (ETPC)*	\$8,153,000

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

GSAPBS

**AMENDED PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR**

Prospectus Number: POR-0033-PO18
Congressional District: 3

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design and Construction	FY 2018	FY 2020

Building

Constructed in 1953, the 911 Federal Building is an eight-story, steel-framed structure with 312,447 gross square feet of space. The basement level has one level of underground parking with 83 spaces. The 911 Federal Building is connected to and shares infrastructure with the neighboring Bonneville Power Administration Federal Building and, together, they are known as the Eastside Federal Complex.

Tenant Agencies

Congress, U.S. Department of Agriculture, Department of Energy, Department of Labor, Department of the Interior, Department of Homeland Security, and GSA

Proposed Project

The proposed project consists of upgrades to the electrical distribution system to meet current code and improve serviceability. In addition, a lightning protection system will be installed, and sub-metering will be installed at strategic locations throughout the building to aid with energy conservation.

Major Work Items

Electrical System Upgrades	\$6,632,000
Energy Improvements	178,000
Fire and Life-Safety Upgrades	<u>84,000</u>
Total ECC	\$6,894,000

Justification

The electrical distribution system is original to the 1953 construction of the building and at the end of its useful life. The parts are no longer manufactured; therefore, when replacement parts are needed, parts have to be fabricated at great expense to the Government and repairs cause service interruptions for extended periods of time. A major equipment failure would result in an extended building outage. While undertaking these upgrades, sub-metering will be installed at strategic locations throughout the building to aid with energy conservation.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR**

Prospectus Number: POR-0033-PO18
Congressional District: 3

The building does not have a lightning protection system and a facility condition assessment indicated that the building has a moderate to high risk per National Fire Protection Association 780 standards.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	5/18/2016	\$7,439,000	Design, Construction and M&I
House T&I	7/16/14	\$7,439,000	Design, Construction and M&I

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

Prospectus	Description	FY	Amount
111-5 (ARRA)	High Performance Green Building, including HVAC upgrades and green roof installation	2010	\$4,079,000

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

Certification of Need

GSA

PBS

**AMENDED PROSPECTUS — ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR**

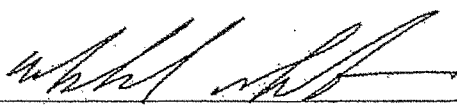
Prospectus Number: POR-0033-PO18
Congressional District: 3

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

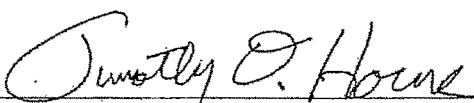
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—ANTHONY J. CELEBREZZE
FEDERAL BUILDING, CLEVELAND, OH

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 renovate and provide consolidated space for the Veterans Benefits Administration, the Department of Labor Office of Workers' Compensation Programs and the

Department of Education at the Anthony J. Celebrezze Federal Building located at 1240 E. 9th Street in Cleveland, Ohio at a design cost of \$6,008,000, an estimated construction cost of \$63,362,000 and a management and inspection cost of \$4,854,000 for a total estimated project cost of \$74,224,000, 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.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**PROSPECTUS – ALTERATION
ANTHONY J. CELEBREZZE FEDERAL BUILDING
CLEVELAND, OH**

Prospectus Number: POH-0192-CL18
Congressional District: 11

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Anthony J. Celebrezze Federal Building (Celebrezze Building) located at 1240 E. 9th Street in Cleveland, OH. The project will renovate and provide consolidated space in the Celebrezze Building for the Veterans Benefits Administration (VBA), the Department of Labor Office of Workers' Compensation Programs (OWCP) and the Department of Education (DoE). VBA is currently housed in the Celebrezze Building. OWCP and DoE are in privately owned leased space and will relocate into Celebrezze when the project is complete. The project will provide long-term housing solutions for all of the agencies.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$74,224,000

Major Work Items

Interior construction; heating, ventilation and air conditioning (HVAC) and electrical upgrades/replacement; hazardous materials abatement; and life safety upgrades

Project Budget

Design	\$ 6,008,000
Estimated Construction Cost (ECC)	63,362,000
Management and Inspection (M&I)	4,854,000
Estimated Total Project Cost (ETPC)*	\$74,224,000

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2026

Building

The Celebrezze Building was built in 1966 and houses over 4,000 federal employees. The building has 1,471,000 gross square feet, including 331 inside parking spaces, and is located within the northeast section of downtown Cleveland. There are 32 floors and a mezzanine level above grade, a basement and a sub-basement. The building is eligible for listing in the National Register of Historic Places.

GSA

PBS

**PROSPECTUS – ALTERATION
ANTHONY J. CELEBREZZE FEDERAL BUILDING
CLEVELAND, OH**

Prospectus Number: POH-0192-CL18
Congressional District: 11

Tenant Agencies

Department of Defense, VBA, Internal Revenue Service, Department of Homeland Security, Equal Employment Opportunity Commission, and the National Labor Relations Board.

Proposed Project

The project proposes the build-out of space in the Celebrezze Building to meet the long-term needs of VBA, OWCP and DoE. The project scope includes relocation of several existing tenants within the building to provide VBA with contiguous space, thereby allowing the agency to administer services for veterans more efficiently. OWCP and DoE will be relocated from privately owned leased space into Celebrezze and consolidate their footprints. Existing space will be abated of all hazardous materials. A new ceiling, lighting, and fire and life safety systems will be installed. Mechanical and electrical systems will be upgraded or replaced, as required, for build-out of the tenants' spaces. Minor plumbing repairs in tenant spaces and some restrooms will be completed.

Major Work Items

Interior Construction	\$21,666,000
HVAC Upgrades/Replacement	11,309,000
Electrical Upgrades/Replacement	12,993,000
Life Safety Upgrades	1,479,000
Demolition/Hazardous Materials Abatement	<u>15,915,000</u>
Total ECC	\$63,362,000

Justification

VBA currently occupies approximately 113,000 usable square feet in the Celebrezze Building. They have been housed on the 10th through 13th floors of the federal building since it opened in 1966. Aside from minor space modifications and upgrades to the building's mechanical systems, the VBA office space has not undergone a major renovation. The modernization will provide VBA with contiguous space that meets its current requirements and will assist them in providing veterans services more effectively. Hazardous materials abatement needs to be completed in the renovated spaces to replace the ceiling, lighting and fireproofing, which are original to the building. OWCP and DoE will backfill space vacated by VBA.

GSA

PBS

**PROSPECTUS – ALTERATION
ANTHONY J. CELEBREZZE FEDERAL BUILDING
CLEVELAND, OH**

Prospectus Number: POH-0192-CL18
Congressional District: 11

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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
P.L. (111-5) ARRA	Replace Curtain Wall System	2009	\$117,849,000

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

Alteration	\$109,204,000
New Construction	\$120,727,000
Lease	\$171,354,000

The 30-year, present value cost of alteration is \$11,523,000 less than the cost of new construction with an equivalent annual cost advantage of \$626,000.

Recommendation

ALTERATION

GSAPBS

**PROSPECTUS — ALTERATION
ANTHONY J. CELEBREZZE FEDERAL BUILDING
CLEVELAND, OH**

Prospectus Number: POH-0192-CL18
Congressional District: 11

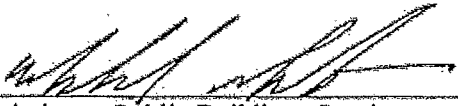
Certification of Need

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

May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

May 2017

Housing Plan
Anthony J. Celebrezze Federal Building

POH-0192-CL18
 Cleveland, OH

	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Leased Location(s)												
1350 Euclid Avenue												
Department of Education	40	40	9,326	-	-	9,326	-	-	-	-	-	-
1001 Lakeside Avenue												
DOL - Employment Standards Administration, Office of Workers' Compensation Programs	83	83	25,640	-	-	25,640	-	-	-	-	-	-
Subtotal	123	123	34,966	-	-	34,966	-	-	-	-	-	-
Federally-owned Location(s)												
Celebrezze Federal Building												
DOD - Army Recruiting Command	5	5	989	-	-	989	5	5	989	-	-	989
DOC - National Oceanic Atmospheric Administration	1	1	329	-	-	329	1	1	329	-	-	329
DOJ - Federal Bureau of Investigation	-	-	341	-	-	341	-	-	341	-	-	341
DOJ - U.S. Marshals Service	5	5	3,663	-	788	4,451	5	5	3,663	-	788	4,451
DOL - Office of Inspector General	2	2	1,968	-	-	1,968	2	2	1,968	-	-	1,968
DOL - Office of Labor Management Standards	9	9	2,726	-	-	2,726	9	9	2,726	-	-	2,726
DOL - Bureau of Labor Statistics	9	9	2,256	-	-	2,256	9	9	2,497	-	-	2,497
DOL - Office of the Solicitor	15	15	5,358	-	371	5,729	15	15	5,358	-	371	5,729
DOL - Employment Standards Administration, Office of Workers' Compensation Programs	69	69	11,805	-	2,457	14,262	152	152	24,755	900	2,757	28,412
DOL - Employment Standards Administration, Wage and Hour Division	11	11	1,480	-	-	1,480	11	11	1,480	-	-	1,480
DOD - Chief of Naval Personnel	23	23	6,040	-	-	6,040	27	27	6,040	-	-	6,040
TD - Internal Revenue Service	393	393	73,116	2,507	8,933	84,556	393	393	73,116	2,507	8,933	84,556
TD - TIGTA	2	2	1,071	180	139	1,390	2	2	1,071	180	139	1,390
VA - Veterans Benefits Administration	610	610	101,139	3,763	7,833	112,734	689	689	73,820	14,862	22,134	110,816
Department of Education	-	-	-	-	-	-	40	40	7,800	-	-	7,800
DHS - U.S. Coast Guard	335	335	57,469	1,662	6,065	65,196	335	335	57,469	1,662	6,065	65,196
DHS - U.S. Citizenship & Immigration Services	50	50	16,105	87	220	16,412	50	50	16,105	87	220	16,412
DHS - National Protection & Programs Directorate FPS	5	5	3,125	1,500	297	4,922	5	5	3,125	1,500	297	4,922
Equal Employment Opportunity Commission	37	37	15,760	-	311	16,071	37	37	15,760	-	311	16,071
GSA - Federal Executive Board	-	-	1,812	-	-	1,812	-	-	1,812	-	-	1,812
GSA - Regional Federal Acquisition Service	1	1	879	-	-	879	1	1	879	-	-	879
GSA - Public Buildings Service	9	9	2,152	-	-	2,152	9	9	2,152	-	-	2,152
National Labor Relations Board	34	34	13,531	-	828	14,359	34	34	13,531	-	828	14,359
DOD - Inspector General	44	44	7,890	-	1,102	8,992	44	44	7,890	-	1,102	8,992
DOD - Defense Logistics Agency	3	3	3,885	-	193	4,077	3	3	3,885	-	193	4,077
DOD - Defense Civilian Personnel Advisory Service	1	1	139	-	-	139	1	1	139	-	-	139
DOD - Defense Financing and Accounting Service	2,190	2,190	335,501	15,686	16,490	367,677	2,190	2,190	335,501	15,686	16,490	367,677
Railroad Retirement Board	7	7	2,553	-	-	2,553	8	8	1,677	-	-	1,677
Social Security Administration	39	39	12,050	278	1,818	14,146	39	39	12,050	278	1,818	14,146
CONGRESS - Senate	5	5	1,298	-	-	1,298	5	5	1,298	-	-	1,298
U.S. Postal Service	2	2	2,197	388	637	3,223	2	2	2,197	388	637	3,223
U.S. Tax Court	-	-	845	-	2,759	3,603	-	-	845	-	2,759	3,603
Joint Use	34	68	16,552	2,250	48,792	67,594	34	68	16,552	2,250	48,792	67,594
Vacant	-	-	43,835	4,906	6,295	55,036	-	-	30,616	4,906	117	35,639
Subtotal	3,950	3,984	749,859	33,207	106,328	889,392	4,157	4,191	729,436	45,206	114,751	889,392
Total	4,073	4,107	784,825	33,207	106,328	924,358	4,157	4,191	729,436	45,206	114,751	889,392

June 28, 2018

CONGRESSIONAL RECORD — HOUSE

H5935

May 2017

Housing Plan
Anthony J. Celebrezze Federal Building

POH-0192-CL18
 Cleveland, OH

Office Utilization Rate ²	Current	Proposed
Building Office Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	147	136
All Building Office Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	148	137

Total Building USF Rate ³	Current	Proposed
Building Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	220	210
All Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	223	212

Current Office UR excludes 162,499 usf of office support space.
 Proposed Office UR excludes 158,198 usf of office support space

Current Office UR excludes 164,969 usf of office support space.
 Proposed Office UR excludes 160,475 usf of office support space

Special Space	USF
Food Service	34,853
Private Toilet	4,375
ADP	10,437
Conference/Training	36,658
Health Unit	4,489
Vault	4,103
Holding Cells	1,315
Fitness Center	5,292
Laboratory	635
Auditorium	2,957
Mail Room	3,085
Interview Room	176
Child Care	3,674
Judge's Chambers	1,027
Courtrooms	1,675
Total	114,751

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 Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

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

COMMITTEE RESOLUTION

ALTERATION—JACOB K. JAVITS FEDERAL
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 to address water infiltration and the resulting structural damage to the plaza, security pavilion, and garage at the Jacob K. Javits Federal Building located at 26 Federal

Plaza in New York, New York at a design cost of \$5,131,000, an estimated construction cost of \$57,670,000 and a management and inspection cost of \$2,911,000 for a total estimated project cost of \$65,712,000, 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.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

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

Prospectus Number: PNY-0282-NY18
Congressional District: 10

FY 2018 Project Summary

The U.S. General Services Administration (GSA) proposes a repair and alteration project to address structural stability and life safety issues at the Jacob K. Javits Federal Building (Javits FB), located at 26 Federal Plaza, New York, NY. The project will address water infiltration and the resulting structural damage to the plaza and security pavilion affixed to the building and garage that, if unaddressed, could significantly impact the structural integrity.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection).....\$65,712,000

Major Work Items

Exterior construction, roof replacement, site work, interior construction/foundation, electrical replacement/repairs, and building security coordination

Project Budget

Design	\$ 5,131,000
Estimated Construction Cost (ECC).....	57,670,000
Management and Inspection (M&I)	2,911,000
Estimated Total Project Cost (ETPC)	\$65,712,000

Schedule

Design and Construction

Start

FY 2018

End

FY 2020

Building

The Javits FB consists of three interconnected buildings: a 45-story office building plus basement, an 8-story courthouse and office building (built in 1967, the James L. Watson Court of International Trade), and a 45-story annex constructed in 1977 along the west side of the original 45-story building. The two 45-story buildings function together as the Javits FB. The James L. Watson Court of International Trade is connected to the Javits FB by a four-story pedestrian bridge. The entire Javits FB complex consists of approximately 2.9 million gross square feet with an underground parking garage containing nearly 300 parking spaces.

GSA

PBS

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

Prospectus Number: PNY-0282-NY18
Congressional District: 10

Tenant Agencies

Federal Bureau of Investigation, U.S. Department of Homeland Security, U.S. Department of Health and Human Services, U.S. Army Corps of Engineers, U.S. Department of Housing and Urban Development, U.S. Social Security Administration, and National Labor Relations Board.

Proposed Project

The proposed project will address the most exigent needs at the Javits FB and includes repairs to structural defects and upgrades to the foundation and plaza, remediation of water infiltration, waterproofing of the garage and exterior planters, replacement of portions of the roof, and upgrades/replacement of exterior and garage lighting. Interim repairs, using minor repair and alteration program funds, are presently underway to prevent further deterioration and possible structural failure.

Repairs will be made to the reinforced concrete interior columns and slabs designed into the building's west plaza and sub-grade levels of the garage and basement. The work includes beam expansion joint repairs and leak remediation to the columns along the northwest ramp along Broadway and Worth Street. The resulting project also will fully replace waterproofing of the planters along Worth Street.

Exterior repair work to the plaza on the west (Broadway) side of the building will include new sidewalk areas atop the substructure. A concrete sidewalk along the front of the building will be replaced to correct the unevenness of the sidewalk for pedestrians and eliminate water penetration in the basement and garage areas of the building.

The project will replace portions of the multi-level roofing system that have reached the end of their useful life. The penthouse roof will be replaced and localized repairs will be made to the interior masonry parapet wall and raised roof edge. Exterior perimeter lights will be replaced and the lights in the garage will be repaired, where possible, or replaced.

Building security coordination is related to site security during the construction phase.

GSA

PBS

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

Prospectus Number: PNY-0282-NY18
Congressional District: 10

Major Work Items

Exterior Construction	\$30,489,000
Site Work	9,795,000
Interior Construction/Foundations	9,795,000
Roof Replacement	5,142,000
Electrical Replacement/Repairs	2,449,000
Total ECC	\$57,670,000

Justification

The Javits FB is experiencing structural and related waterproofing deficiencies that pose a structural stability and life-safety threat. Presently, reinforced concrete columns and slabs at the three expansion joints designed into the west plaza and sub-grade levels of the garage and basement have sustained structural damage caused by persistent water infiltration. Loose concrete debris has been falling onto vehicles and nearly 200 of the 300 spaces in the garage are inaccessible. Remedial actions are being taken to mitigate falling debris hazards in areas that remain in use.

It is critical that the proposed repairs to the garage be completed prior to the completion of the ongoing FBI reconfiguration and alteration project (PNY-0282-NY16), since FBI requires approximately 250 official parking spaces for government vehicles.

The west side of the building entrance has been temporarily closed due to safety concerns. The entrance also serves as the primary entry point for Citizen and Immigration Services. The closure of the entrance compromises the ability to bring visitors into the building, thereby resulting in lengthy lines outside the building envelope.

The buildings' aged roofing systems are damaged, which is allowing the infiltration of water in areas covering critical building systems, such as the elevator machine rooms and in tenant areas.

Perimeter lighting will be installed and lighting in the garage will be repaired or replaced, if necessary, to enhance overall building safety. Building security coordination will secure the project site during the construction.

GSA

PBS

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

Prospectus Number: PNY-0282-NY18
Congressional District: 10

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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
P.L. 111-5 (ARRA)	Plaza Restoration	2009	\$25,360,000
PNY-0282-2-NY14	Renovation of Building Core surrounding FBI space	2014	\$ 6,520,000
PNY-0282-NY16	Consolidation Build-out	2016	\$104,004,000*

*\$7,660,000 was funded in FY 2015 through a reprogramming; \$96,244,000 was funded through the FY 2016 Major Repairs & Alterations Expenditure Plan

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
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0282-NY18
Congressional District: 10

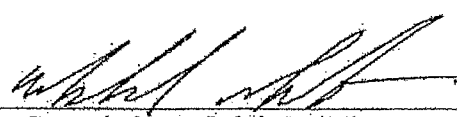
Certification of Need

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

May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, U.S. General Services Administration

AMENDED COMMITTEE RESOLUTION

ALTERATION—ALEXANDER HAMILTON U.S.
CUSTOM HOUSE, 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 Phase I of a two-phase project that will remediate water infiltration in the sub-basement and basement levels to prevent further damage at the Alexander Hamilton U.S. Custom House located at 1 Bowling

Green in New York, New York of a reduction in design cost of \$498,000, an additional estimated construction cost of \$7,454,000 and an additional management and inspection cost of \$537,000 for a total additional cost of \$7,493,000 and total estimated project cost of \$53,991,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization of the Committee on July 23, 2015 of Prospectus No. PNY-0131-NY16.

Provided, that the General Services Administration shall not delegate to any other

agency the authority granted by this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

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

Prospectus Number: PNY-0131-NY18
Congressional District: 10

FY 2018 Project Summary

The General Services Administration (GSA) proposes Phase I of a two-phase repair and alteration project to address building deficiencies at the Alexander Hamilton U.S. Custom House, a National Historic Landmark located at 1 Bowling Green, New York, New York. This proposed project (Phase I) will remediate water infiltration in the sub-basement and basement levels 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.

This project was among those included in prior year submissions for the Capital Investment and Leasing Program. Although the prospectus was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate on July 23, 2015, and January 20, 2016, respectively, GSA's FY 2016 Major Repairs & Alterations Expenditure Plan did not allocate any funds to the project. GSA is requesting approval of an amended prospectus to increase the total estimated cost of Phase I of the project by \$7,493,000 to account for cost escalations. There is no change in the overall scope of the project.

FY 2018 Committee Additional Approvals Requested

(Construction, Management & Inspection).....\$7,493,000

FY 2018 Committee Appropriation Requested

(Phase I Design, Construction, Management & Inspection).....\$53,991,000

Major Work Items

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

Project Budget

Design
Phase I (FY 2018 Request).....\$4,706,000
Phase II (TBD).....4,119,000
Total Design.....\$8,825,000

GSA

PBS

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

Prospectus Number: PNY-0131-NY18
Congressional District: 10

Estimated Construction Cost (ECC)	
Phase I (FY 2018 Request)	\$45,533,000
Phase II (TBD)	39,792,000
Total ECC	\$85,325,000

Management and Inspection (M&I)	
Phase I (FY 2018 Request)	\$3,752,000
Phase II (TBD)	3,443,000
Total M&I	\$7,195,000

Estimated Total Project Cost (ETPC)	\$101,345,000
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Schedule

	Start	End
Design	FY 2018	FY 2019
Construction	FY 2018	FY 2020

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 (GSF) of space and features a heavily detailed gray granite façade and monumental sculptural elements located in front of the building. The building was 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 and basement levels 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

GSAPBS

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

Prospectus Number: PNY-0131-NY18
Congressional District: 10

sidewalk vault, and the exterior joints, and replacement/repair of piping, as needed. The project also will involve major structural repairs to support beams and 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, also will be completed.

Major Work Items (Phase I)

Exterior Construction	\$22,349,000
Interior Construction	19,919,000
Hazardous Materials Abatement	327,000
Building Coordination and Security	<u>2,938,000</u>
Total	\$45,533,000

Justification

Water infiltration in the sub-basement and basement levels is jeopardizing the structural integrity of the building and building systems. Water and drain piping located under the sidewalk vault are compromised and could collapse, which presents a potential safety hazard and could cause additional damage. Falling debris from the overhead damaged areas poses a potential safety risk to personnel and could result in additional costly emergency work. Water infiltrating at the windows also is causing damage to the building interior and negatively affecting the building's energy efficiency.

The building does not meet current standards for facility security. Age and exposure to weather 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*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

GSAPBS

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

Prospectus Number: PNY-0131-NY18
Congressional District: 10

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	1/20/2016	\$46,498,00	Design, Phase I ECC and M&I
House T&I	7/23/2015	\$46,498,00	Design, Phase I ECC and M&I

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

GSAPBS

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

Prospectus Number: PNY-0131-NY18
Congressional District: 10

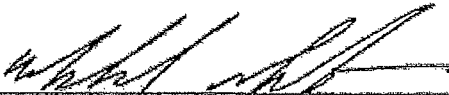
Certification of Need

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

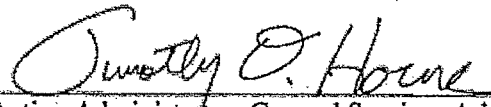
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—MAJOR GENERAL EMMETT J. BEAN
FEDERAL CENTER, INDIANAPOLIS, IN

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 renovate space and consolidate Federal agencies currently housed in leased space at the Major General Emmett J. Bean Federal Center located at 8899 E. 56th

Street in Indianapolis, Indiana at a design cost of \$3,435,000, an estimated construction cost of \$39,707,000 and a management and inspection cost of \$2,808,000 for a total estimated project cost of \$45,950,000, 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.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**PROSPECTUS – ALTERATION
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER
INDIANAPOLIS, IN**

Prospectus Number: PIN-1703-IN18
Congressional District: 7

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Major General Emmett J. Bean Federal Center (Bean Center) at 8899 E. 56th Street in Indianapolis, IN. The project will renovate space in the Bean Center and consolidate Federal agencies currently housed in leased space, thereby avoiding approximately \$9,600,000 per year in private sector lease costs and saving approximately \$3,600,000 in annual agency rent payments.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection).....\$45,950,000

Major Work Items

Interior construction; heating, ventilation and air conditioning (HVAC) upgrades; hazardous materials abatement; and electrical, plumbing and life safety upgrades.

Project Budget

Design	\$ 3,435,000
Estimated Construction Cost (ECC)	39,707,000
Management and Inspection (M&I)	<u>2,808,000</u>
Estimated Total Project Cost (ETPC)*	\$45,950,000

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2021

Building

The Bean Center is a three-story, concrete-framed structure with brick and stone exterior walls located at 8899 East 56th Street in Indianapolis, IN. The building measures approximately 1,660,000 gross square feet and is situated on a 72-acre site. The building was constructed in 1953 as a Department of Defense (DOD) records storage facility and jurisdiction, custody and control of the building was transferred to GSA in 1996, at which time the facility was renovated for its current office use.

GSA

PBS

**PROSPECTUS — ALTERATION
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER
INDIANAPOLIS, IN**

Prospectus Number: PIN-1703-IN18
Congressional District: 7

Tenant Agencies

Department of Homeland Security, DOD, Department of Agriculture (USDA), and GSA

Proposed Project

The project proposes the build-out of space at the Bean Center to meet the long-term needs of Federal agencies currently housed in leased space, including U.S. Customs and Border Protection, U.S. Marine Corps and USDA. The project includes relocation of several tenants within the Bean Center to provide agencies moving into the building with contiguous space. The scope includes demolition and upgrades to ceiling, lighting, mechanical, electrical, plumbing, and fire and life safety systems in spaces to be occupied by these agencies. Common areas will be upgraded and hazardous materials will be abated, as necessary.

Major Work Items

Interior Construction	\$28,124,000
HVAC Upgrades	4,096,000
Electrical Upgrades	3,811,000
Hazardous Materials Abatement	2,313,000
Life Safety Upgrades	778,000
Plumbing Upgrades	585,000
Total ECC	\$39,707,000

Justification

The project will provide a long-term housing solution and improve space utilization rates, thereby reducing both the amount of space the Federal Government leases in the private real estate market and federally owned vacant space.

The Defense Financing and Accounting Service (DFAS) is the anchor tenant at the Bean Center, occupying approximately 900,000 usable square feet (USF). DFAS plans to vacate approximately 175,000 USF, which, along with existing vacant space, will provide the opportunity to consolidate Federal agencies that are currently housed in approximately 340,000 USF of leased space in Indianapolis. To consolidate their existing footprints in leased space, the amount of space these agencies will occupy in the Bean Center will be reduced to approximately 212,000 USF.

To create a contiguous space for the backfill tenants, three agencies currently in the Bean Center most likely will be relocated within the building.

GSA

PBS

**PROSPECTUS – ALTERATION
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER
INDIANAPOLIS, IN**

Prospectus Number: PIN-1703-IN18
Congressional District: 7

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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
P.L. 111-5 (ARRA)	Photovoltaic Roof	2009	\$33,549,000
PIN-17032-IN14	Storm Water Drainage System, Parking Lot Renovation	2014	\$19,074,000

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

Alteration	\$169,118,000
Lease	\$298,796,000
New Construction:	\$232,608,000

The 30-year, present value cost of alteration is \$63,490,000 less than the cost of new construction, with an equivalent annual cost advantage of \$3,452,000.

Recommendation

ALTERATION

GSA

PBS

PROSPECTUS — ALTERATION
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER
INDIANAPOLIS, IN

Prospectus Number: PIN-1703-IN18
Congressional District: 7

Certification of Need

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

May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

May 2017

Housing Plan
Major General Emmett J. Bean Federal Center

PIN-1703-IN18
Indianapolis, IN

Leased Location(s)	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
153 N Pennsylvania, Indianapolis, IN												
DOD - US Marine Corps	250	250	58,510	-	6,501	65,011	-	-	-	-	-	-
6325 Digital Way and 6650 Telecom Drive, Indianapolis, IN												
DHS - CBP Mission Support Facilities	601	601	151,973	-	4,700	156,673	-	-	-	-	-	-
6510 Telecom Drive, Indianapolis, IN												
DHS - CBP Mission Support Facilities	75	75	64,894	-	2,007	66,901	-	-	-	-	-	-
5969-6035 Lakeside Boulevard, Indianapolis, IN												
USDA - Farm Service Agency	28	28	10,931	-	3,458	14,389	-	-	-	-	-	-
USDA - Rural Housing Service	22	22	11,469	-	-	11,469	-	-	-	-	-	-
USDA - Risk Management Agency	8	8	4,310	-	-	4,310	-	-	-	-	-	-
USDA - Natural Resources Conservation Service	36	36	16,886	-	1,565	18,451	-	-	-	-	-	-
USDA - Food Safety and Inspection Services	2	2	1,100	-	-	1,100	-	-	-	-	-	-
USDA - Office of the Inspector General	4	4	1,922	-	-	1,922	-	-	-	-	-	-
Subtotal	1,026	1,026	321,995	-	18,231	340,226	-	-	-	-	-	-
Federally-owned Location(s)												
Major General Emmett J. Bean Federal Center												
DOD - Department of Army	46	46	50,682	1,906	6,841	59,429	46	46	50,682	1,906	6,841	59,429
DOD - US Army Reserve Command	5	5	2,404	-	-	2,404	5	5	2,404	-	-	2,404
DOD - US Army Criminal Investigation Command	5	5	1,444	-	-	1,444	5	5	1,444	-	-	1,444
DOD - US Army, HQ, Recruiting Command-Ft. Knox	3	3	4,358	-	7,691	12,049	3	3	4,358	-	7,691	12,049
DOD - Military Entrance Processing Command	56	56	25,983	-	5,039	31,022	56	56	25,983	-	5,039	31,022
GSA - Public Building Service	16	86	4,816	-	132	4,948	16	86	4,816	-	132	4,948
GSA - Outleased Space	11	11	3,294	-	1,067	4,361	11	11	3,294	-	1,067	4,361
DOD - Defense Logistics Agency	11	11	4,825	-	148	4,973	11	11	4,825	-	148	4,973
DOD - Defense Contract Audit Agency	16	16	5,588	-	140	5,728	16	16	5,588	-	140	5,728
DOD - Defense Contract Management Agency	44	44	11,178	-	733	11,911	44	44	11,178	-	733	11,911
DOD - Defense Financing and Accounting Service (DFAS)*	4,359	4,359	655,140	27,562	43,400	726,102	4,359	4,359	655,140	27,562	43,400	726,102
DOD - Inspector General	42	42	8,572	-	1,392	9,964	61	61	9,842	490	1,281	11,613
DOD - Army National Guard Recruiters	63	63	11,382	-	845	12,227	63	63	11,382	-	845	12,227
DHS - CBP Mission Support Facilities	-	-	-	-	-	-	676	676	90,200	12,072	5,796	108,068
DOD - US Marine Corps	-	-	-	-	-	-	250	250	63,011	-	2,000	65,011
USDA - Farm Service Agency	-	-	-	-	-	-	28	28	7,550	2,594	648	10,792
USDA - Rural Housing Service	-	-	-	-	-	-	22	22	8,086	-	516	8,602
USDA - Risk Management Agency	-	-	-	-	-	-	8	8	3,039	-	194	3,233
USDA - Natural Resources Conservation Service	-	-	-	-	-	-	36	36	11,835	1,174	830	13,839
USDA - Food Safety and Inspection Service	-	-	-	-	-	-	2	2	825	-	-	825
USDA - Office of the Inspector General	-	-	-	-	-	-	4	4	1,442	-	-	1,442
Joint Use	20	20	7,942	4,953	43,016	55,911	20	20	7,942	4,953	43,016	55,911
Vacant	-	-	223,192	2,463	220	225,875	-	-	10,719	1,435	260	12,414

May 2017

Housing Plan
Major General Emmett J. Bean Federal Center

PIN-1703-IN18
Indianapolis, IN

Subtotal	4,697	4,767	1,020,800	36,884	110,664	1,168,348	5,742	5,812	995,585	52,186	120,577	1,168,348
TOTAL	5,723	5,793	1,342,795	36,884	128,895	1,508,574	5,742	5,812	995,585	52,186	120,577	1,168,348

*Current DFAS and Vacant USF shown reflects the planned DFAS release of approximately 175,000 usf

Office Utilization Rate ²			
	Current	Proposed	
Building Office Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	154	109	
All Building Office Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	183	135	

Current Office UR excludes 224,576 usf of office support space.
Proposed Office UR excludes 219,076 usf of office support space

Total Building USF Rate ³			
	Current	Proposed	
Building Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	261	199	
All Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	260	201	

Current Office UR excludes 295,415 usf of office support space.
Proposed Office UR excludes 219,029 usf of office support space.

Special Space	USF
ADP	40,231
Auditorium	10,375
Food Service	44,527
Private Toilet	3,806
Conference/Training	8,642
Health Unit	1,091
Fitness Center	5,896
Child Care	5,374
Vault	615
Total	120,577

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 Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

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

AMENDED COMMITTEE RESOLUTION
ALTERATION—HARRY S. TRUMAN FEDERAL
BUILDING, 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 to upgrade elevators at the Harry S. Truman Federal Building located at 2201 C Street, NW in Washington, DC at an additional project cost of \$ \$4,200,000 for a total

estimated project cost of \$13,200,000, a prospectus for which is attached to and included in this resolution. This resolution amends and replaces the authorization for the Harry S. Truman Federal Building approved by the Committee on February 28, 2013 in Prospectus No. PEX-00001.

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

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATIONS
HARRY S. TRUMAN FEDERAL BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0046-WA18

FY2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade elevators at the Harry S. Truman (Main State) Building located at 2201 C Street, NW, Washington, DC. The continued deterioration of the elevators and increased population in the building has accelerated the need for these repairs.

This project was among those included previously included in GSA's Fiscal Year 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environmental and Public Works of the Senate on February 28, 2013, and July 25, 2012, respectively, no funds were appropriated. Rather than seeking in the aggregate for the Exigent Needs prospectus, GSA is now seeking individual prospectus approval and funding for certain projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus. GSA is requesting approval of an amended prospectus to increase the total estimated cost of the project by \$4,200,000 to account for cost escalations. There is no change in the overall scope of the project.

FY2018 Committee Approval Requested

(Design, Construction, Management and Inspection)\$4,200,000

FY2018 Committee Appropriations Requested

(Design, Construction, Management and Inspection)\$13,200,000

Major Work Items

Elevator upgrades

Project Budget

Design and Review	\$1,210,000
Estimated Construction Cost (ECC)	11,180,000
Management and Inspection (M&I)	810,000
Estimated Total Project Cost (ETPC)*	\$13,200,000

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

GSAPBS

**AMENDED PROSPECTUS – ALTERATIONS
HARRY S. TRUMAN FEDERAL BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0046-WA18

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design and Construction	FY 2018	FY 2020

Building

The Harry S. Truman Building is located at 2201 C Street, NW. The original portion of the building, known as the “Old War Building”, was completed in 1941 for the former War Department and is listed on the National Register of Historic Places. An addition, referred to as “New State”, was constructed in 1960. The limestone and granite exterior building provides approximately 2.6 million gross square feet of space for the Department of State personnel and 905 inside parking spaces on the 12.2 acre site.

Tenant Agency

Department of State

Proposed Project

This proposed project consists of upgrades to 21 elevators (including several freight elevators) in the non-modernized half of the building. GSA had originally planned to undertake these upgrades at a later date however the current condition of the elevators makes it necessary to modernize the elevators at this time. The proposed project includes the removal and replacement of the major elevator components.

Major Work Items

Elevator Upgrades	\$ 11,180,000
Total ECC	\$11,180,000

Justification

The Department of State continues to increase the building population; however, the outdated, existing elevators are unable to meet the usage demands. The elevators have long since reached the end of their serviceable lives and are in irreparable conditions and must be addressed immediately. The elevators are susceptible to reliability problems and the continued availability of repair parts is uncertain. Major parts have not been manufactured since 1995 and refurbished parts have become increasingly difficult to obtain and when found they tend to be less reliable. On average, two to three elevator cars are out of service. Upgraded elevators will meet safety codes that current elevators do not meet. Historic finishes in the elevator cabs also will be addressed.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATIONS
HARRY S. TRUMAN FEDERAL BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0046-WA18

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals*			
Committee	Date	Amount	Purpose
Senate EPW	7/25/12	\$9,000,000	Repair and Alteration
House T&I	2/28/13	\$9,000,000	Repair and Alteration

*Included in the 2013 Exigent Needs Prospectus PEX-00001, which was approved for \$122,936,000.

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

Prospectus	Description	FY	Amount
PDC-0046-WA14	Modernization Ph. I-V	1988-2014	\$162,045,000
PL 111-5 (ARRA)	Modernization Ph. IV Construction, Ph. V Design	2010	\$ 14,735,000

Note: On-going modernization of approximately one-half of the building began in 1988.

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

AMENDED PROSPECTUS – ALTERATIONS
HARRY S. TRUMAN FEDERAL BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0046-WA18

Certification of Need

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

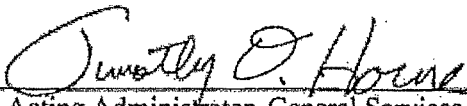
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—JAMES C. CORMAN FEDERAL
BUILDING, VAN NUYS, 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 replace roof, upgrade building systems, and improve egress and life-safety at the James C. Corman Federal Building lo-

cated at 6230 Van Nuys Boulevard in Van Nuys, California at a design cost of \$1,183,000, an estimated construction cost of \$10,704,000 and a management and inspection cost of \$803,000 for a total estimated project cost of \$12,690,000, 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.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**PROSPECTUS – ALTERATION
JAMES C. CORMAN FEDERAL BUILDING
VAN NUYS, CA**

Prospectus Number: PCA-007-LA18
Congressional District: 29

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the James C. Corman Federal Building at 6230 Van Nuys Boulevard, Van Nuys, CA. The project includes roof replacement, building systems upgrades, and egress and life-safety improvements. This work is essential to the long-term positioning of the asset and it facilitates future recovery of vacant space by providing accommodation for Federal agencies currently in commercial leased facilities.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection).....\$12,690,000

Major Work Items

Structural upgrades; exterior and interior construction; electrical; new egress and protected entries; heating, ventilation and air conditioning (HVAC) upgrades; roof replacement; site work; demolition and hazardous materials abatement; plumbing; and fire protection for annex

Project Budget

Design	\$ 1,183,000
Estimated Construction Cost (ECC)	10,704,000
Management and Inspection (M&I)	<u>803,000</u>
Estimated Total Project Cost (ETPC)*	\$12,690,000

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

Schedule

	Start	End
Design & Construction	FY 2018	FY 2021

Building

Located in the heart of Van Nuys, the James C. Corman Federal Building is 4 stories and approximately 231,000 gross square feet. It is a mid-twentieth century, precast concrete and stone-clad office building with a basement and both indoor and outdoor parking. On the same site, there is a one-story “annex” that previously housed the United States Postal Service.

GSA

PBS

**PROSPECTUS – ALTERATION
JAMES C. CORMAN FEDERAL BUILDING
VAN NUYS, CA**

Prospectus Number: PCA-007-LA18
Congressional District: 29

Tenant Agencies

U.S. Department of the Treasury – Internal Revenue Service, Defense Contract Audit Agency, U.S. Department of Labor, U.S. Army, Department of State – Consular Affairs, GSA – Federal Acquisition Service, GSA – Public Buildings Service, and DHS – Federal Protective Service.

Proposed Project

The project includes structural alterations and repairs, exterior enclosure and interior construction, electrical upgrades, new egress and protected entries, HVAC upgrades, roof replacement, site work, demolition and hazardous materials abatement, plumbing upgrades, and fire protection for the annex. The work will position the building for full occupancy.

Major Work Items

Structural Alterations, Exterior Enclosure and Interior Construction	\$ 2,746,000
Electrical Upgrades	2,671,000
New Egress and Protected Entries	1,242,000
HVAC Upgrades	1,129,000
Roof Replacement	990,000
Site Work—Building Related	609,000
Demolition and Hazardous Materials Abatement	585,000
Plumbing Upgrades	419,000
Fire Protection Upgrades	<u>313,000</u>
Total ECC	\$10,704,000

Justification

Due to its age and condition, the asset requires repair and alteration to assure service continuity and safety and to attract and keep tenants for vacant space recovery. This project, in conjunction with a Fiscal Year 2016 Consolidation Activities Special Emphasis Program project and other backfill plans, will help take the building from two-thirds vacant to full occupancy by the time construction is complete. Life-safety improvements and upgrades will improve occupant safety and code compliance and enhance the asset's performance, efficiency and reliability. Some improvements also will provide the added benefit of improving occupant comfort and marketability of the asset needed to recover vacant space.

GSA

PBS

**PROSPECTUS — ALTERATION
JAMES C. CORMAN FEDERAL BUILDING
VAN NUYS, CA**

Prospectus Number: PCA-007-LA18
Congressional District: 29

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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)

Alteration	\$104,881,000
Lease	\$146,865,000
New Construction:	\$128,725,000

The 30-year, present-value cost of alteration is \$23,844,000 less than the cost of new construction, with an equivalent annual cost advantage of \$1,296,000.

Recommendation

ALTERATION

GSA

PBS

**PROSPECTUS — ALTERATION
JAMES C. CORMAN FEDERAL BUILDING
VAN NUYS, CA**

Prospectus Number: PCA-007-LA18
Congressional District: 29

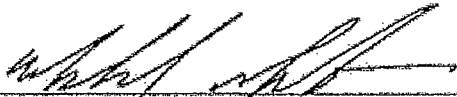
Certification of Need

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

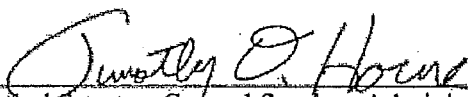
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

There was no objection.

IMMIGRATION

(Mr. FRANCIS ROONEY of Florida asked and was given permission to address the House for 1 minute.)

Mr. FRANCIS ROONEY of Florida. Mr. Speaker, our inability to pass either of the immigration bills yesterday was a disappointing failure to solve two of the largest problems we face: routine illegal border crossing and abuse of the asylum system.

In addition to wall-building and border security bills, I have sponsored legislation to get the workers we need to drive a growing economy:

Change our system of immigration from family-based to skill-based, like Australia and Canada. We need legal, verifiable, and skilled or the educatable to be workers coming in all ranges of skills. This is the RAISE Act.

I have also introduced a bill to prevent claiming amnesty from anyone who is already inside our borders. Amnesty is supposed to derive from “credible fear” of persecution, not flight because the country of origin is dangerous, lawless, or offers little economic opportunity to its citizens—not our problem.

These proposals would go a long way to solving the immigration crisis and creating a workforce to drive a growing U.S. economy in the 21st century.

□ 1245

HONORING THE LIFE AND LEGACY OF CHARLES PAGE

(Mr. PANETTA asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. PANETTA. Mr. Speaker, I rise today to mark the life and legacy of Charles Page, a true public servant who considered himself so blessed that he went by the nickname of Mr. Lucky.

But it goes without saying that all of us benefited from Charlie's generosity and willingness to give back to the place that we call home.

He came to the Monterey Peninsula as a young airman assigned to the Defense Language Institute. He stayed there, built his life there, and continued to serve there as a two-term city councilman, as the president of the Association of Monterey Bay Area Government, and as the founder of the Monterey County Legal Aid Society, as well as the founder of the Monterey Peninsula College Foundation.

Charlie understood the value of junior colleges, not just for students, but for the entire community.

He inspired people to get involved, including myself. I will never forget when I received a phone call out of the blue asking me when I was going to get involved, when I was going to serve.

I believe that that call sparked the beginning of my career in service.

Mr. Speaker, for that and all of his contributions to our community and

country, I recognize Charlie Page, for we are all blessed and lucky to know him.

ROME LAB STANDS AT THE FOREFRONT OF ADVANCED CYBER RESEARCH AND DEVELOPMENT

(Ms. TENNEY asked and was given permission to address the House for 1 minute and to revise and extend her remarks.)

Ms. TENNEY. Mr. Speaker, the Air Force Research Laboratory Information Directorate, otherwise known as Rome Lab, stands at the forefront of advanced cyber research and development projects within the Air Force and plays an integral role in ensuring that our military has the 21st century tools to dominate in cyberspace and on the battlefield.

The importance of Rome Lab in my district in New York State cannot be overstated. That is why I have continued to advocate and secure record level funding for Rome Lab.

I am grateful to have Defense Appropriations Subcommittee Chairwoman KAY GRANGER, who has advocated for increasing by another \$10 million for our Federal funding to enhance current research and development into our small Unmanned Aerial Systems, an essential tool of modern warfare.

Additionally, our office secured over \$200 million in funding, which represents a 10 percent increase over last year's level, and another \$14.2 million in funding for a perimeter fence around Rome Lab to secure this vitally important and highly sensitive asset.

The high-tech ecosystem and hub of research and development built around Rome Lab has created a rich environment for entrepreneurs to start new ventures and to thrive in the Mohawk Valley.

It is estimated that Rome Lab's impact in 2017 was over \$392 million in the surrounding five-county region.

It is an honor to represent the talented, dedicated, and hardworking workforce at Rome Lab. It is critically important that we protect this asset.

SUMMER RECESS STOPS SCHOOL SHOOTINGS

(Mr. DEUTCH asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. DEUTCH. Mr. Speaker, in the 4½ months since 17 people were killed in a mass shooting at Marjory Stoneman Douglas High School in Parkland, Florida, there have been 15 shootings at schools and colleges around the country.

In the absence of congressional action, the only thing that has stopped these school shootings is summer recess.

But summer recess won't stop the daily gun violence in communities across the country. In the past 72 hours, 97 people were killed and 180 people were injured by gun violence.

And summer recess won't provide relief to the families who are still grieving the loss of their children, their loved ones.

Earlier this month, four Stoneman Douglas seniors were honored with degrees they earned but never received because they were murdered in their school. Their parents and siblings walked onto that stage instead. It shouldn't have been this way.

It is time for this House to act on gun violence. Bring up the bipartisan bills on universal background checks, banning bump stocks, gun violence restraining orders.

We cannot wait until the school bell rings again this fall. We have to act now.

HONORING OFFICER MATHEW MAZANY

(Mr. JOYCE of Ohio asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. JOYCE of Ohio. Mr. Speaker, today, I want to honor the life and service of a brave constituent of mine, Mentor police officer Mathew Mazany.

Officer Mazany, a 14-year veteran officer, was killed in a tragic hit-and-run on Sunday morning while helping with a traffic stop.

He achieved his dream by following in the footsteps of his father, who also served as a police officer for 34 years in Maple Heights, not too far from Mentor.

His coworkers and those who knew him best described him as a happy-go-lucky kind of guy who enjoyed the Mentor community.

Officer Mazany leaves behind a son, a brother, a father, and countless others who had the pleasure of knowing him.

His legacy and dedication to public service will not be forgotten.

My prayers are with Officer Mazany's family, his friends, the city of Mentor and the Mentor Police Department during this difficult time.

WE NEED TO RESTORE DEMOCRACY

(Mr. SARBANES asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. SARBANES. Mr. Speaker, today, too many Americans feel that their own democracy doesn't respect them, that they are left out and locked out of their own democracy.

That is why Democrats today are introducing the By the People Resolution, a broad set of reforms, a declaration of principles that we need to restore democracy and give people their voice back, in three broad categories of reform:

Voter empowerment, voting rights; making sure that it is easier, not harder, to access the ballot box and to cast your vote.