

251(b)(2)(A) of the Balanced Budget and Emergency Deficit Control Act of 1985, as outlined in the enclosed list of accounts.

The details of this action are set forth in the enclosed memorandum from the Director of the Office of Management and Budget.

DONALD J. TRUMP.
THE WHITE HOUSE, October 1, 2020.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

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

COMMITTEE ON TRANSPORTATION AND
INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,

Washington, DC, September 30, 2020.

Hon. NANCY PELOSI,
Speaker, House of Representatives,
Washington, DC.

DEAR MADAM SPEAKER: On September 30, 2020, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider thirty-three resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

I have enclosed copies of the resolutions adopted.

Sincerely,

PETER A. DEFazio,
Chair.

Enclosures.

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HOMELAND SECURITY
UNITED STATES CITIZENSHIP & IMMIGRATION
SERVICES NATIONAL, CAPITAL REGION

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 247,000 rentable square feet of space, including 4 official parking spaces, for the De-

partment of Homeland Security (DHS)—Citizenship and Immigration Services currently located in two locations at 2200 Crystal Drive in Arlington, VA, and 131 M Street NE in Washington, DC a proposed total annual cost of \$12,350,000 in Washington, DC; at a proposed total annual cost of \$9,633,000 in Northern Virginia; or at a proposed cost of \$8,645,000 in Suburban Maryland for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 187 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 prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 187 square feet or higher per person.

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

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

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 Chair 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.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES CITIZENSHIP & IMMIGRATION SERVICES
NATIONAL CAPITAL REGION**

Prospectus Number: PDC-10-WA19
Congressional Districts: DC NA, VA 8, 10, 11 MD 4, 5, 6, 8

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 247,000 rentable square feet (RSF) for the Department of Homeland Security (DHS)—Citizenship and Immigration Services (USCIS), currently located in two locations at 2200 Crystal Drive in Arlington, VA, and 131 M Street NE in Washington, DC, under leases that expire on October 1, 2020, and September 7, 2026. The proposed lease will house USCIS in one location, providing continued housing as well as modern, streamlined, consolidated, and efficient operations. This prospectus addresses the tactical housing needs of USCIS within the overall context of the strategic DHS consolidation plan.

The lease will provide continued housing for USCIS, improving the office utilization rate from 91 to 78 usable square feet (USF) per person while increasing the overall utilization rate from 156 to 187 USF per person.

Description

Occupant:	DHS / USCIS
Current RSF:	172,624 (Current RSF/USF = 1.17)
Estimated Maximum RSF:	247,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction of RSF:	74,376 RSF Expansion
Current USF/Person:	156
Estimated USF/Person:	187
Proposed Maximum Leasing Authority:	20 years
Expiration Dates of Current Leases:	10/01/20 and 09/07/26
Delineated Area:	Suburban Maryland, Northern Virginia, District of Columbia
Number of Official Parking Spaces ¹ :	4
Scoring:	Operating lease
Current Total Annual Cost:	\$6,953,303
Estimated Rental Rate for DC ² :	\$50.00 / RSF

¹ Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

² This estimate is for fiscal year FY 2021 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate for each of the jurisdictions of the NCR 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 negotiating this lease or leases to ensure that lease award is made in the best interest of the Government.

GSA

PBS

PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES CITIZENSHIP & IMMIGRATION SERVICES
NATIONAL CAPITAL REGION

Prospectus Number: PDC-10-WA19
Congressional Districts: DC NA, VA 8, 10, 11 MD 4, 5, 6, 8

Estimated Total Annual Cost ³ :	\$12,350,000
Estimated Rental Rate for MD:	\$35.00 / RSF
Estimated Total Annual Cost:	\$8,645,000
Estimated Rental Rate for VA:	\$39.00 / RSF
Estimated Total Annual Cost:	\$9,633,000

Acquisition Strategy

In order to maximize flexibility in acquiring space to house USCIS, GSA plans to issue a single, multiple-awards solicitation that will allow offerors to provide blocks of space able to meet these requirements in whole or in part. Although the delineated area for the overall procurement includes all three National Capital Region jurisdictions—Washington, DC; Suburban Maryland; and Northern Virginia—this requirement must be housed in one or more geographically proximate buildings in a single political jurisdiction.

Background

The USCIS mission is to secure America's promise as a nation of immigrants by providing accurate and useful information to its customers, granting immigration and citizenship benefits, promoting an awareness and understanding of citizenship, and ensuring the integrity of the immigration system. USCIS oversees lawful immigration to the United States, providing services that include citizenship, immigration of family members, visas, verification of legal rights to work in the United States, humanitarian programs, adoptions, civic integration, and genealogy.

Justification

The current lease for space at 2200 Crystal Drive expires on October 1, 2020. USCIS has a continuing need to house personnel working in this location to carry out its mission at the NCR Potomac Service Center (PSC). There are five USCIS service centers in the continental United States. Each center processes various immigrant benefit cases in a multi-state area.

The current lease for space at 131 M Street NE expires on September 7, 2026. USCIS has a continuing need to house its personnel currently working in this location, but by

³ Any new lease may contain escalation clauses to provide for annual changes in real estate taxes and operating costs in each of the three jurisdictions of the NCR.

GSA**PBS**

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES CITIZENSHIP & IMMIGRATION SERVICES
NATIONAL CAPITAL REGION**

Prospectus Number: PDC-10-WA19

Congressional Districts: DC NA, VA 8, 10, 11 MD 4, 5, 6, 8

consolidating the Immigrant Investor Program Office (IPO) and its personnel with the NCR Potomac Service Center, the agency will realize co-location space efficiencies that will also lower the overall utilization rate. The IPO administers the EB-5 Program for entrepreneurs (and their spouses and unmarried children under 21) who are eligible to apply for a green card (i.e., permanent residence) if they 1) make the necessary investment in a commercial enterprise in the United States and 2) plan to create or preserve 10 permanent full-time jobs for qualified U.S. workers.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum requirements set forth in the procurement.

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

GSAPBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES CITIZENSHIP & IMMIGRATION SERVICES
NATIONAL CAPITAL REGION**

Prospectus Number: PDC-10-WA19
Congressional Districts: DC NA, VA 8, 10, 11 MD 4, 5, 6, 8

Certification of Need

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

5/18/2020

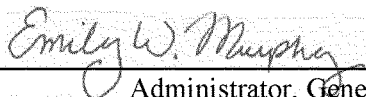
Submitted at Washington, DC, on _____

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

August 2018

Housing Plan
Department of Homeland Security
United States Citizenship and Immigration Services

PDC-10-WA19
National Capital Region

Leased Locations	CURRENT				ESTIMATED/PROPOSED				
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF)		
	Office	Total	Office	Total	Office	Total	Storage ⁵	Special ⁶	Total
2200 Crystal Drive, Arlington, VA (PSC)	688	688		86,644					
131 M Street, NE, Washington, DC (IPO)	257	257		60,993					
Estimated/Proposed Lease					1,101	1,101	15,187	80,479	205,533
Total	945	945		147,637	1,101	1,101	15,187	80,479	205,533

Office Utilization Rate (UR) ²			
	Current	Proposed	
Rate	91	78	

UR = average amount of office space per person
Current UR excludes 24,208 usf of office support space
Proposed UR excludes 24,171 usf of office support space

Overall UR ³			
	Current	Proposed	
Rate	156	187	

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	147,637	1.17	172,624
Estimated/Proposed	205,533	1.20	247,000

Special Space		USF
Clinic/Lactation Room		303
Conference Rooms		5,131
ADP / HSDN		4,076
Break Rooms		7,176
File Processing		48,882
Mail Rooms/Secured Deposit Room		2,610
Receiving (Security)		4,804
Secured Storage/Room		675
Training Rooms		2,766
Copier Rooms		4,056
Total		80,479

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 people.
3 USF/Person = housing plan total USF divided by total personnel.
4 R/U Factor (R/U) = Max RSF divided by total USF.
5 Storage excludes warehouse, which is part of Special.

COMMITTEE RESOLUTION

ALTERATION—CONSOLIDATION ACTIVITIES
PROGRAM, VARIOUS BUILDINGS

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 reconfiguration and renovation of space within government-owned and leased buildings during Fiscal Year 2020 to improve space utilization, optimize inventory, decrease reliance

on leased space, and reduce the Government's environmental footprint at a total cost of \$15,500,000, 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 Chair or Ranking Member of the Com-

mittee 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: PCA-0001-MU20

FY 2020 Project Summary

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within Government-owned and leased buildings during fiscal year (FY) 2020 to support GSA's ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government's environmental footprint.

Since inception of the Consolidation Activities Program in FY 2014, GSA has received \$283 million in support of the program. Through FY 2018, the Consolidation Activities Program has funded 75 projects.¹ When complete, the 75 projects will result in more than a 1.59 million usable square foot (USF) reduction, reduce agency rental payments to GSA by \$65 million annually, and generate \$130 million in annual Government lease cost avoidance.

FY 2020 Committee Approval and Appropriation Requested\$75,000,000

Program Summary

As part of its ongoing effort to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government's environmental footprint, GSA is identifying consolidation opportunities within its inventory of real property assets. These opportunities are presented through surveys and studies, partnering with customer agencies, and through agency initiatives. Projects will vary in size by location and agency mission and operations; however, no single project will exceed \$20 million in GSA costs. Funds will support consolidation of customer agencies and will not be available for GSA internal consolidations. Preference will be given to projects that result in an office utilization rate of 130 USF per person or less and a total project payback period of 10 years or less.

Typical projects include the following:

- Reconfiguration and alteration of existing Federal space to accommodate incoming agency relocation/consolidation. (Note: may include reconfigurations of existing occupied Federal tenant space); and
- Incidental alterations and system upgrades, such as fire sprinklers or heating, ventilation, and air conditioning, needed as part of relocation and consolidation.

Projects will be evaluated using the following criteria:

¹ These figures include 4 projects that will be undertaken with FY 2018 appropriations received of \$20,000,000. GSA is awaiting Resolution of the FY 2018 Prospectus by the Committee on Environment and Public Works of the U.S. Senate before obligating these funds.

GSA

PBS

**PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: PCA-0001-MU20

- Preference will be given to projects that are identified as a reduction opportunity by both GSA and the subject agency, and that meet the other criteria.
- Proposed consolidation projects will result in a reduction in annual rent paid by the impacted customer agency.
- Preference is given to consolidations within or into owned buildings over consolidations within or into leased space.
- Consolidation of expiring leases into owned buildings will be given preference over those business cases for lease cancellations that include a cancellation cost.
- Co-location with other agencies with shared resources and special space will be given preference.
- Links to other consolidation projects will be given preference.

Justification

GSA continually analyzes opportunities to improve space utilization and realize long-term cost savings for the Government. Funding for space consolidations is essential so that GSA can execute those opportunities.

Projects funded under this authorization will enable agencies to consolidate within Government-controlled leased space or relocate from either Government-controlled leased or federally owned space to federally owned space that more efficiently meets mission needs. These consolidations will result in improved space utilization, cost savings for the American taxpayers, and a reduced environmental impact.

GSA

PBS

**PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: PCA-0001-MU20

Certification of Need

Current administration and congressional initiatives call for improved space utilization, lower costs for the Government, and a reduced environmental footprint. GSA has determined that the proposed consolidation program is the most practical solution to meeting those goals.

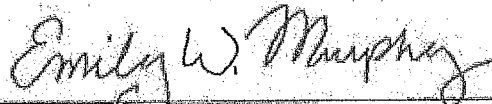
Submitted at Washington, DC, on March 18, 2019

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

	President's Budget Request (\$000's)	Spending Plans Funding Level (\$000's)
Repairs and Alterations Program		
Major Repairs and Alterations Allocation		
Washington, DC Regional Office Building	\$95,642	\$95,642
Suitland, MD Suitland Federal Center	\$49,358	\$49,358
Richmond, CA Frank Hagel Federal Building	\$40,100	\$40,100
Portland, ME Edward T. Gignoux U.S. Courthouse	\$23,067	\$23,067
New York, NY Silvio V. Molloy Federal Building/Jacob K. Javits Federal Building	\$46,600	\$46,600
Cleveland, OH Anthony J. Celebrezze Federal Building	\$63,928	\$63,928
Cincinnati, OH FDA Forensic Chemistry Center and John Weld Peck Federal Building	\$17,546	\$17,546
Oklahoma City, OK William J. Holloway Jr. U.S. Courthouse and U.S. Post Office and Courthouse	\$93,441	\$12,129
Austin, TX J.J. Pickle Federal Building	\$17,408	\$17,408
Pittsburgh, PA Joseph F. Weis Jr. U.S. Courthouse	\$40,634	\$11,000
Columbus, OH John W. Bricker Federal Building	\$6,559	\$6,559
Washington, DC Lyndon B. Johnson Federal Building	\$0	\$10,000
Indianapolis, IN Major General Emmett J. Bean Federal Center	\$3,200	\$3,200
Subtotal	\$497,483	\$396,537
Transfer Request Allocation		
Repairs and Alterations Program		
Special Emphasis		
Consolidation Activities Program ¹	\$75,000	\$15,500
Fire Protection and Life Safety Program ¹	\$30,000	\$11,658
Subtotal	\$105,000	\$27,158
Building Operations Program		
Building Operations	\$0	\$28,000
Subtotal	\$0	\$28,000
TOTAL		\$53,158

¹ Consolidation Activities and Fire Protection and Life Safety Programs were requested as individual line items within the Total FY 2020 Repairs and Alterations Program in the President's Budget.

COMMITTEE RESOLUTION

ALTERATION—FIRE PROTECTION AND LIFE
SAFETY PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to upgrade, replace, and improve fire protection systems and life safety features in government-owned buildings during

Fiscal Year 2020 at a total cost of \$11,658,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

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

Prospectus Number: PFP-0001-MU20

FY 2020 Project Summary

This prospectus proposes alterations to upgrade, replace, and improve fire protection systems and life safety features in Government-owned buildings during FY 2020.

Since FY 2010, GSA has received \$121,000,000 in support of this program. These funds supported 101 projects in 86 Government-owned buildings.

FY 2020 Committee Approval and Appropriation Requested.....\$30,000,000

Program Summary

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

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

Justification

GSA periodically assesses all facilities to identify hazards and initiate correction or risk-reduction protection strategies so that its buildings do not present an unreasonable risk to Government personnel or the general public. Completion of these proposed projects will improve the overall level of safety from fire and similar risks in federally owned buildings in GSA's portfolio nationwide.

¹ These figures include 14 projects in 14 Government-owned buildings that will be undertaken with FY 2018 appropriations received of \$25,000,000. GSA is awaiting Resolution of the FY 2018 Prospectus by the Committee on Environment and Public Works of the U.S. Senate before obligating these funds.

GSA

PBS

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


Prospectus Number: PFP-0001-MU20

Certification of Need

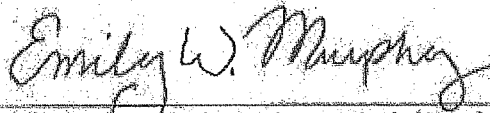
The proposed program is the best solution to meet a validated Government need.

Submitted at Washington, DC, on March 18, 2019

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

	President's Budget Request (\$000's)	Spending Plans Funding Level (\$000's)
Repairs and Alterations Program		
Major Repairs and Alterations Allocation		
Washington, DC Regional Office Building	\$95,642	\$95,642
Suitland, MD Suitland Federal Center	\$49,358	\$49,358
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Portland, ME Edward T. Gignoux U.S. Courthouse	\$23,067	\$23,067
New York, NY Silvio V. Molloy Federal Building/Jacob K. Javits Federal Building	\$46,600	\$46,600
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Cincinnati, OH FDA Forensic Chemistry Center and John Weld Peck Federal Building	\$17,546	\$17,546
Oklahoma City, OK William J. Holloway Jr. U.S. Courthouse and U.S. Post Office and Courthouse	\$93,441	\$12,129
Austin, TX J.J. Pickle Federal Building	\$17,408	\$17,408
Pittsburgh, PA Joseph F. Weis Jr. U.S. Courthouse	\$40,634	\$11,000
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Indianapolis, IN Major General Emmett J. Bean Federal Center	\$3,200	\$3,200
Subtotal	\$497,483	\$396,537
Transfer Request Allocation		
Repairs and Alterations Program		
Special Emphasis		
Consolidation Activities Program ¹	\$75,000	\$15,500
Fire Protection and Life Safety Program ¹	\$30,000	\$11,658
Subtotal	\$105,000	\$27,158
Building Operations Program		
Building Operations	\$0	\$28,000
Subtotal	\$0	\$28,000
TOTAL		\$53,158

¹ Consolidation Activities and Fire Protection and Life Safety Programs were requested as individual line items within the Total FY 2020 Repairs and Alterations Program in the President's Budget.

COMMITTEE RESOLUTION

ALTERATION—FRANK HAGEL FEDERAL
BUILDING, RICHMOND, 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 including repairs and replacements of multiple building infrastructure, system deficiencies and exigent safety issues at the Frank Hagel Federal Building located at 1221 Nevin Avenue, Richmond, CA at a de-

sign cost of \$3,000,000, an estimated construction cost of \$35,200,000, and a management and inspection cost of \$1,900,000 for a total estimated project cost of \$40,100,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSAPBS

**PROSPECTUS – ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA**

Prospectus Number: PCA-0213-RI20
Congressional District: 11

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration of the Frank Hagel Federal Building (FHFB) located at 1221 Nevin Avenue, Richmond, CA. The proposed repairs and replacements will address key infrastructure and systems deficiencies, exigent safety issues and extend the useful life of the building to meet the long-term housing and mission needs of a key Social Security Administration (SSA) location on the West Coast.

FY 2020 Committee Approval and Appropriation Requested¹

(Design, Construction, and Management & Inspection).....\$40,100,000

Major Work Items

Restroom upgrades; roof replacement and related systems; plumbing, heating, ventilation, and air conditioning (HVAC) and electrical systems replacements/upgrades

Project Budget

Design	\$3,000,000
Estimated Construction Cost (ECC)	35,200,000
Management & Inspection (M&I)	<u>1,900,000</u>
Estimated Total Project Cost (ETPC).....	\$40,100,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2022

Building

The FHFB, constructed in 1975, has a total of 618,837 gross square feet and is located on 10.5 acres. The building is six stories (plus mechanical penthouses) with a steel moment frame tower covered with brick/concrete fascia panels. Since construction, SSA has been the sole tenant. The facility serves as one of SSA's seven national claims and post-entitlement processing centers

¹ GSA submitted Prospectus No. PCA-0213-RI11 (larger scope) in FY 2011. The prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on November 30, 2010 and December 2, 2010, respectively, for \$221,670,000, but did not receive appropriations. For FY 2020, GSA is requesting approval and funding of a more limited scope project for the building.

GSA**PBS**

**PROSPECTUS — ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA**

Prospectus Number: PCA-0213-RI20
Congressional District: 11

and houses the Western Processing Center, Remote Operation Communication Center (ROCC), Operations Regional Office, and other regional operating groups. The ROCC, one of the SSA's four National Service Delivery Points, is essential to supporting SSA's computer and telephone systems throughout the Western States. The Operations Regional Office is responsible for the oversight of SSA services in California, Arizona, Nevada, Hawaii, American Samoa, and the Commonwealth of the Northern Mariana Islands. GSA delegated operations & maintenance responsibilities for FHFB to SSA in 1987.

Tenant Agencies

SSA

Proposed Project

The project proposes to address multiple building infrastructure and system deficiencies including the complete demolition of and upgrades to the restrooms in the basement and floors 1 through 4. The existing roofing systems on the main tower, childcare, and auditorium will be replaced, and asbestos and lead paint abatement and removal at the roofs will be undertaken. The existing Rainwater and non-operable window washing systems will be replaced. HVAC upgrades, including the replacement of five air handler units and related fans and ducts, along with the replacement of multiple diffusers and variable air volume (VAV) devices, will be undertaken, and the air intake grilles currently located at ground level will be replaced and relocated to the roof level of the tower building. Plumbing upgrades include the replacement of the tepid water system with a cold and hot water supply. Electrical upgrades, including replacement of all wiring and lighting with LED fixtures throughout the work areas. The main switchgear will be replaced along with the distribution panelboards on each floor in electrical closets.

Major Work Items

Roof System Replacement/Hazardous Materials Abatement	\$10,100,000
Restroom Replacement/Upgrades	9,500,000
HVAC/Air Intakes Replacement/Upgrades	7,343,000
Plumbing Replacement/Upgrades	5,330,000
Electrical Replacement/Upgrades	<u>2,927,000</u>
Total ECC	\$35,200,000

Justification

The original systems are over 40 years old, and many are at the end of, or beyond, their useful life, constraining the building's use as a modern workplace. The building's deficiencies limit

GSA

PBS

**PROSPECTUS – ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA**

Prospectus Number: PCA-0213-RI20
Congressional District: 11

SSA's ability to respond effectively and efficiently to the changing needs of components housed in the FHFB.

The completion of the proposed upgrades and replacements will address exigent safety issues and deficiencies while extending the useful life of the building. The renovation of the restrooms for the basement to the 4th floor will complete the restrooms modernization for the entire building and meet the Architectural Barriers Act Accessibility Standard (ABAAS) requirements. The replacement of the roofing systems and the rainwater and stormwater drains will ensure building's water tightness for a number of years. Replacement of the existing tepid water system with a new dual pipe water system will lessen the risk of Legionella propagation. Replacement of five air handling units in the basement will complete the replacement of all the air handling units in the past few years. Extending the exterior air intakes to the top of the roofline of the building reduces the building's risk of contamination. Replacement of the electrical switchgear will lessen the risk of another whole building electrical outage.

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 project 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.

GSA

PBS

**PROSPECTUS – ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA**

Prospectus Number: PCA-0213-RI20
Congressional District: 11

Recommendation

ALTERATION

GSAPBS

**PROSPECTUS — ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA**

Prospectus Number: PCA-0213-RI20
Congressional District: 11

Certification of Need

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

Submitted at Washington, DC, on March 19, 2019

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—301 7TH STREET SW REGIONAL
OFFICE 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 for the Regional Office Building located at 301 7th Street SW, in Washington, DC to renovate and modernize the building to house the Department of Homeland Security including upgrades to and replacement of multiple building systems, interior alter-

ations and exterior repairs at a design cost of \$8,000,000, an estimated construction cost of \$82,308,000 and a management and inspection cost of \$5,334,000 for a total estimated project cost of \$95,642,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA**PBS**

**PROSPECTUS – ALTERATION
301 7th STREET SW
REGIONAL OFFICE BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0031-WA20

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Regional Office Building (ROB), located at 301 7th Street SW, in downtown Washington, DC. This project will renovate and modernize the building in preparation for the Department of Homeland Security's (DHS) occupancy. Major building systems will be upgraded to accommodate up to 4,074 personnel, resulting in a maximum, all-in utilization rate (UR) of 150 usable square feet (USF) per person. The proposed DHS consolidation provides an annual lease cost avoidance of approximately \$13,000,000 and an annual agency rent savings of approximately \$525,000.

FY 2020 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) \$95,642,000

Major Work Items

Interior alterations; plumbing, HVAC (heating ventilation, and air conditioning), electrical, fire, life safety, and conveyance systems upgrades; exterior construction; hazardous materials abatement; and demolition

Project Budget

Design	\$8,000,000
Estimated Construction Cost (ECC)	82,308,000
Management and Inspection (M&I).....	<u>5,334,000</u>
Estimated Total Project Cost (ETPC) *	\$95,642,000

*Tenant agencies may fund an additional amount for tenant improvements above the standard normally provided by GSA. GSA will also consider utilizing an Energy Savings Performance Contract (ESPC) to acquire energy efficiency improvements for this project.

Schedule

	Start	End
Design and Construction	FY 2020	FY 2023

Building

ROB is located near the L'Enfant Plaza Metro Station at 301 7th Street SW, in Washington, DC. It contains approximately 941,463 gross square feet, of which there are approximately 845,169 rentable square feet or 612,593 USF. The building was originally built as a warehouse between 1929 and 1932; it was later adapted for office use in a

GSA**PBS**

**PROSPECTUS – ALTERATION
301 7th STREET SW
REGIONAL OFFICE BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0031-WA20

haphazard fashion resulting in poor circulation and office layout. The building contains seven floors above grade and a basement. Its electrical system has both capacity and distribution issues that make even minor space alterations difficult and costly. Building elevators are far beyond their useful life, resulting in frequent outages of one or more elevators, and often require custom or rebuilt parts for repair. The building's HVAC system is also well past its useful life; air distribution issues create hot and cold areas throughout the building, regardless of the external temperature. The building also has ongoing plumbing issues, and occasionally pipes burst, damaging interior walls and carpet.

Tenant Agencies

Department of Homeland Security—Offices of the Under Secretary of Management and Science and Technology and Office of Biometric Identity Management; U.S. Interagency Council on Homelessness; GSA

Proposed Project

The project will provide for upgrades of most of the major systems in the building, including the conveyance, plumbing, HVAC, electrical, and fire protection systems. A redesign of the building's circulation pattern will recapture rentable office space and increase the space efficiency by utilizing an open-plan office concept to the greatest extent possible. Furthermore, the project will aim to provide an open architecture systems approach to the infrastructure to allow for a high-performance workspace that focuses on the health, safety, and comfort of personnel, and to provide flexibility and ease of accommodation for the operators of the building.

GSA**PBS**

**PROSPECTUS – ALTERATION
301 7th STREET SW
REGIONAL OFFICE BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0031-WA20

Major Work Items

Interior Construction	\$21,205,000
HVAC Upgrades	16,403,000
Electrical Upgrades	16,015,000
Conveying System Upgrades	10,043,000
Exterior Construction	6,148,000
Demolition	3,675,000
Plumbing Upgrades	3,888,000
Fire Protection Upgrades	3,707,000
Hazardous Materials Abatement	<u>1,224,000</u>
Total ECC	\$82,308,000

Justification

ROB currently includes outdated HVAC and lighting equipment, insufficient illumination in several mechanical spaces, and outdated interior office finishes. The proposed accommodation of additional DHS personnel into the ROB requires an open office environment to maximize the building capacity. Additionally, the location of mechanical rooms, electrical and telecommunication closets, and restrooms varies from floor to floor, resulting in inefficient distribution of electrical and plumbing systems and consequent energy waste.

A majority of the building's major systems are outdated and have reached or surpassed the end of their useful lives, resulting in poor indoor air quality and pronounced tenant discomfort in the winter and summer months. Approximately one-fifth of the air handling units are more than 30 years old, and the steam piping and condensate return lines are greater than 50 years old. The HVAC system consists of a central chilled water plant in the basement and rooftop cooling towers, with heating provided by steam supplied by GSA's central heating plant. In accordance with *Facilities Standards for the Public Buildings Service (GSA P-100)*, the existing steam station will be upgraded along with a steam-to-hot water converter to supply heating and hot water to the building's mechanical systems. Six cooling towers located on the roof are in fair to poor condition and require replacement.

GSA

PBS

**PROSPECTUS – ALTERATION
301 7th STREET SW
REGIONAL OFFICE BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0031-WA20

The existing sub-power and lighting distribution panels throughout the building are in fair to poor condition and will be replaced. Multiple electrical panels are more than 40 years old, and the associated feeders are well beyond the end of their expected useful life. Both the panels and the feeders will be replaced.

The building’s vertical transportation systems include 10 passenger elevators and 3 freight elevators, 1 of which has not been operational for several years. Periodic passenger entrapments occur. Such incidents result from high use of aging elevators that run on pulley systems rather than hydraulic systems. Many of the necessary replacement parts are obsolete and can be difficult to obtain. All elevators will be replaced.

The existing fire protection system is outdated and will be upgraded/replaced in renovated space. The entire system will be expanded to provide protection in approximately 40 percent of the building, which is currently without sprinklers.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service (GSA P-100)*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

Alteration.....	\$384,297,000
Lease.....	\$600,788,000

The 30-year, present-value cost of alteration is \$216,491,000 less than the cost of leasing, with an equivalent annual cost advantage of \$10,482,000.

Recommendation

ALTERATION

GSA

PBS

**PROSPECTUS – ALTERATION
301 7th STREET SW
REGIONAL OFFICE BUILDING
WASHINGTON, DC**

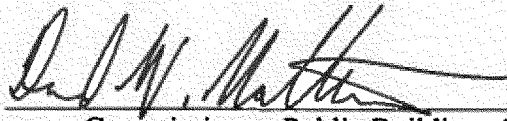
Prospectus Number: PDC-0031-WA20

Certification of Need

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

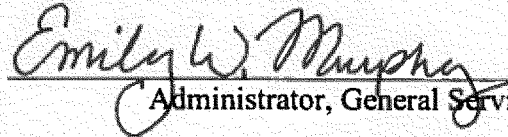
Submitted at Washington, DC, on September 6, 2019

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—EDWARD T. GIGNOUX U.S.
COURTHOUSE, PORTLAND, ME

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 including repairs and replacements of the heating, ventilation, and air conditioning and fire alarm systems at the Edward T. Gignoux U.S. Courthouse located at 156 Federal Street, Portland, ME at a de-

sign cost of \$2,241,000, an estimated construction cost of \$18,939,000, and a management and inspection cost of \$1,887,000 for a total estimated project cost of \$23,067,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS – ALTERATION
EDWARD T. GIGNOUX U.S. COURTHOUSE
PORTLAND, ME**

Prospectus Number: PME-0034-PO20
Congressional District: 1

FY2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Edward T. Gignoux U.S. Courthouse located at 156 Federal Street in Portland, ME. The proposed project will repair and replace the building's deficient heating, ventilation, and air conditioning (HVAC) system, and fire alarm system.

FY2020 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$23,067,000

Major Work Items

HVAC system repairs/replacements; fire and life safety improvements

Project Budget

Design	\$2,241,000
Estimated Construction Cost (ECC).....	18,939,000
Management and Inspection (M&I)	1,887,000
Estimated Total Project Cost (ETPC)*	\$23,067,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2024

Building

The Gignoux U.S. Courthouse, built in 1911, is a three-story granite block structure in the Second Renaissance Revival style that is listed on the National Register of Historic Places. With a 1932 addition for the U.S. Post Office, the building has approximately 94,000 gross square feet. Since 1970, the U.S. District Court and related agencies have been the principal tenants of the building. The historic features of the Gignoux Courthouse were restored as part of a major renovation project completed in 1996.

GSA

PBS

**PROSPECTUS – ALTERATION
EDWARD T. GIGNOUX U.S. COURTHOUSE
PORTLAND, ME**

Prospectus Number: PME-0034-PO20
Congressional District: 1

Tenant Agencies

Judiciary - District Court, Magistrate; Department of Justice - Marshals Service, Attorneys; GSA

Proposed Project

The proposed project includes replacing air distribution systems including variable air volumes, fan coil units, heating terminal units, distribution piping, duct work, the building automation system (BAS), and the fire alarm system. Outside air intakes will be relocated from the ground level to the roof level. Air handling units and distribution will be upgraded. A new radiator will be provided for the emergency generator. A fall arrest system to the roof will be installed to provide protection for personnel during roof access. The operation of the existing smoke control system will be improved.

Major Work Items

HVAC System Repairs/Replacements	\$16,042,000
Fire and Life Safety Improvements	<u>2,897,000</u>
Total ECC	\$18,939,000

Justification

The majority of the HVAC system is past its useful life and inefficient. The BAS is obsolete resulting in ongoing issues, especially with temperature control and poor air circulation affecting tenant comfort; therefore, comprehensive improvements are required. The proposed project will improve indoor air quality and energy efficiency. Completion of this project will reduce emergency repairs and the risk of a catastrophic system failure.

There are fire and life safety deficiencies, including lack of a fall arrest system on the roof and inadequate smoke control. The air intakes are at ground level, which is a security risk. The fire alarm system is outdated and does not provide voice annunciation. Proposed upgrades will meet current 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 cost effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

GSA

PBS

**PROSPECTUS – ALTERATION
EDWARD T. GIGNOUX U.S. COURTHOUSE
PORTLAND, ME**

Prospectus Number: PME-0034-PO20
Congressional District: 1

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 and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

GSA

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PROSPECTUS — ALTERATION
EDWARD T. GIGNOUX U.S. COURTHOUSE
PORTLAND, ME

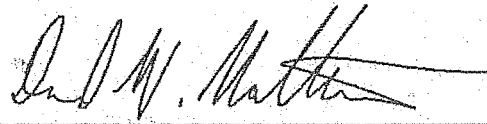
Prospectus Number: PME-0034-PO20
Congressional District: 1

Certification of Need

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

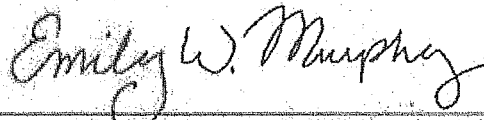
Submitted at Washington, DC, on March 18, 2019

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—SILVIO V. MOLLO FEDERAL BUILDING AND 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 modernization of the Silvio V. Mollo Federal Building, located at 1 St. Andrew's Plaza, New York, NY and the design and construction of swing space buildout, space recapture, and related improvements at the Jacob K. Javits Federal

Building located at 26 Federal Plaza in New York, NY at design cost for Phases I and II of \$15,913,000, an estimated construction cost for Phase I of \$29,123,000 and a management and inspection cost for Phase I of \$1,564,000 for a total Fiscal Year 2020 cost of \$46,600,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS – ALTERATION
SILVIO V. MOLLO FEDERAL BUILDING AND
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0323/0282-NY20

Congressional District: 10

FY 2020 Project Summary

The General Services Administration (GSA) proposes the first of a two phase project. The first phase is design for the modernization of the Silvio V. Mollo (Mollo) Federal Building located at 1 St. Andrew's Plaza, New York, NY, and the design and construction of swing space buildout, space recapture, and related improvements at the Jacob K. Javits (Javits) Federal Building located at 26 Federal Plaza, New York, NY.

The proposed Mollo project will address seismic, structural deficiencies, mechanical, electrical distribution, security and screening pavilion, and new buildout of the Department of Justice–U.S. Attorney's Office (USAO) Criminal Division space. The proposed Javits Building project will provide swing space as interim housing for the USAO Criminal Division during the Mollo renovations and the long-term housing for the USAO Civil Division currently housed in leased space at 86 Chambers Street, New York, NY. Relocation of the USAO Civil Division provides an annual lease cost avoidance of approximately \$3,300,000.

FY 2020 Committee Approval and Appropriation Requested

(Phase I and II Design, Phase I Construction, and Phase I Management & Inspection)\$46,600,000

Major Work Items

Heating, ventilation, and air conditioning (HVAC), electrical, fire protection, and plumbing replacement; demolition; and interior construction

Project Budget**Design**

Phase I swing space	\$ 2,601,000
Phase II.....	<u>13,312,000</u>
Total Design (FY20 Request)	\$15,913,000

Estimated Construction Cost (ECC)

Phase I swing space (FY 20 Request).....	\$ 29,123,000
Phase II (TBD).....	<u>164,003,000</u>
Total ECC.....	\$193,126,000

GSA

PBS

**PROSPECTUS – ALTERATION
SILVIO V. MOLLO FEDERAL BUILDING AND
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0323/0282-NY20
Congressional District: 10

Management and Inspection (M&I)

Phase I swing space (FY 20 Request).....	\$1,564,000
Phase II (TBD).....	7,145,000
Total M&I	\$8,709,000

Estimated Total Project Cost (ETPC)*.....\$217,748,000

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

Schedule

<u>Schedule</u>	Start	End
Design (Mollo and Javits) and Javits Construction	FY 2020	FY 2024
Construction (Mollo)	TBD	TBD

Building

The Mollo Federal Building is an 11-story office building with a basement. The building was constructed in 1974 of prefabricated aggregate facade with a structural reinforced concrete framework on a poured concrete foundation. The building is connected by secure bridges to the Thurgood Marshall U.S. Courthouse and the Metropolitan Correction Center (MCC).

The Javits Federal Office Building is located at 26 Federal Plaza, New York, NY. It consists of three interconnected buildings: a 45-story Federal 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 addition (Annex) built along the west side of the original 45-story building in 1977. The two 45-story buildings function together as the Jacob K. Javits Federal Office Building. The Watson Court of International Trade (CIT) is connected to Javits via a 4-story pedestrian bridge. The entire Javits complex consists of approximately 2.9 million gross square feet.

Tenant Agencies (Impacted)

Department of Justice: USAO Criminal Division, USAO Civil Division, USAO Administrative Services, U.S. Marshals Service (USMS)

Proposed Project

The project proposes a modernization of the Mollo Federal Building to address seismic, security and screening pavilion, structural deficiencies, mechanicals, electrical distribution, and new buildout of USAO space to meet its current design standards. This project will reuse the building foundation and superstructure, and will upgrade the

GSA

PBS

**PROSPECTUS — ALTERATION
SILVIO V. MOLLO FEDERAL BUILDING AND
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0323/0282-NY20

Congressional District:

10

existing structure to meet current standards for seismic and security and screening. The scope of the Mollo project includes complete replacement of building systems, including the facade, roofing, HVAC, electrical infrastructure, and elevators. The project also includes accessibility upgrades, a new integrated main entrance, and construction of tenant space for the USAO Criminal Division and USMS. Swing space in the Javits building will be required so tenants can vacate the existing facility and this work can be executed. The swing space will be constructed on two floors in the Javits Federal Building to accommodate the USAO Criminal Division and USMS and, at the conclusion of this project, will be reused to permanently house the Civil Division of the USAO, currently located in leased space, and USAO Administrative Services operations, currently located in Government-owned space at 201 Varick Street, New York, NY.

This request includes funding for design of the entire project, and construction and M&I for the swing space. GSA intends to submit a prospectus in a future year for the construction portion of the Mollo project.

Major Work Item

HVAC Replacement	\$8,181,000
Electrical Replacement	7,521,000
Interior Construction	5,938,000
Demolition	5,426,000
Fire Protection Replacement	1,477,000
Plumbing Replacement	580,000
Total ECC	\$29,123,000

Justification

It is imperative that the Southern District of New York USAO's Criminal Division remain located long term at the Mollo Federal Building. This location provides USAO with easy access to both the Daniel Patrick Moynihan and Thurgood Marshall U.S. Courthouses, as well as the MCC, the Federal prison serving Manhattan. The commercial real estate market makes it highly unlikely that office space for the USAO Criminal Division could be found in one location within a reasonable distance from the courthouses. If the USAO Criminal Division were to be housed elsewhere, the transit times from the correctional facility and courthouses would be longer, and there would be a chance its operations would have to be split up among multiple locations, impacting security and operational efficiency and resulting in a significantly higher cost to the taxpayer.

GSA

PBS

**PROSPECTUS – ALTERATION
SILVIO V. MOLLO FEDERAL BUILDING AND
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0323/0282-NY20
Congressional District: 10

Mollo Building systems are outdated, at risk for failure, and not in compliance with current codes and standards. Deferring the proposed work will result in running a risk of encountering complicated and costly emergency repairs. In addition, mechanical systems in the Mollo Federal Building provide air conditioning (chilled water) and heating (reduced pressure steam) to the adjacent MCC, so that a failure of the steam reducing system and the chillers at the Mollo Federal Building could result in a lack of heating or air conditioning at the MCC.

Tenant space, as currently configured, is inefficient and does not meet the needs of the agencies. The modernization of the Mollo Federal Building will eliminate and/or minimize these deficiencies. Additionally, security will be enhanced, and the interior space will be handicapped accessible.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective 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 Mollo (past 10 years)

None

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

Prospectus	Description	FY	Amount
PNY-0282-2-NY14	Core Renovations	2014	\$ 6,520,000
Reprogramming	Design	2015	\$ 7,660,000
PNY-0282-NY16	Space Buildout	2016	\$96,344,000

GSAPBS

**PROSPECTUS — ALTERATION
SILVIO V. MOLLO FEDERAL BUILDING AND
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0323/0282-NY20

Congressional District: 10

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

Alteration:	\$213,071,986
New Construction:	\$395,145,909
Lease	\$284,332,283

The 30-year, present value cost of renovation is \$71,260,297 less than the cost of leasing with an equivalent annual cost advantage of \$3,450,207.

Recommendation**ALTERATION**

GSAPBS

**PROSPECTUS — ALTERATION
SILVIO V. MOLLO FEDERAL BUILDING AND
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, NY**

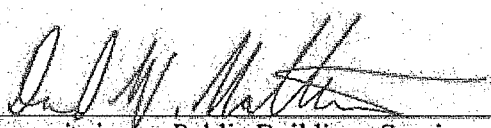
Prospectus Number: PNY-0323/0282-NY20
Congressional District: 10

Certification of Need

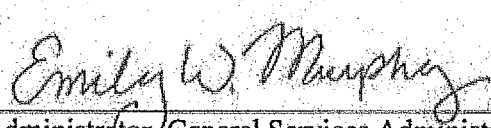
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on March 19, 2019

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—FOOD AND DRUG ADMINISTRATION
FORENSIC CHEMISTRY CENTER AND JOHN WELD
PECK FEDERAL BUILDING, CINCINNATI, 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 including multiple system upgrades expansion of laboratory spaces at the Forensic Chemistry Center located at 6751 Steger Drive, Cincinnati, OH and the interior alterations and system upgrades for a consolidation project that will relocate offices

of the Food and Drug Administration from the Forensic Chemistry Center and leased space to owned space at the John Weld Peck Federal Building located at 550 Main Street, Cincinnati, OH at a design cost of \$1,714,000, an estimated construction cost of \$14,245,000, and a management and inspection cost of \$1,587,000 for a total estimated project cost of \$17,546,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSAPBS

**PROSPECTUS – ALTERATION
FOOD AND DRUG ADMINISTRATION FORENSIC CHEMISTRY CENTER and
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH**

Prospectus Number: POH-0306/0189-CN20

Congressional District:

1

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Department of Health and Human Services, Food and Drug Administration (FDA), Forensic Chemistry Center (FCC) located at 6751 Steger Drive in Cincinnati, OH. The proposed project will modernize the building's outdated systems and expand FDA's laboratory spaces in order to meet the agency's long-term requirements.

The project also proposes the buildout of approximately 20,400 usable square feet of office space at the John Weld Peck Federal Building (Peck FB) in Cincinnati, OH. The space will house the FDA District Office that is currently located in the FCC and a component of FDA that is in leased space. The office space consolidation in the Peck FB will allow for the needed expansion of laboratory space in the FCC and provide an annual lease cost avoidance of approximately \$177,000.

FY 2020 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$17,546,000

Major Work Items

Interior construction; demolition; heating, ventilation, and air conditioning (HVAC); electrical upgrades; plumbing; security; and fire and life safety upgrades; exterior construction

Project Budget

Design	\$1,714,000
Estimated Construction Cost (ECC).....	14,245,000
Management & Inspection (M&I)	1,587,000
Estimated Total Project Cost (ETPC)	\$17,546,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2024

GSA

PBS

**PROSPECTUS – ALTERATION
FOOD AND DRUG ADMINISTRATION FORENSIC CHEMISTRY CENTER and
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH**

Prospectus Number: POH-0306/0189-CN20

Congressional District:

1

Building

The FCC was constructed in 1998 as a build-to-suit lease specifically for FDA's use. GSA exercised a \$500,000 firm fixed price lease purchase option and assumed ownership of the asset in June 2018. The building, which is located on an 8-acre site within the City of Cincinnati, has approximately 77,000 gross square feet, one story above grade, and underground parking for 29 spaces. The building is steel-framed with a concrete and steel curtain wall. FDA's requirement for laboratory space at this location has expanded over the years. A building addition was constructed in 2004.

The Peck FB, located at 550 Main St. in Cincinnati, Ohio, was constructed in 1964 to house Federal agencies. The approximately 792,000 gross square foot steel-framed masonry limestone and glass office building has 10 stories above grade, a basement with inside parking spaces, and a sub-basement. A service and pedestrian tunnel beneath Main Street connects the Peck FB to the Potter Stewart U.S. Courthouse.

Tenant Agencies

FDA

Proposed Project

The project scope in FCC includes demolition of the existing FDA District Office space to accommodate the expansion of the FDA's laboratory. The existing lab will be partially demolished and upgraded with new finishes. Renovations will be made to the building's systems including HVAC upgrades, lighting upgrades, emergency power upgrades, repairs to the building's exterior and roof, replacement of the fire alarm system, restroom upgrades, and improvements to the loading dock. The project will also consolidate the existing FDA District Office space and an office leased for the FDA Resident Post into vacant space within the Peck FB. To accommodate this consolidation, building demolition, interior alterations, electrical, HVAC, and life safety upgrades will be undertaken.

GSA

PBS

**PROSPECTUS — ALTERATION
FOOD AND DRUG ADMINISTRATION FORENSIC CHEMISTRY CENTER and
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH**

Prospectus Number: POH-0306/0189-CN20

Congressional District: 1

Major Work Items

Interior Construction	\$6,310,000
HVAC Upgrades	2,872,000
Demolition	1,994,000
Electrical Upgrades	1,140,000
Fire and Life Safety Upgrades	971,000
Exterior Construction	619,000
Security Upgrades	265,000
Plumbing Upgrades	<u>74,000</u>
Total ECC	\$14,245,000

Justification

The FCC provides forensic analyses for high-profile samples collected within FDA's Office of Regulatory Affairs and other Federal and State agencies. The FCC's specialized forensic analysis activities include product tampering, counterfeiting of pharmaceuticals, detection of contaminants in foods and pharmaceuticals, and economic fraud related to foods and pharmaceuticals and illegal drugs. FCC scientists perform original research to develop methodology to identify poisons and other hazardous materials in pharmaceutical and food matrices. Criminal casework and regulatory sample submissions are projected to grow along with an increase of personnel at the FCC. The existing lab is outdated and does not allow the agency to effectively perform critical activities.

Consolidating FDA from leased space and the District Office from the FCC into vacant space in the Peck FB will allow FDA to share resources and will make for efficient operations for FDA's district, regional, State, and Federal agency partners. Approximately \$177,000 in annual lease costs will be avoided by relocating FDA from leased space into the Peck FB.

Summary of Energy Compliance

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

Prior Appropriations

None

GSA

PBS

**PROSPECTUS – ALTERATION
FOOD AND DRUG ADMINISTRATION FORENSIC CHEMISTRY CENTER and
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH**

Prospectus Number: POH-0306/0189-CN20

Congressional District: 1

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
P011-0189-C115	Reconfiguration of space (Peck)	2015	\$35,373,000

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

Alteration:.....	\$46,388,006
New Construction:.....	\$54,502,591
Lease	\$86,721,223

The 30-year, present value cost of alteration is \$8,114,585 less than the cost of new construction with an equivalent annual cost advantage of \$392,884.

Recommendation

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION
FOOD AND DRUG ADMINISTRATION FORENSIC CHEMISTRY CENTER and
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH**

Prospectus Number: POH-0306/0189-CN20

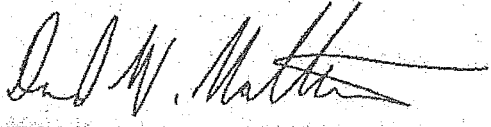
Congressional District: 1

Certification of Need

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

Submitted at Washington, DC, on March 18, 2019

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


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 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 at a design cost of

\$7,835,000, an estimated construction cost of \$59,325,000 and a management and inspection cost of \$4,603,000 for a total estimated project cost of \$71,763,000, a prospectus for which is attached to and included in this resolution. The approval requested in the FY 2020 amended prospectus reflects a reduction of \$2,461,000 for the project, and requests reallocation of the previously approved Design, Construction, and M&I. This resolution amends the authorization of the Committee on June 27, 2018 of Prospectus No. POH-0192-CL18.

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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

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

Prospectus Number: POH-0192-FY20
Congressional District: 11

FY 2020 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 (Education). OWCP and Education are in leased space and will relocate into the Celebrezze Building when the project is complete. VBA is currently housed in the Celebrezze Building. The OWCP and Education office space consolidations will provide an annual lease cost avoidance of approximately \$1,011,000 and an annual rent savings of approximately \$273,000. The project will provide long-term housing solutions for all of the agencies:

FY 2020 Senate Committee Approval Requested

(Design, Construction, and Management & Inspection)..... \$71,763,000¹

This prospectus amends Prospectus No. POH-0192-CL18, and requests approval of \$71,763,000 to account for a more refined budget estimate.

FY 2020 Appropriation Requested

(Construction and Management & Inspection) \$63,928,000²

¹ The House Committee on Transportation and Infrastructure approved Design, M&I and Construction of \$74,224,000 in Prospectus No. POH-0192-CL18. The approval requested in this FY 2020 amended prospectus reflects a reduction of \$2,461,000 for the project, and requests reallocation of the previously approved Design, Construction, and M&I.
² While GSA was unable to fund the proposed FY 2018 repair and alteration project within the enacted level of the President's FY 2018 Budget, GSA's FY 2018 Major R&A Spending Plan did provide \$7,835,000 for Design and related services.

GSA

PBS

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

Prospectus Number: POH-0192-FY20
Congressional District: 11

Major Work Items

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

Project Budget

Design (FY 2018)	\$7,835,000
Estimated Construction Cost (ECC)	59,325,000
Management & Inspection (M&I)	4,603,000
Estimated Total Project Cost (ETPC)	\$71,763,000

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

Schedule

	Start	End
Design and Construction	FY 2019	FY 2026

Building

The Celebrezze Building was built in 1966 and houses approximately 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.

Tenant Agencies

Department of Defense-Defense Financing and Accounting Service, Chief of Naval Personnel; Veterans Affairs-Veterans Benefits Administration; Internal Revenue Service; Department of Homeland Security-U.S. Coast Guard, U.S. Citizenship & Immigration Services; 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 Education. 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

GSA

PBS

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

Prospectus Number: POH-0192-FY20

Congressional District: 11

and Education 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	\$28,066,000
Demolition/Hazardous Materials Abatement	15,164,000
HVAC Upgrades/Replacement	9,635,000
Electrical Upgrades/Replacement	3,779,000
Life Safety Upgrades	<u>2,681,000</u>
Total ECC	\$59,325,000

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 Education will backfill space vacated by VBA.

Summary of Energy Compliance

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

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
115-141 via Major R&A Spending Plan	2018	\$7,835,000	Design and Related Services
Appropriations to Date		\$7,835,000	

GSA

PBS

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

Prospectus Number: POH-0192-FY20
Congressional District: 11

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	6-27-18	\$74,224,000	Design, Construction, M&I ³

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

None

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

Alteration:\$109,053,000
 New Construction:\$119,738,000
 Lease\$184,755,000

The 30-year, present value cost of alteration is \$10,685,000 less than the cost of new construction with an equivalent annual cost advantage of \$517,000.

Recommendation**ALTERATION**

³ The amount approved for Design in Prospectus No. POH-0192-CL18 by the House Committee is \$6,008,000 which is \$1,827,000 less than the \$7,835,000 funding level in GSA's FY18 Major R&A Spending Plan. However, the amounts approved for Construction (\$63,362,000) and Management & Inspection (\$4,854,000) are \$4,037,000 and \$251,000 greater than the amounts requested in this prospectus respectively.

GSA

PBS

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

Prospectus Number: POH-0192-FY20
Congressional District: 11

Certification of Need

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

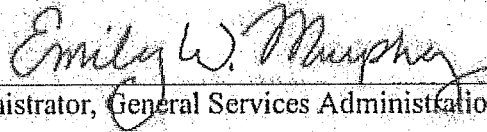
Submitted at Washington, DC, on March 18, 2019

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—JOHN W. BRICKER FEDERAL
BUILDING, COLUMBUS, 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 repair and alteration of the John W. Bricker Federal Building located in the Central Business District of Columbus, OH to consolidate the Judiciary's U.S. Bankruptcy Court and the Department of Justice—U.S. Marshals Service

at a design cost of \$627,000, an estimated construction cost of \$5,384,000 and a management and inspection cost of \$548,000 for an estimated total project cost of \$6,559,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS – ALTERATION
JOHN W. BRICKER FEDERAL BUILDING
COLUMBUS, OH**

Prospectus Number: POH-0208-CO20
Congressional District: 3

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to consolidate the Judiciary's U.S. Bankruptcy Court (USBC) and the Department of Justice—U.S. Marshals Service (USMS) from over 51,000 usable square feet (USF) of leased space to approximately 26,000 USF of owned space in the John W. Bricker Federal Building (Bricker Federal Building). The project will meet the long-term housing needs of the USBC, decrease the Federal Government's reliance on leased space, reduce federally owned vacant space, and improve space utilization in the Bricker Federal Building. The proposed project provides an annual lease cost avoidance of approximately \$1.4 million and an annual agency rent savings of approximately \$62,000.

FY 2020 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$6,559,000

Major Work Items

Interior construction; demolition/hazardous materials abatement; heating, ventilation, and air conditioning (HVAC) upgrades; electrical upgrades; and plumbing upgrades

Project Budget

Design	\$627,000
Estimated Construction Cost (ECC)	5,384,000
Management & Inspection (M&I)	548,000
Estimated Total Project Cost (ETPC)	\$6,559,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2022

Building

The Bricker Federal Building is located in the Central Business District of Columbus, Ohio. The seven-story building is designed in the Brutalist style and was constructed in 1977 to house Federal agencies. The structure has a cast-in-place concrete core with a steel frame and a limestone facade. It is part of a 454,000 gross square foot facility that includes an eight-level parking garage.

GSA

PBS

**PROSPECTUS – ALTERATION
JOHN W. BRICKER FEDERAL BUILDING
COLUMBUS, OH**

Prospectus Number: POH-0208-CO20
Congressional District: 3

Tenant Agencies

Judiciary; Department of Justice – U.S. Marshals Service; Department of Agriculture; Department of Labor; Department of the Treasury–Internal Revenue Service; Department of Transportation; Social Security Administration; GSA

Proposed Project

The project proposes to consolidate the USBC, currently in leased space, into the Bricker Federal Building. The project will create two USBC courtrooms, three chambers, clerk space, and support spaces. The project also includes the relocation of the USMS Court Security Office from leased space into the permanent Federal space. As part of the interior space alterations, HVAC, electrical, and plumbing upgrades required to house the USBC in the building will be completed.

Major Work Items

Interior Construction	\$2,732,000
Demolition/Hazardous Materials Abatement	901,000
HVAC Upgrades	857,000
Electrical Upgrades	825,000
Plumbing Upgrades	<u>69,000</u>
Total ECC	\$5,384,000

Justification

The USBC and USMS occupy more than 51,000 USF in leased space. The USBC is reducing their space requirements by roughly 50%, and 26,000 USF of space is currently available at the Bricker Federal Building that can be altered to meet their long-term needs. The consolidation project will result in \$1.4 million in lease cost avoidance, increase the utilization of the Federal building, and reduce the Federal Government's footprint.

Summary of Energy Compliance

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

Prior Appropriations

None

GSA

PBS

**PROSPECTUS — ALTERATION
JOHN W. BRICKER FEDERAL BUILDING
COLUMBUS, OH**

Prospectus Number: POH-0208-CO20
Congressional District: 3

Prior Committee Approvals

None

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

None

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

Alteration:	\$22,589,561
New Construction:	\$26,359,431
Lease	\$27,610,133

The 30-year, present value cost of alteration is \$3,769,870 less than the cost of new construction with an equivalent annual cost advantage of \$182,526.

Recommendation

ALTERATION

GSAPBS

**PROSPECTUS — ALTERATION
JOHN W. BRICKER FEDERAL BUILDING
COLUMBUS, OH**

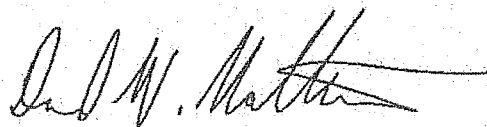
Prospectus Number: POH-0208-CO20
Congressional District: 3

Certification of Need

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

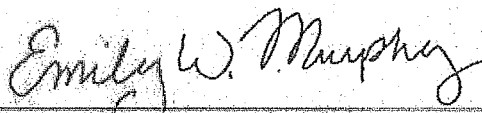
Submitted at Washington, DC, on March 18, 2019

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—WILLIAM J. HOLLOWAY, JR. U.S. COURTHOUSE AND U.S. POST OFFICE AND COURTHOUSE, OKLAHOMA CITY, OK

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 repair and alteration of the William J. Holloway, Jr. U.S. Courthouse and U.S. Post Office and Courthouse, located at 200 Northwest Fourth Street, Oklahoma City, OK and the United States Post Office and Courthouse at 215

Dean A McGee Avenue, Oklahoma City, OK at a design cost of \$12,129,000, an estimated construction cost of \$125,257,000, and a management and inspection cost of \$7,060,000 for an estimated total project cost of \$144,446,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS – ALTERATION
WILLIAM J. HOLLOWAY, JR. U.S. COURTHOUSE
AND
U.S. POST OFFICE AND COURTHOUSE
OKLAHOMA CITY, OK**

Prospectus Number: POK- 0046/0072-OK20
Congressional District: 5

FY 2020 Project Summary

The General Services Administration (GSA) proposes the design and construction of the first of a two-phase repair and alteration project for the William J. Holloway, Jr. United States Courthouse (Holloway CT) at 200 Northwest Fourth Street, Oklahoma City, OK, and the United States Post Office and Courthouse (PO-CT) at 215 Dean A. McGee Avenue. These two buildings are part of a three-building Federal complex that also includes the Federal Parking Garage. Alterations to the Holloway CT and PO-CT include interior alterations; modernization of outdated mechanical, fire alarm, electrical, and plumbing systems; and exterior improvements, such as roof and window system replacements.

FY 2020 Committee Approval Requested

(Design, Construction, and Management & Inspection).....\$144,446,000

FY 2020 Appropriation Requested

(Design, Phase I Construction, and Phase I Management & Inspection)...\$93,441,000

Major Work Items

Interior construction; heating, ventilation, and air conditioning (HVAC)/mechanical replacement; fire/life safety replacement and upgrades; electrical system replacement; building envelope upgrades, including window replacement; plumbing upgrades; and site work upgrades.

GSA

PBS

**PROSPECTUS – ALTERATION
WILLIAM J. HOLLOWAY, JR. U.S. COURTHOUSE
AND
U.S. POST OFFICE AND COURTHOUSE
OKLAHOMA CITY, OK**

Prospectus Number: POK- 0046/0072-OK20
Congressional District: 5

Project Budget

Design
Holloway U.S. Courthouse.....\$7,301,000
PO-CT.....4,828,000
Total Design.....\$12,129,000

Estimated Construction Cost (ECC)
Holloway U.S. Courthouse (Phase I).....\$77,145,000
PO-CT (Phase II) (TBD)48,112,000
Total ECC.....\$125,257,000

Management & Inspection (M&I)
Holloway U.S. Courthouse (Phase I).....\$4,167,000
PO-CT (Phase II) (TBD)2,893,000
Total M&I.....\$7,060,000

Estimated Total Project Cost (ETPC)*\$144,446,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2024

Buildings

The Holloway CT is located at 200 Northwest Fourth Street in downtown Oklahoma City. The site is located immediately to the south of the former Alfred P. Murrah Federal Office Building that was destroyed in the 1995 bombing.

Constructed in 1960, the five-story building contains 308,691 gross square feet and is eligible for listing in the National Register of Historic Places. The exterior walls are composed of cast concrete panels with limited ornamental detailing and marble veneer at the upper portion of the front facade. A full basement includes a small parking garage. A steel-framed skywalk connects this building to the PO-CT at the third floor level.

GSA

PBS

**PROSPECTUS – ALTERATION
WILLIAM J. HOLLOWAY, JR. U.S. COURTHOUSE
AND
U.S. POST OFFICE AND COURTHOUSE
OKLAHOMA CITY, OK**

Prospectus Number: POK- 0046/0072-OK20
Congressional District: 5

The PO-CT, located at 215 Dean A. McGee Avenue, opened in 1912. It was the first monumental building in Oklahoma City and was designed in the Beaux-Arts style. The building was expanded in 1919 and again in 1932. In 1988, GSA restored the public areas, including the former postal lobby, second floor courtroom (1912), and sixth floor courtroom (1932).

The 221,497 gross square foot building was listed in the National Register of Historic Places in 1974 and is an early symbol of the Federal presence in the State of Oklahoma. It is a massive, nine-story (plus basement) structure.

Tenant Agencies (both buildings)

Judiciary, Department of Justice—U.S. Marshals Service, Department of the Interior, Department of Labor, Department of Agriculture, Department of Defense, GSA, and other smaller agencies.

Proposed Project

The project will provide full design for repair and alteration of both the Holloway CT and the PO-CT. The first phase is repair and alteration of the Holloway CT which requires modernization of outdated building systems, including a complete HVAC replacement. Proposed interior construction in this building includes the replacement of finishes and fixtures in restrooms and common areas, reconfiguration of underground parking areas, and upgrades to comply with the Architectural Barriers Act Accessibility Standards (ABAAS). Electrical system components and the building's lighting system will be replaced. Building envelope upgrades include window replacement and repair of exterior stone. Fire and life safety upgrades include replacement of the entire fire alarm system, installation of additional stairwells for egress, and seismic upgrades. Plumbing fixtures and associated piping will be replaced. Site improvements proposed include replacement of caulking and correction of cracks in the plaza slab, landscape and lighting replacement, and accessibility upgrades.

The second phase includes repair and alteration of the PO-CT. Proposed interior construction includes replacement of finishes and fixtures in restrooms and common areas, as well as repair of water damage to interior woodwork and stone. The HVAC system also will be upgraded. Electrical work includes additional lighting and replacement of electrical panels. Building envelope upgrades include exterior stone restoration and window film for blast and window reinforcement. The mechanical penthouse roof will be replaced and the walls repaired. Fire and life safety upgrades

GSA

PBS

**PROSPECTUS — ALTERATION
WILLIAM J. HOLLOWAY, JR. U.S. COURTHOUSE
AND
U.S. POST OFFICE AND COURTHOUSE
OKLAHOMA CITY, OK**

Prospectus Number: POK- 0046/0072-OK20
Congressional District: 5

include seismic modifications and enhancements to the fire sprinkler system. Plumbing fixtures will be replaced in all restrooms and a basement drainage system installed. Site improvements include walkway repair, landscaping upgrades, and the installation of an accessible entry landing and ramp at the main building entry.

Major Work Items

Interior Construction	\$ 46,472,000
HVAC Replacement	29,683,000
Electrical Replacement	20,927,000
Building Envelope Upgrades	18,035,000
Fire/Life Safety Replacement/Upgrades	5,431,000
Plumbing Replacement/Upgrades	3,792,000
Site Upgrade	<u>917,000</u>
Total	\$125,257,000

Justification

Water infiltration has caused damage to building interiors. Interior stairwells are required to bring emergency egress into compliance with fire safety codes. Reconfiguration of underground parking areas will maximize efficiency. The HVAC systems have exceeded their useful lives and need to be replaced for tenant comfort and efficient operation. Outdated HVAC control systems and related electronic components need frequent repairs, and parts are no longer available. In addition, new controls will support separate control of air on different floors, which will improve tenant comfort and satisfaction. The supply, return, ventilation, and exhaust fans are all original to the buildings and nearing the end of their useful lives. In both buildings, public restrooms, elevator lobbies, and common areas need upgrades for ABAAS compliance.

A replacement of lighting systems and electrical system components is needed to increase efficiency and comply with current code. Together, the buildings obtain only marginal energy performance. Inefficient and leaking windows are original to both buildings. Correction of window system deficiencies, along with repair to plaster, woodwork, and stone damaged by window leaks, is essential to the project. The potential failure of the stone exterior is a serious life safety concern. The fire alarm system is outdated and needs to be replaced. Seismic upgrades are included to address increased seismic activity in the area.

GSA

PBS

**PROSPECTUS – ALTERATION
WILLIAM J. HOLLOWAY, JR. U.S. COURTHOUSE
AND
U.S. POST OFFICE AND COURTHOUSE
OKLAHOMA CITY, OK**

Prospectus Number: POK- 0046/0072-OK20
Congressional District: 5

Plumbing components have exceeded their useful lives and replacement parts are difficult to locate. Site work is needed to eliminate tripping hazards and comply with ABAAS.

Summary of Energy Compliance

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

Prior Appropriations

None

Prior Committee Approvals

None

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

Alteration:	\$169,906,000
New Construction:	\$231,311,071
Lease:	\$280,080,639

The 30-year, present value cost of alteration is \$61,404,471 less than the cost of new construction with an equivalent annual cost advantage of \$2,973,018.

Recommendation

ALTERATION

GSA

PBS

PROSPECTUS — ALTERATION
WILLIAM J. HOLLOWAY, JR. U.S. COURTHOUSE
AND
U.S. POST OFFICE AND COURTHOUSE
OKLAHOMA CITY, OK

Prospectus Number: POK- 0046/0072-OK20
Congressional District: 5

Certification of Need

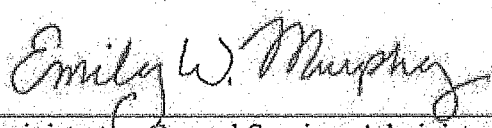
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on March 18, 2019

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

	President's Budget Request (\$000's)	Spending Plans Funding Level (\$000's)
Repairs and Alterations Program		
Major Repairs and Alterations Allocation		
Washington, DC Regional Office Building	\$95,642	\$95,642
Suitland, MD Suitland Federal Center	\$49,358	\$49,358
Richmond, CA Frank Hagel Federal Building	\$40,100	\$40,100
Portland, ME Edward T. Gignoux U.S. Courthouse	\$23,067	\$23,067
New York, NY Silvio V. Mollo Federal Building/Jacob K. Javits Federal Building	\$46,600	\$46,600
Cleveland, OH Anthony J. Celebrezze Federal Building	\$63,928	\$63,928
Cincinnati, OH FDA Forensic Chemistry Center and John Weld Peck Federal Building	\$17,546	\$17,546
Oklahoma City, OK William J. Holloway Jr. U.S. Courthouse and U.S. Post Office and Courthouse	\$93,441	\$12,129
Austin, TX J.J. Pickle Federal Building	\$17,408	\$17,408
Pittsburgh, PA Joseph F. Weis Jr. U.S. Courthouse	\$40,634	\$11,000
Columbus, OH John W. Bricker Federal Building	\$6,559	\$6,559
Washington, DC Lyndon B. Johnson Federal Building	\$0	\$10,000
Indianapolis, IN Major General Emmett J. Bean Federal Center	\$3,200	\$3,200
Subtotal	\$497,483	\$396,537
Transfer Request Allocation		
Repairs and Alterations Program		
Special Emphasis		
Consolidation Activities Program ¹	\$75,000	\$15,500
Fire Protection and Life Safety Program ¹	\$30,000	\$11,658
Subtotal	\$105,000	\$27,158
Building Operations Program		
Building Operations	\$0	\$28,000
Subtotal	\$0	\$28,000
TOTAL		\$53,158

¹ Consolidation Activities and Fire Protection and Life Safety Programs were requested as individual line items within the Total FY 2020 Repairs and Alterations Program in the President's Budget.

COMMITTEE RESOLUTION

ALTERATION—JOSEPH F. WEIS, JR. U.S.
COURTHOUSE, PITTSBURGH, PA

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 repair and alteration of the Joseph F. Weis, Jr. U.S. Courthouse, located at 700 Grant Street, Pittsburgh, PA including upgrading/replacing the heating, ventilation, and air conditioning system; upgrading the electrical sys-

tem; replacing a portion of the roof; and space alterations for the U.S. Bankruptcy Court to support the court's relocations from leased space at an estimated total project cost of \$11,000,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSAPBS

**PROSPECTUS – ALTERATION
JOSEPH F. WEIS, JR. U.S. COURTHOUSE
PITTSBURGH, PA**

Prospectus Number: PPA-0158-PI20
Congressional District: 18

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Joseph F. Weis, Jr. U.S. Courthouse (Weis Courthouse) located at 700 Grant Street in Pittsburgh, PA. The project includes upgrading/replacing the heating, ventilation, and air conditioning (HVAC) system; upgrading the electrical system; replacing a portion of the roof; and space alterations for the U.S. Bankruptcy Court to support the court's relocation from leased space into approximately 31,000 usable square feet (USF) of vacant space in the Weis Courthouse. Relocating the U.S. Bankruptcy Court into Federal space provides an annual lease cost avoidance of \$1,300,000 to the Government and an annual rent savings of approximately \$800,000 to the Judiciary.

FY 2020 Committee Approval and Appropriation Requested

(Design, Construction, and Management and Inspection).....\$40,634,000

Major Work Items

HVAC replacement/upgrade, electrical and plumbing upgrades, interior construction, exterior construction, hazardous abatement

Project Budget

Design	\$3,430,000
Estimated Construction Cost (ECC).....	34,437,000
Management and Inspection (M&I).....	<u>2,767,000</u>
Estimated Total Project Cost (ETPC)*.....	\$40,634,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2023

Building

Built in 1934, the 14-story neoclassic Weis Courthouse is an approximately 825,000 gross square foot building located in the central business district of Pittsburgh. The Weis

GSA

PBS

**PROSPECTUS – ALTERATION
JOSEPH F. WEIS, JR. U.S. COURTHOUSE
PITTSBURGH, PA**

Prospectus Number: PPA-0158-PI20
Congressional District: 18

Courthouse includes 18 courtrooms, five of which retain significant historical finishes, including mahogany paneling, murals, and marble work. There are three levels of parking: two inside garage levels and one surface parking area provided at the rear of the building.

Tenant Agencies

Judiciary, Department of Justice, GSA, Department of Agriculture, and Department of Veterans Affairs

Proposed Project

The project proposes replacing 13 air handler units and the associated steam, hot water heating, and chilled water system components in the building. Electrical upgrades, to support the HVAC upgrades and interior construction will be undertaken. In addition, all new and existing equipment, including electrical systems, will be tied into a recently installed building automation system. After the new rooftop cooling towers are installed, the roof over the affected areas of the sixth floor will be replaced.

The project also includes an interior space alteration project to support the U.S. Bankruptcy Court consolidation project. The U.S. Bankruptcy Court will be relocated from leased space to the Weis Courthouse and will reduce its footprint from approximately 43,000 USF to 31,000 USF. As part of this relocation and backfill into Federal space, the Circuit Library and Department of Justice – U. S. Marshals Service, current tenants of the Weis Courthouse, will also be reducing the amount of space they occupy to accommodate the U.S. Bankruptcy Court consolidation project.

Major Work Items

HVAC Replacement /Upgrades	\$16,316,000
Electrical Upgrades	6,857,000
Interior Construction	5,310,000
Plumbing Upgrades	4,029,000
Exterior Construction	1,079,000
Hazardous Material Abatement	846,000
Total ECC	\$34,437,000

GSAPBS

**PROSPECTUS – ALTERATION
JOSEPH F. WEIS, JR. U.S. COURTHOUSE
PITTSBURGH, PA**

Prospectus Number: PPA-0158-PI20
Congressional District: 18

Justification

The Weis Courthouse currently supports the operations of the U.S. Court of Appeals for the Third Judicial Circuit and the Western District of Pennsylvania for the U.S. District Court. The majority of the HVAC system is more than 50 years old and has exceeded its expected useful life. Older units still utilize the antiquated original pneumatic and communication controls. With multiple system components exceeding the expected service life and in a deteriorated condition, there is increased risk for a system failure and outage to portions of floors. Failures would lead to a significant disruption to the Judiciary's ability to meet caseload requirements.

The sixth floor roof is proposed as part of this project due to the placement of the cooling towers. Both cooling towers are located on the sixth floor roof, and the roof will be affected by the replacement of both towers.

The sixth floor roof will be replaced after the new rooftop cooling towers are replaced.

The proposed project for the Weis Courthouse will result in an annual lease cost avoidance of approximately \$1,300,000 and an annual rent savings of approximately \$800,000 for the Judiciary. The project fits into the overall asset strategy to repurpose vacant space for the courts and court-related functions, and enables space reduction for three court-related agencies. In addition, combining the HVAC system work with the proposed tenant renovation will reduce future tenant disruptions.

The Weis Courthouse has a significant amount of vacant space. Over the last several years, GSA worked with agencies in leased space to reduce their footprint and relocate into federally owned space. The U.S. Bankruptcy Court, currently located in one of the more costly GSA leases within Pittsburgh, will reduce its space by more than 30% by moving into the Weis Courthouse, including space currently occupied by the Circuit Library. The Circuit Library will be relocating into smaller space on another floor within the Weis Courthouse.

Summary of Energy Compliance

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

GSAPBS

**PROSPECTUS – ALTERATION
JOSEPH F. WEIS, JR. U.S. COURTHOUSE
PITTSBURGH, PA**

Prospectus Number: PPA-0158-PI20
Congressional District: 18

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 construction a new building.

Recommendation

ALTERATION

GSAPBS

**PROSPECTUS — ALTERATION
JOSEPH F. WEIS, JR. U.S. COURTHOUSE
PITTSBURGH, PA**

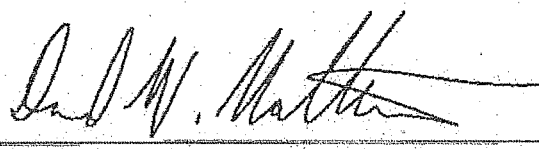
Prospectus Number: PPA-0158-PI20
Congressional District: 18

Certification of Need

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

Submitted at Washington, DC, on March 18, 2019

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

	President's Budget Request (\$000's)	Spending Plans Funding Level (\$000's)
Repairs and Alterations Program		
Major Repairs and Alterations Allocation		
Washington, DC Regional Office Building	\$95,642	\$95,642
Suitland, MD Suitland Federal Center	\$49,358	\$49,358
Richmond, CA Frank Hagel Federal Building	\$40,100	\$40,100
Portland, ME Edward T. Gignoux U.S. Courthouse	\$23,067	\$23,067
New York, NY Silvio V. Molloy Federal Building/Jacob K. Javits Federal Building	\$46,600	\$46,600
Cleveland, OH Anthony J. Celebrezze Federal Building	\$63,928	\$63,928
Cincinnati, OH FDA Forensic Chemistry Center and John Weld Peck Federal Building	\$17,546	\$17,546
Oklahoma City, OK William J. Holloway Jr. U.S. Courthouse and U.S. Post Office and Courthouse	\$93,441	\$12,129
Austin, TX J.J. Pickle Federal Building	\$17,408	\$17,408
Pittsburgh, PA Joseph F. Weis Jr. U.S. Courthouse	\$40,634	\$11,000
Columbus, OH John W. Bricker Federal Building	\$6,559	\$6,559
Washington, DC Lyndon B. Johnson Federal Building	\$0	\$10,000
Indianapolis, IN Major General Emmett J. Bean Federal Center	\$3,200	\$3,200
Subtotal	\$497,483	\$396,537
Transfer Request Allocation		
Repairs and Alterations Program		
Special Emphasis		
Consolidation Activities Program ¹	\$75,000	\$15,500
Fire Protection and Life Safety Program ¹	\$30,000	\$11,658
Subtotal	\$105,000	\$27,158
Building Operations Program		
Building Operations	\$0	\$28,000
Subtotal	\$0	\$28,000
TOTAL		\$53,158

¹ Consolidation Activities and Fire Protection and Life Safety Programs were requested as individual line items within the Total FY 2020 Repairs and Alterations Program in the President's Budget.

COMMITTEE RESOLUTION

ALTERATION—J.J. PICKLE FEDERAL BUILDING,
AUSTIN, TX

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, additional appropriations are authorized for window system replacement at the J.J. Pickle Federal Building located at 300 East Eighth Street, Austin, TX at an additional design cost of \$1,640,000, an additional estimated construction cost of \$14,689,000 and an additional management and inspection cost

of \$1,079,000 for a total additional cost of \$17,408,000 and an estimated total project cost of \$57,669,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization of the Committee on February 11, 2014 of Prospectus No. PTX-0227-AU14.

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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX**

Prospectus Number: PTX-0227-AU20
Congressional District: 21

FY 2020 Project Summary

The General Services Administration (GSA) proposes to continue the repair and alteration project at the J.J. Pickle Federal Building (Pickle FB), located at 300 East Eighth Street, in Austin, TX. Through this request, GSA will execute the window replacement which completes the project.

FY 2020 Committee Approval and Appropriation Requested

(Additional Design, ECC, and Management & Inspection) \$17,408,000¹

This prospectus amends Prospectus No. PTX-0227-AU14, and requests approval of an additional \$17,408,000 to account for cost escalation due to time and market conditions, and a more complicated window replacement solution.

Major Work Items

Exterior construction

Project Budget

Design (FY 2014)	\$3,452,000
Additional Design (FY 2020)	1,640,000
Estimated Construction Cost (ECC) (FY 2014)	33,154,000
Additional Estimated Construction Cost (FY 2020) ²	14,689,000
Management and Inspection (M&I) (FY 2014)	3,655,000
Additional Management and Inspection (M&I) (FY 2020)	1,079,000
Estimated Total Project Cost (ETPC)	\$57,669,000

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

¹ Prospectus No. PTX-0227-AU14 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 February 11, 2014, and February 6, 2014, respectively for a design cost of \$3,452,000, an estimated construction cost of \$33,154,000, and a management and inspection cost of \$3,655,000 for an estimated total project cost of \$40,261,000.

² ECC for window work is \$16,717,000. \$2,028,000 is remaining balance from Prospectus No. PTX-0227-AU14, thereby lowering the overall ECC request in this prospectus to \$14,689,000.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX**

Prospectus Number: PTX-0227-AU20
Congressional District: 21

Schedule

Design and Construction

Start

FY 2020

End

FY 2022

Building

The Pickle FB, constructed in 1964, has 11 stories (including a partially below-grade ground level and a basement level) and approximately 275,000 gross square feet. In addition to the Federal office space, the building also houses a suite of rooms used by President Lyndon B. Johnson during his term of office. The building is part of a master facility that includes a large plaza and is connected by an underground tunnel to the smaller Homer Thornberry Building. The Pickle FB is listed in the National Register of Historic Places.

Tenant Agencies

Department of Treasury–Internal Revenue Service, Department of Homeland Security, Department of Transportation, Department of Agriculture, Congressional Offices, and other smaller agencies.

Proposed Project

History: Prospectus No. PTX-0227-AU14 includes modernization of a number of outdated internal building systems, as well as some exterior work. HVAC work includes replacement of the entire distribution system and of the restroom exhaust system. The window systems will be replaced with an energy-efficient insulated glass that will be chosen with sensitivity to the historical aspect of the building's facade. Plaster damaged by window leaks will be repaired. The roof will be replaced with a more energy-efficient roof system with a davit and fall protection system. The entire existing fire alarm system will be replaced. Electrical system components will be replaced. The underground storage tank for the emergency generator is over 20 years old and must be replaced. Exterior cleaning and replacement of exterior caulking and correction of cracks in the plaza slab are also part of the project. Swing space needed to accommodate tenant moves during construction is included in the project.

Current Project: The proposed window system solution will replace the window assembly, including all glass and frame components. While this solution does not allow for retention of the original window frames as originally planned, GSA determined that replacing the building's window system is necessary to resolve air and water infiltration issues that are damaging the interior of the building.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX**

Prospectus Number: PTX-0227-AU20
Congressional District: 21

Major Work Items

HVAC/Mechanical Replacement	\$10,895,000
Exterior Construction	10,031,000
Exterior Construction (window replacement)	16,717,000
Electrical Replacement	3,696,000
Interior Construction	3,523,000
Life Safety/Emergency System Replacement	2,200,000
Plumbing Replacement	1,573,000
Roof Replacement	1,236,000
Total ECC	\$49,871,000

Justification

History: The building systems are outdated and have reached the end of their useful life. Outdated HVAC control system and related electronic components need frequent repairs, and parts are no longer available. The majority of the components of the facility's central plant are approaching the end of their useful life, thereby requiring the removal and replacement of boilers, cooling towers, and a chiller. Upgrades to the building's exterior include roof replacement as well as work on the windows and the plaza. The fire alarm is outdated and needs to be replaced to ensure life safety. The windows have been leaking at the Pickle FB for some time, damaging plaster in tenant spaces. In addition, window glazing is extremely stained and window gaskets are near the end of their useful lives. Installation of a waterproof membrane is needed in the plaza between the Pickle FB and Thornberry Building to prevent further water infiltration. This will prevent leakage into Pickle FB office space beneath the plaza. Additionally, replacement of the emergency generator's aging underground storage tank used to store fuel is a critical part of the project to prevent leakage or tank failure, which would be costly and environmentally hazardous.

Current Project: Implementation of the window replacement has proven more complex and costly than originally anticipated in order to fully address air and water infiltration issues as well as satisfy blast, energy, and historic preservation requirements. A window mock-up determined that the original FY 2014 design for the windows did not adequately solve water infiltration issues and created the need for extensive recurring maintenance. Additionally, while the original design included blast protection, the Facility Security Level of the building has increased since the project was authorized, increasing blast protection requirements.

To date, execution of this project has been in two phases. Phase I included all exterior work (except for the window replacement) and was completed in 2017. Costs for the Phase II proposals, for the interior work and the window replacement, were higher than the remaining

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX**

Prospectus Number: PTX-0227-AU20
Congressional District: 21

funding; therefore, GSA removed the window replacement from Phase II and reserved it for Phase III. Heavy rain events continue to cause further water damage to the building interior. The additional funding is needed to proceed with window replacement to avoid damage to the interior work performed in Phase II, which is to be completed in 2019.

The already saturated construction market was further affected by the 2017 hurricane season. The upsurge in demand for labor and materials along the Texas Gulf Coast has increased prices statewide, particularly for labor, as the workforce is being drawn from other cities, including Austin.

Summary of Energy Compliance

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

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
113-76	2014	\$ 40,261,000	Design = \$3,452,000 ECC = \$33,154,000 M&I = \$3,655,000
Appropriations to Date		\$ 40,261,000	

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	2/06/2014	\$40,261,000	Design = \$3,452,000 ECC = \$33,154,000 M&I = \$3,655,000
House T&I	2/11/2014	\$40,261,000	Design = \$3,452,000 ECC = \$33,154,000 M&I = \$3,655,000
Approvals to Date		\$40,261,000	

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX**

Prospectus Number:
Congressional District:

PTX-0227-AU20
21

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
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX**

Prospectus Number:
Congressional District:

PTX-0227-AU20
21

Certification of Need

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

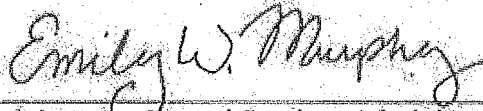
Submitted at Washington, DC, on March 18, 2019

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

DESIGN—MAJOR 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 the design of a future repair and alteration project for the Major General Emmett J. Bean Federal Center, located at 8899 E. 56th Street, Indian-

apolis, IN at a design cost of \$3,200,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS-02020

PROJECT:

Major General Emmett J. Bean Federal Center

LOCATION:

Indianapolis, IN

ESTIMATED TOTAL PROJECT COST:

\$31,740,000

DESIGN:

\$3,200,000

AMOUNT REQUESTED IN FY 2020 (Design):

\$3,200,000

WORK ITEM SUMMARY: Exterior construction, demolition, heating ventilation and air conditioning (HVAC) upgrades

DESCRIPTION

The General Services Administration (GSA) proposes the design of a future repair and alteration project for the Major General Emmett J. Bean Federal Center located at 8899 E. 56th Street, Indianapolis, IN, that will complete critical repairs and upgrades to the building's exterior. The project proposes rebuilding the existing roof parapet of the building, replacing the north portion of the roof, recoating the building's exterior, repairing the building's windows, and replacing the cooling tower.

The Bean Center is a three-story, concrete-framed structure with brick and stone exterior walls. The building measures approximately 1,660,000 gross square feet and is situated on a 72-acre site. It was constructed in 1953 as a Department of Defense records storage facility. Ownership of the building was transferred to GSA in 1996, at which time the facility was renovated for its current office use.

The building is experiencing a serious structural failure that poses a life safety hazard to its occupants and visitors. The roof parapet is separating from the roof and moving outwardly over the building's perimeter facades. There is a significant risk of large portions of the roof parapet falling off the building, and the risk increases as the parapet continues to move further. The movement is also causing delamination of the building's exterior coating which continues to fall off the building. Access to portions of the exterior has been restricted and temporary protective netting and scaffolding have been installed to protect tenants from any falling debris.

The north roof of the building, which has reached the end of its useful life, is experiencing leaks. The windows are allowing water intrusion into the building during rain events. The building cooling tower has reached the end of its useful life.

GSAPBS

PROSPECTUS – ALTERATION
Prospectus for Design

FISCAL YEAR 2020 ALTERATION DESIGN PROJECT

LOCATION**FY 2020 FUNDING**

Indianapolis, IN

Major General Emmett J. Bean Federal Center

\$3,200,000

TOTAL\$3,200,000

GSA

PBS

PROSPECTUS-ALTERATION
Prospectus for Design

Description

The General Services Administration (GSA) is seeking approval for one design project during fiscal year (FY) 2020, 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 exterior building repairs/upgrades.

Recommendation

Approve design and related services of \$3,200,000 for the attached project. The construction cost indicated at this time is preliminary and will be refined and finalized prior to future requests for funding.

Committee Approval and Appropriation Requested in this Prospectus.....\$3,200,000

Certification of Need

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

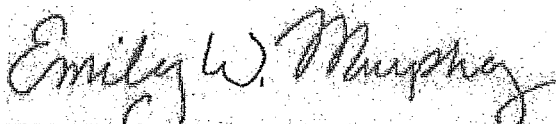
Submitted at Washington, DC, on March 18, 2019

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

CONSTRUCTION—SAN LUIS I U.S. LAND PORT OF
ENTRY, SAN LUIS, AZ

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 to modernize and expand the San Luis I Land Port of Entry in San Luis, AZ at a site acquisition cost of \$1,100,000, design cost of \$18,077,000, an esti-

mated construction cost of \$217,317,000, a management and inspection cost of \$11,828,000 for a total estimated project cost of \$248,322,000, 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 Chair or Ranking Member of the Com-

mittee 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
SAN LUIS I U.S. LAND PORT OF ENTRY
SAN LUIS, AZ**

Prospectus Number: PAZ-BSC-SA20
Congressional District: 3

FY 2020 Project Summary

The General Services Administration (GSA) requests approval for the design and construction of facilities to modernize and expand the San Luis I Land Port of Entry (LPOE) in San Luis, AZ. The project will meet the current and future operational requirements of the Federal inspection agencies.

FY 2020 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection)..... \$248,322,000¹

Overview of Project

The San Luis I LPOE was constructed 1984. Originally processing both commercial and noncommercial traffic, the port became exclusively noncommercial in 2010 when San Luis II began processing commercial traffic.

The project includes relocation and expansion of northbound vehicle primary and secondary inspection facilities; replacement of the headhouse to allow for proper sightlines for officers to observe activities at secondary inspection, the main building, and kennels; and development of southbound inspection and detention facilities that comply with the Department of Homeland Security, Customs and Border Protection (CBP) design guide.

Site Area

Government-Owned..... 12.1 acres
Site to be acquired 5.22 acres

Building Area

Building (including canopies)..... 182,741 gross square feet (GSF)
Building (excluding canopies)..... 104,141 GSF
Outside parking spaces 363

¹GSA works closely with Department of Homeland Security program offices responsible for developing and implementing security technology at LPOEs. This prospectus contains funding for 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 at this port.

GSAPBS

**PROSPECTUS – CONSTRUCTION
SAN LUIS I U.S. LAND PORT OF ENTRY
SAN LUIS, AZ**

Prospectus Number: PAZ-BSC-SA20
Congressional District: 3

Project Budget

Site Acquisition.....\$ 1,100,000
Design 18,077,000

Estimated Construction Cost (ECC)².....217,317,000
 Site Development Cost63,094,000
 Building Costs (includes inspection canopies)154,223,000

Management and Inspection (M&I).....11,828,000
Estimated Total Project Cost (ETPC)*.....\$248,322,000

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

Location

The site is located at Highway 95 and the International Border, San Luis, AZ.

Schedule

	Start	End
Design and Construction	FY 2020	FY 2024

Tenant Agencies

Department of Homeland Security: CBP and Immigration and Customs Enforcement

Justification

The San Luis I LPOE is the busiest noncommercial LPOE in Arizona, processing over 3,000,000 vehicles and 2,500,000 pedestrians a year. The port currently processes much greater traffic than it was originally designed to accommodate. Existing facilities are significantly undersized and no longer meet the mission requirements of the Department of Homeland Security. All major building systems are past their useful lives. The expanded facilities will reduce wait times and provide additional capacity for cross-border travelers.

² ECC is broken into two parts — Site Development Costs and Building Costs.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
SAN LUIS I U.S. LAND PORT OF ENTRY
SAN LUIS, AZ**

Prospectus Number: PAZ-BSC-SA20
Congressional District: 3

Summary of Energy Compliance

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

Prior Appropriations

None

Prior Committee Approvals

None

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

Certification of Need

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

Submitted at Washington, DC, on March 19, 2019

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—FEDERAL BUREAU OF INVESTIGATION,
CHANTILLY, 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 a lease of up to 188,000 rentable square feet of space, including 613 official parking spaces, for the Federal Bureau of Investigation currently located at 15020–15030 Conference Center Drive in Chantilly, VA at a proposed total annual cost of \$7,332,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 175 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 prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 175 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

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 Chair 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.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
CHANTILLY, VIRGINIA**

Prospectus Number: PVA-01-WA20
Congressional District: 8, 10, 11

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 188,000 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at 15020-15030 Conference Center Drive in Chantilly, VA. The FBI has occupied this space since 2014 under a lease that expires on May 15, 2023. GSA is proposing to continue leasing space for the FBI at the current location pending the results of a cost-benefit analysis, including relocation and duplication costs of real and personal property needed for the FBI to accomplish its mission.

The lease will provide continued housing for the FBI and will maintain the office and overall space utilization rates at 68 and 175 usable square feet (USF) per person, respectively.

Description

Occupant:	Federal Bureau of Investigation
Current RSF:	175,000 (Current RSF/USF = 1.12)
Estimated/Proposed Maximum RSF ¹ :	188,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	13,000 Expansion
Current USF/Person:	175
Estimated/Proposed USF/Person:	175
Expiration Dates of Current Lease(s):	05/15/2023
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	613
Scoring:	Operating
Current Total Annual Cost:	\$6,240,192 (lease effective 05/16/2013)
Estimated Rental Rate ² :	\$39.00 / RSF
Estimated Annual Rent ³ :	\$7,332,000

¹ The RSF/USF at the current location is approximately 1.12; however, to maximize competition a RSF/USF ratio of 1.2 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2023 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
CHANTILLY, VIRGINIA**

Prospectus Number: PVA-01-WA20
Congressional District: 8, 10, 11

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for the FBI, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Background

The mission of the FBI is to protect and defend the United States against terrorist and foreign intelligence threats; to uphold and enforce the criminal laws of the United States; to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

The current location houses the several technology divisions as well as one support function. The Intelligence Technology and Data Division (ITADD) works to deliver innovative software to help FBI employees accomplish their unique missions and provide agents and analysts with relevant data when and where they need it. The Cyber Division mission is to identify, pursue, and defeat cyber adversaries targeting global U.S. interests through collaborative partnerships and unique combinations of national security and law enforcement authorities. The Operational Technology Division delivers technology-based solutions that enable and enhance the FBI's intelligence, national security, and law enforcement operations. The Operational Technology Division works to counter current and emerging threats through applied technology. The Financial and Facilities Division has created a partnership to improve financial and facility portfolio management and logistics services to provide responsive customer service in support of the FBI's mission.

Justification

The current lease at 15020-15030 Conference Center Drive in Chantilly, VA, expires on May 15, 2023, and this location serves as a Continuity of Operations facility for the divisions housed here as well as their counterparts in the greater Washington, DC, metro area.

The unique nature of operations requires levels of security not easily acquired on the open market. Based on an analysis of other potential locations within the delineated area, GSA will consider whether the FBI's continued housing needs should be satisfied in the existing location. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
CHANTILLY, VIRGINIA**

Prospectus Number: PVA-01-WA20
Congressional District: 8, 10, 11

relocation and duplication costs of real and personal property needed for the continued housing the FBI requires to carry out its mission.

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

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
CHANTILLY, VIRGINIA**

Prospectus Number: PVA-01-WA20
Congressional District: 8, 10, 11

Certification of Need

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

Submitted at Washington, DC, on February 5, 2020

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

December 2018

Housing Plan
Federal Bureau of Investigation

PVA-01-WA20
Chantilly, VA

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Total	Office	Total	Storage ²	Special ³
15020-15030 Conference Center Drive	891	891	77,998	156,276				
Estimated/Proposed Lease								
Total	891	891	77,998	156,276	891	891	2,266	76,012
Office Utilization Rate (UR) ⁴								
Rate		Current	Proposed					
		68	68					
UR = average amount of office space per person								
Current UR excludes 17,160 usf of office support space								
Proposed UR excludes 17,160 usf of office support space								
Overall UR ⁵								
Rate		Current	Proposed					
		175	175					

Special Space ⁶		USF
Conference		15,839
Training Rooms		2,985
Call Center		2,412
SCIF IT Area		2,575
SCIF Work Area		52,201
Total		76,012

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 the judiciary, Congress, and agencies with fewer than 10 people.

³ USF/Person = housing plan total USF divided by total personnel

⁴ R/U Factor (R/U) = Max RSF divided by total USF

⁵ Storage excludes warehouse, which is part of Special Space.

⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

COMMITTEE RESOLUTION

LEASE—FEDERAL BUREAU OF INVESTIGATION,
MANASSAS, 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 a lease of up to 234,000 rentable square feet of space, including 300 official parking spaces, for the Federal Bureau of Investigation currently located at 9325 Discovery Boulevard in Manassas, VA at a proposed total annual cost of \$9,126,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 238 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 prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 238 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

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 Chair 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.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
MANASSAS, VA**

Prospectus Number: PVA-02-WA20
Congressional Districts: 8,10,11

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 234,000 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at 9325 Discovery Boulevard in Manassas, VA. The FBI has occupied space under a lease that expires on November 30, 2022. GSA is proposing to continue leasing space for the FBI at the current location pending the results of a cost-benefit analysis, including relocation and duplication costs of real and personal property needed for the FBI to accomplish its mission.

This action will provide continued housing for the FBI and will maintain the office and overall space utilization rates at 104 and 238 usable square feet (USF) per person, respectively.

Description

Occupant:	Federal Bureau of Investigation
Current RSF:	222,508 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF ¹ :	234,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	11,492 Expansion
Current USF/Person:	238
Estimated/Proposed USF/Person:	238
Expiration Dates of Current Lease(s):	11/30/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	300
Scoring:	Operating
Current Total Annual Cost:	\$7,880,816 (leases effective 12/01/2007)
Estimated Rental Rate ² :	\$39.00 / RSF
Estimated Annual Rent ³ :	\$9,126,000

¹ The RSF/USF at the current location is approximately 1.15; however, to maximize competition a RSF/USF ratio of 1.2 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2023 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
MANASSAS, VA**

Prospectus Number: PVA-02-WA20
Congressional Districts: 8,10,11

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for the FBI, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Background

The mission of the FBI is to protect and defend the United States against terrorist and foreign intelligence threats; to uphold and enforce the criminal laws of the United States; to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

The current location houses the Northern Virginia Resident Agency (NVRA), which supports the greater Washington Field Office (WFO) through five divisions: the Administrative Division, the Counterintelligence Division, the Counterterrorism Division, the Intelligence Division, and the Criminal Division. These divisions provide human, technical, and capital asset resources to support the priorities of WFO.

Additionally, NVRA identifies, collects, recruits, neutralizes, and eliminates the activities and capabilities of hostile foreign intelligence services by leveraging the capabilities of the United States Intelligence Community partners and friendly foreign nations. NVRA also collects, identifies, evaluates, and disseminates intelligence. NVRA proactively identifies emerging threats, targets, and trends. NVRA personnel also provide analytical support to operations within the FBI and other agencies, as necessary.

Justification

The current lease at 9325 Discovery Boulevard in Manassas, VA, expires on November 30, 2022.

The unique nature of operations requires levels of security not easily acquired on the open market. Based on an analysis of other potential locations within the delineated area, GSA will consider whether the FBI's continued housing needs should be satisfied in the existing location. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for the continued housing the FBI requires to carry out its mission.

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
MANASSAS, VA**

Prospectus Number: PVA-02-WA20
Congressional Districts: 8,10,11

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

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
MANASSAS, VA**

Prospectus Number: PVA-02-WA2C
Congressional Districts: 8,10,11

Certification of Need

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

Submitted at Washington, DC, on February 5, 2020

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—FEDERAL BUREAU OF INVESTIGATION,
NEWARK, NJ

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 248,000 rentable square feet of space, including 400 official parking spaces, for the Federal Bureau of Investigation located at 11 Centre Street in Newark, NJ at a proposed total annual cost of \$10,292,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 345 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 prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 345 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

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 Chair 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.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
NEWARK, NJ**

Prospectus Number: PNJ-02-NE20
Congressional District: 8, 10

Executive Summary

The General Services Administration (GSA) proposes a lease for approximately 248,000 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at 11 Centre Street, Newark, NJ, under a lease that expires 11/15/2022. For security reasons, GSA also controls an adjacent lot under a lease that also expires 11/15/2022. GSA is proposing to continue leasing space for FBI at the current location pending the results of a cost-benefit analysis, including relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

The lease will provide continued housing for FBI and will improve the office and overall space utilization rates from 145 to 133 and from 380 to 345 usable square feet (USF) per person, respectively.

Description

Occupant:	Federal Bureau of Investigation
Current RSF:	247,067 (Current RSF/USF = 1.06)
Estimated/Proposed Maximum RSF:	248,000 (Proposed RSF/USF = 1.06)
Expansion/Reduction RSF:	None
Current USF/Person:	380
Estimated/Proposed USF/Person:	345
Expiration Dates of Current Lease(s):	11/15/2022 (concurrent expirations)
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: U.S. Route 280; East: McCarter Hwy. to Centre Place, following Centre Place to City Dock St. Continuing south on City Dock St. to Raymond Blvd. Continuing west on Raymond Blvd. to McCarter Hwy. Continuing south on McCarter Hwy. to East Kinney St.; South: East Kinney St., continuing on West Kinney St.; West: University Ave.

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
NEWARK, NJ**

Prospectus Number: PNJ-02-NE20
Congressional District: 8, 10

Number of Official Parking Spaces ¹ :	400
Scoring:	Operating Lease
Current Total Annual Cost:	\$14,032,733 (leases effective 11/16/2022)
Estimated Rental Rate ² :	\$41.50 / RSF
Estimated Total Annual Cost ³ :	\$10,292,000

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for FBI, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Background

The mission of FBI is to protect and defend the United States against terrorist and foreign intelligence threats; to uphold and enforce the criminal laws of the United States; to provide leadership and criminal justice services to Federal, State, municipal, and international agency partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

FBI has 56 field offices located in metropolitan areas throughout the United States. The field office locations carry out investigations, assess regional crime threats, and work with partners on cases and operations. The FBI field office in Newark, New Jersey, covers five resident agent offices as well as the counties of Essex, Hudson, and Union in New Jersey. The current location at 11 Centre Street was a build-to-suit lease completed in 2002 for FBI as the sole tenant.

¹ Security requirements may necessitate control of land near the leased location in addition to the official parking spaces identified in the prospectus. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor or part of the Government's leasehold interest in the building(s).

² This estimate is for fiscal year 2023 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
NEWARK, NJ**

Prospectus Number: PNJ-02-NE20
Congressional District: 8, 10

Justification

FBI is currently housed in a leased building located at 11 Centre Street in Newark, New Jersey, and has been in this location since 2002. The current lease expires 11/15/2022, and FBI anticipates a continued need beyond the proposed term of this lease (20 years).

The unique nature of operations requires levels of security not easily acquired on the open market. GSA will consider whether FBI's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

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

GSAPBS

**PROSPECTUS – LEASE
FEDERAL BUREAU OF INVESTIGATION
NEWARK, NJ**

Prospectus Number: PNJ-02-NE20
Congressional District: 8, 10

Certification of Need

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

February 26, 2020

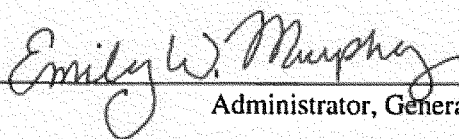
Submitted at Washington, DC, on _____

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

August 2019

Housing Plan
Federal Bureau of Investigation

PNJ-02-NE20
Newark, NJ

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF) ¹	
	Office	Total	Office	Total	Office	Total	Storage ²	Special ³
11 Centre St. Newark, NJ	590	590	109,822	46,733	77,109	233,664		
Estimated/Proposed Lease							46,733	76,377
Total	590	590	109,822	46,733	77,109	233,664	46,733	76,377

Office Utilization Rate (UR) ⁴		
Rate	Current	Proposed
	145	133

UR = average amount of office space per person
Current UR excludes 24,161 usf of office support space
Proposed UR excludes 24,322 usf of office support space

Overall UR ⁵		
Rate	Current	Proposed
	380	345

R/U Factor ⁶			
Total USF		RSF/USF	Max RSF
Current	233,664	1.06	247,067
Estimated/Proposed	233,664	1.06	248,000

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 fewer than 10 people.

³ USF/Person = housing plan total USF divided by total personnel

⁴ R/U Factor (R/U) = Max RSF divided by total USF

⁵ Storage excludes warehouse, which is part of Special Space.

⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (R/LP) is issued to meet specific agency requirements.

Special Space ⁶	USF
ADP	11,192
Automotive Bay	9,445
Conference/Training	19,766
Secure Corridor	166
Evidence Processing	5,991
File/Copy	3,973
Fitness Center/Locker Room	5,076
Food Service/Breakroom	3,328
Health Unit	516
Interview Rooms	1,464
Loading/Receiving Dock	998
Mail Screening	915
Private Toilet	1,065
Evidence Storage	832
Technical/Operations Room	10,734
Visitor Screening Facility	250
Weapons Vault	666
Total	76,377

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 162,000 rentable square feet of space, including 7 official parking spaces, for the Department of Justice (DOJ) Office of Justice Programs (OJP) currently located at 810 Seventh Street NW, Washington, DC at a proposed total annual cost of \$8,100,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 124 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 prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 124 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

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 Chair 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.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC**

Prospectus Number: PDC-07-WA20

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 162,000 rentable square feet (RSF) for the Department of Justice (DOJ), Office of Justice Programs (OJP), currently located at 810 Seventh Street NW, Washington, DC. OJP has occupied space in the building since November 1, 2011, under a lease that expires on October 31, 2021.

The lease will provide continued housing for OJP and will improve the office and overall space utilization rates from 122 to 67 and 193 to 124 usable square feet (USF) per person, respectively. The office configuration will be limited to a total number of not more than 881 seats to reflect the telework posture of OJP.

Description

Occupant:	Office of Justice Programs
Current RSF:	251,795 (Current RSF/USF = 1.20)
Estimated/Proposed Maximum RSF:	162,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	89,795 RSF Reduction
Current USF/Person:	193
Estimated/Proposed USF/Person:	124
Expiration Dates of Current Lease(s):	10/31/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces ¹ :	7
Scoring:	Operating
Current Total Annual Cost:	\$15,621,730 (lease effective 11/1/2011)
Estimated Rental Rate ² :	\$50.00 / RSF
Estimated Total Annual Cost ³ :	\$8,100,000

¹ Security requirements may necessitate control of the parking at the leased location in addition to the official parking spaces identified in the prospectus. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor or part of the Government's leasehold interest in the building(s). If the additional parking resulting from security requirements is included in the Government's leasehold interest, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

² This estimate is for fiscal year FY 2022 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 the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC**

Prospectus Number: PDC-07-WA20

Background

The mission of DOJ is to enforce the law and defend the interests of the United States according to the law; to ensure public safety against threats foreign and domestic; to provide Federal leadership in preventing and controlling crime; to seek just punishment for those guilty of unlawful behavior; and to ensure fair and impartial administration of justice for all Americans.

OJP is a division reporting to the Associate Attorney General, and its mission is to provide leadership, resources, and solutions for creating safe, just, and engaged communities. In addition to sharing knowledge and best practices through training, OJP provides grants to Federal, State, local, and Tribal justice systems to implement various strategies to fight crime.

Justification

The current location houses OJP and serves as the headquarters for the division. It is the training hub for various programs to educate law enforcement officers, and those who support them, on how to work effectively within their communities.

The current lease at 810 Seventh Street NW, Washington, DC, expires on October 31, 2021. The personnel count on the housing plan represents the current number of employees. Due to high telework participation, not more than 881 seats will be provided in the new requirement, making the footprint more efficient. OJP requires continued housing to carry out its mission.

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.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF JUSTICE
WASHINGTON, DC**

Prospectus Number: PDC-07-WA20

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on 8/25/2020

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

September 2019

Housing Plan
Department of Justice
Office of Justice Programs

PDC-07-WA20
Washington, DC

Leased Locations	CURRENT				ESTIMATED/PROPOSED				
	Personnel ¹		Usable Square Feet (USF) ²		Personnel		Usable Square Feet (USF)		
	Office	Total	Office	Total	Office	Total	Storage	Special	Total
810 7th St NW	1,087	1,087	169,457	209,865					
Estimated/Proposed Lease									
Total	1,087	1,087	169,457	209,865	1,087	1,087	93,385	35,594	134,492

Office Utilization Rate (UR) ³			
	Current	Proposed	
Rate	122	67	

UR = average amount of office space per person
Current UR excludes 37,281 usf of office support space
Proposed UR excludes 20,545 usf of office support space

Overall UR ⁴		
	Current	Proposed
Rate	193	124

R/U Factor ⁵			
	Total USF	RSF/USF	Max RSF
Current	209,865	1.20	251,795

Special Space ⁶		USF
Conference/Training		18,364
Food Service		2,421
Automated Data Processing		7,177
Health Unit		1,547
ATM		68
Mail Room		437
Lockers		577
Guard Booth		1,090
Copy Centers		3,913
Total		35,594

NOTES:

- ¹ The personnel count listed on the current and proposed side of the housing plan represents the current and proposed number of Government and contract employees. However, the telework policy will result in a total seat count of not more than 881 seats under the proposed side of the housing plan discussed in the prospectus document.
- ² 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.
- ³ Calculation excludes judiciary and Congress.
- ⁴ USF/Person = housing plan total USF divided by total personnel
- ⁵ R/U Factor (R/U) = Max RSF divided by total USF
- ⁶ Special Space is to be procured as a maximum as shown, the display is not notional. No additional categories are to be procured.

COMMITTEE RESOLUTION

ALTERATION—ALMERIC CHRISTIAN FEDERAL
BUILDING, ST. CROIX, VI

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 including replacement of the aging and deteriorating domestic, storm and sanitary systems, and installation of a new potable water treatment facility and solar water heater system at the Almeric Chris-

tian Federal Building located at 3013 Estate Golden Rock in St. Croix, VI at an estimated construction cost of \$4,103,000 and an estimated management and inspection cost of \$497,000 for a total estimated project cost of \$4,600,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

PROSPECTUS – ALTERATION
ALMERIC CHRISTIAN FEDERAL BUILDING
ST. CROIX, VI

Prospectus Number: PVI-0008-SC20

Congressional District: At Large

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Almeric L. Christian Federal Building, located at 3013 Estate Golden Rock in St. Croix, U.S. Virgin Islands. The project proposes replacement of the aging and deteriorating domestic, storm and sanitary systems, installation of a new potable water treatment facility and solar water heater system, and repairs incidental to the replacements.

FY 2020 Committee Approval Requested

(Construction, Management & Inspection)..... \$4,600,000¹

FY 2020 Committee Appropriation Requested

(Construction, Management & Inspection)..... \$0²

Major Work Items

Plumbing and electrical systems upgrades; site, exterior and roof-related repairs; interior construction; selective building demolition

Project Budget

Estimated Construction Cost (ECC).....\$4,103,000

Management and Inspection (M&I).....497,000

Estimated Total Project Cost (ETPC).....\$4,600,000

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

<u>Schedule</u>	Start	End
Construction	FY 2020	FY 2022

¹ Design was funded using Minor Repairs and Alterations funding.

² GSA is not requesting additional appropriated funds in support of this project at this time. Upon approval of this prospectus and a concurrent reprogramming request, GSA will make use of project savings in the Federal Buildings Fund to undertake these proposed repairs and alterations.

GSA**PBS**

**PROSPECTUS – ALTERATION
ALMERIC CHRISTIAN FEDERAL BUILDING
ST. CROIX, VI**

Prospectus Number: PVI-0008-SC20
Congressional District: At Large

Building

The Almeric L. Christian Federal Building, located half a mile from the Caribbean Sea, is the only Federal building on St. Croix, U.S. Virgin Islands. The 76,000 gross square foot, masonry and steel building was constructed in 1992 and houses the St. Croix Division of the District Court of the U.S. Virgin Islands, along with several Federal agencies. It was named after Almeric L. Christian, who was appointed by President Dwight Eisenhower in 1954 to serve on the seven-member commission that would determine which Federal laws should be applicable to the U.S. Virgin Islands.

Tenant Agencies

Judiciary—U.S. District and Magistrate Courts, Public Defender, Probation; Department of Homeland Security—U.S. Citizenship and Immigrations Services; Department of Justice—U.S. Marshals Service, U.S. Attorneys; Department of Commerce—National Oceanic and Atmospheric Administration; Small Business Administration

Proposed Project

The project proposes to replace the entire domestic and storm water systems and portions of the building's sanitary sewer system. The cast iron piping in the storm water system and portions of the sewer system will be replaced. In addition, a new solar water heater system and a new potable water treatment plant will be installed, and the existing copper piping in the potable water system will be replaced. Incidental repairs to the system replacements will also be undertaken.

Demolition and replacement of the existing water and sewer system piping lines will impact the ground, pavers and concrete around the exterior of the building, the ceilings and the interior of all restrooms and kitchenette areas. Repairs will be made to all disturbed areas, all restrooms noncompliant with the Architectural Barriers Act Accessibility Standards will be replaced to meet current requirements, and all public restroom and kitchenette fixtures will be replaced with water-conserving-type fixtures, faucet and valves.

The existing storm water collection system on the roofs will be replaced, and hot water solar collectors will be installed. Electrical work for the pumps and filtration systems will be undertaken. Incidental repairs due to the major work items will be undertaken.

GSAPBS

**PROSPECTUS – ALTERATION
ALMERIC CHRISTIAN FEDERAL BUILDING
ST. CROIX, VI**

Prospectus Number: PVI-0008-SC20
Congressional District: At Large

Major Work Items

Plumbing Replacement/Upgrades	\$2,126,000
Interior Construction	1,517,000
Selective Building Demolition	348,000
Electrical Upgrades	66,000
Site/Exterior/Roof Repairs	<u>46,000</u>
TOTAL ECC	\$4,103,000

Justification

The existing domestic water, storm sewer and portions of the sewer piping systems in the Almeric L. Christian Federal Building and Courthouse are experiencing failures and frequent leaks due to extensive corrosion and cracking from the water quality. Due to the presence of chlorides and low alkalinity, the indoor water is highly corrosive for the piping systems, causing thickening loss of up to 85 percent, extensive pitting and cracking, and numerous leaks. The failures are widespread within the building and have been severe enough to interfere with occupant agency operations, cause damage to furniture and equipment, and leave the space vulnerable to mold growth. The conditions may lead to catastrophic failure at any time, which would result in mandatory building closure. In addition, the potable water supplied to the facility has a yellow or brownish color. Due to the chemicals in the water and its color, the water has been deemed not potable. GSA provides water bottles and has placed five-gallon cooler dispensers throughout the building for building occupants and visitors to the building.

Hurricanes Irma and Maria devastated the U.S. Virgin Islands in September 2017 and caused significant damage to the Almeric L. Christian Federal Building and Courthouse. While the disaster repairs are ongoing, the issues with the existing domestic water, storm sewer and sewer piping systems and the impotability of the water were not caused by the hurricanes and are not a part of the scope of the repairs funded under the supplemental appropriation. This project will be coordinated with the disaster repairs.

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**

**PROSPECTUS – ALTERATION
ALMERIC CHRISTIAN FEDERAL BUILDING
ST. CROIX, VI**

Prospectus Number: PVI-0008-SC20
Congressional District: At Large

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, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

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GSAPBS

**PROSPECTUS – ALTERATION
ALMERIC CHRISTIAN FEDERAL BUILDING
ST. CROIX, VI**

Prospectus Number: PVI-0008-SC20
Congressional District: At Large

Certification of Need

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

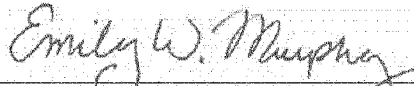
Submitted at Washington, DC, on 9/2/2020

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—CONSOLIDATION ACTIVITIES
PROGRAM, VARIOUS BUILDINGS

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 reconfiguration and renovation of space within government-owned and leased buildings during Fiscal Year 2021 to improve space utiliza-

tion, optimize inventory, and decrease reliance on leased space at a total cost of \$50,000,000, 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 Chair or Ranking Member of the Com-

mittee 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: PCA-0001-MU21

FY 2021 Project Summary

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within Government-owned and leased buildings during fiscal year (FY) 2021 to support GSA's ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government's environmental footprint.

Since inception of the Consolidation Activities Program in FY 2014, GSA has received \$296 million in support of the program. Through FY 2019, the Consolidation Activities Program has funded 81 projects. When complete, the 81 projects will result in a more than 1.64 million usable square foot (USF) reduction, reduce agency rental payments to GSA by \$68 million annually, and generate \$145 million in annual Government lease cost avoidance.

FY 2021 Committee Approval and Appropriation Requested\$50,000,000

Program Summary

As part of its ongoing effort to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government's environmental footprint, GSA is identifying consolidation opportunities within its inventory of real property assets. These opportunities are presented through surveys and studies, partnering with customer agencies, and agency initiatives. Projects will vary in size by location and agency mission and operations; however, no single project will exceed \$20 million in GSA costs. Funds will support consolidation of customer agencies and will not be available for GSA internal consolidations. Preference will be given to projects that result in an office utilization rate of 130 USF per person or less and a total project payback period of 10 years or less.

Typical projects include the following:

- Reconfiguration and alteration of existing Federal space to accommodate incoming agency relocation/consolidation. (Note: may include reconfigurations of existing occupied Federal tenant space); and
- Incidental alterations and system upgrades, such as fire sprinklers or heating, ventilation, and air conditioning needed as part of relocation and consolidation.

Projects will be evaluated using the following criteria:

- Preference will be given to projects that are identified as a reduction opportunity by both GSA and the subject agency, and that meet the other criteria.
- Proposed consolidation projects will result in a reduction in annual rent paid by the impacted customer agency.

GSA

PBS

**PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: PCA-0001-MU21

- Preference is given to consolidations within or into owned buildings over consolidations within or into leased space.
- Consolidation of expiring leases into owned buildings will be given preference over those business cases for lease cancellations that include a cancellation cost.
- Co-location with other agencies with shared resources and special space will be given preference.
- Links to other consolidation projects will be given preference.

Justification

GSA continually analyzes opportunities to improve space utilization and realize long-term cost savings for the Government. Funding for space consolidations is essential so that GSA can execute those opportunities.

Projects funded under this authorization will enable agencies to consolidate within Government-controlled leased space or relocate from either Government-controlled leased or federally owned space to federally owned space that more efficiently meets mission needs. These consolidations will result in improved space utilization, cost savings for the American taxpayers, and a reduced environmental impact.

GSA

PBS

**PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS**

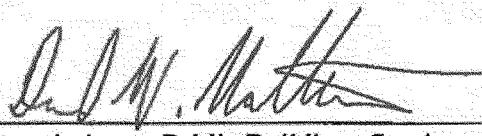
Prospectus Number: PCA-0001-MU21

Certification of Need

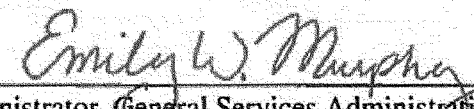
Current administration and congressional initiatives call for improved space utilization, lower costs for the Government, and a reduced environmental footprint. GSA has determined that the proposed consolidation program is the most practical solution to meeting those goals.

Submitted at Washington, DC, on February 5, 2020

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—FIRE PROTECTION AND LIFE
SAFETY PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to upgrade, replace, and improve fire protection systems and life safety features in government-owned buildings during

Fiscal Year 2021 at a total cost of \$50,000,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

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

Prospectus Number: PFP-0001-MU21

FY 2021 Project Summary

This prospectus proposes alterations to upgrade, replace, and improve fire protection systems and life safety features in Government-owned buildings during fiscal year (FY) 2021.

Since FY 2010, the General Services Administration (GSA) has received \$151,000,000 in support of this program. These funds supported 112 projects in 96 Government-owned buildings.

FY 2021 Committee Approval and Appropriation Requested.....\$50,000,000

Program Summary

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

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

Justification

GSA periodically assesses all facilities to identify hazards and initiate correction or risk-reduction protection strategies so that its buildings do not present an unreasonable risk to Government personnel or the general public. Completion of these proposed projects will improve the overall level of safety from fire and similar risks in federally owned buildings in GSA's portfolio nationwide.

GSA

PBS

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

Prospectus Number: PFP-0001-MU21

Certification of Need

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

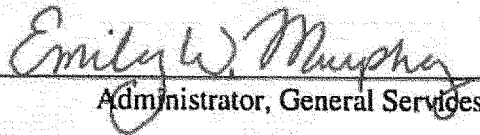
Submitted at Washington, DC, on February 4, 2020

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—JUDICIARY CAPITAL SECURITY
PROGRAM, VARIOUS BUILDINGS

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 alterations to upgrade, replace, and improve physical security in government-owned buildings occupied by the Judiciary and the U.S. Marshals

Service at a total cost of \$12,500,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS - ALTERATION
JUDICIARY CAPITAL SECURITY PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: PJCS-0001-MU21

FY 2021 Project Summary

This prospectus proposes alterations to improve physical security in Government-owned buildings occupied by the Federal judiciary and the Department of Justice, U.S. Marshals Service (USMS) during fiscal year (FY) 2021.

Since FY 2012, GSA has received \$128,922,000 in support of this program. These funds were allocated to 12 projects.

FY 2021 Committee Approval and Appropriation Requested..... \$12,500,000

Program Summary

The Judiciary Capital Security Program is dedicated to improving physical security in buildings occupied by the Federal judiciary and USMS. These projects are in lieu of constructing new facilities, thereby providing cost savings and expedited delivery. These projects will vary in size, location, and delivery method, and are designed to improve the separation of circulation for the public, judges, and prisoners. Funding provided for the security improvement projects will address elements such as adding doors, reconfiguring or adding corridors, reconfiguring or adding elevators and sallyports, and constructing physical or visual barriers.

Justification

This program provides funding to address security deficiencies in existing Federal facilities in a timely and less costly manner than constructing a new courthouse. The projects in this program are based on studies undertaken by the judiciary. This prospectus requests separate funding to address security conditions at existing Federal courthouses. GSA uses the judiciary's asset management planning process to assist in the identification of potential projects that involve courthouses with poor security ratings nationwide.

GSA

PBS

**PROSPECTUS - ALTERATION
JUDICIARY CAPITAL SECURITY PROGRAM
VARIOUS BUILDINGS**

Prospectus Number: PJCS-0001-MU21

Certification of Need

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

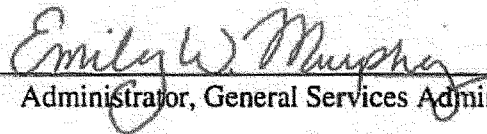
Submitted at Washington, DC, on February 4, 2020

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—RALPH H. METCALFE FEDERAL
BUILDING, CHICAGO, IL

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 optimize the utilization of space and correct major building deficiencies at the Ralph H. Metcalfe Federal Building located at 77 W. Jackson Boulevard, Chicago,

IL at a design cost of \$9,903,000, an estimated construction cost of \$106,950,000, and a management and inspection cost of \$7,594,000 for an estimated total project cost of \$124,447,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSAPBS

**PROSPECTUS – ALTERATION
RALPH H. METCALFE FEDERAL BUILDING
CHICAGO, IL**

Prospectus Number: PIL-0303-FY21
Congressional District: 7

FY 2021 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to optimize the utilization of space and correct major building deficiencies in the Ralph H. Metcalfe Federal Building (Metcalfe FB) located at 77 W. Jackson Boulevard, Chicago, IL. The project will downsize the Department of Housing and Urban Development (HUD) and will relocate United States Secret Service (USSS) to this building from leased space, resulting in approximately \$3,700,000 in annual lease cost avoidance, and a combined annual agency rent savings of \$1,750,000.

The project will also upgrade the building's heating, ventilation, and air conditioning (HVAC), electrical, conveyance, plumbing and fire protections systems; and improve building common services including conference center and childcare spaces.

FY2021 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$124,447,000

Major Work Items

HVAC, electrical, conveyance, plumbing and fire protection systems upgrades; interior construction; demolition

Project Budget

Design	\$9,903,000
Estimated Construction Cost (ECC)	106,950,000
Management and Inspection (M&I)	7,594,000
Estimated Total Project Cost (ETPC)*	\$124,447,000

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

Schedule

	Start	End
Design and Construction	FY 2021	FY 2027

Building

The Metcalfe FB is a 28-story high-rise office building, with one below-grade level, that contains approximately 828,000 gross square feet and is situated in the Chicago Central Business District across the street from the Chicago Federal Center. The building was built as a leased facility in 1991 and was immediately purchased by the Government with

GSAPBS

**PROSPECTUS – ALTERATION
RALPH H. METCALFE FEDERAL BUILDING
CHICAGO, IL**

Prospectus Number: PIL-0303-FY21
Congressional District: 7

a loan from the Federal Financing Bank, which was paid in full in 2014. The building is constructed of structural steel framing with a facade of glass and structural steel plate spandrels.

Tenant Agencies

Environmental Protection Agency, HUD, Department of Agriculture–Food and Consumer Service, Department of State, Department of Health and Human Services–Centers for Disease Control, Department of Homeland Security–USSS, U.S. Commodity Futures Trading Commission, and GSA.

Proposed Project

The project will allow HUD to reduce the amount of space it occupies in the building and improve its utilization rate. As part of this project, HUD will release approximately 55,000 usable square feet, and USSS, currently in leased space, will backfill approximately 67,000 usable square feet. The project will result in annual lease cost avoidance of approximately \$3,700,000.

The project will also modernize the building's 17 passenger elevators and 1 freight elevator, replace the building's chiller plant, and upgrade other HVAC components including the Building Automation System, controls, and air handling units.

Building common services, including restrooms, the conference center, former cafeteria space, and daycare center, will also be improved. The childcare center will be reconfigured to improve its efficiency. A two-stop elevator and stairwell will be added to facilitate the safe movement of children between floors that will comply with accessibility requirements, and security countermeasures will be upgraded. The existing conference center will be expanded to meet the conference space needs of federal agencies housed in a number of federal assets. An egress stair will be added to meet National Fire Protection Association requirements.

Major Work Items

HVAC Upgrades	\$34,478,000
Interior Construction	29,223,000
Electrical Upgrades	15,497,000
Conveyance Upgrades	13,993,000
Demolition	6,279,000
Plumbing Upgrades	4,995,000
Fire Protection Upgrades	<u>2,485,000</u>
Total ECC	\$106,950,000

GSA**PBS**

**PROSPECTUS – ALTERATION
RALPH H. METCALFE FEDERAL BUILDING
CHICAGO, IL**

Prospectus Number: PIL-0303-FY21
Congressional District: 7

Justification

The space occupied by HUD at the Metcalfe Federal Building is original to the building and therefore outdated and underutilized. The proposed space reduction and reconfiguration will provide efficient, modern space to better support the agency in carrying out its mission and result in significant rental savings to the agency. The space HUD releases, together with existing vacant space, will provide the space needed to relocate USSS to the building from leased space, resulting in an annual lease cost avoidance of approximately \$3,700,000.

The elevators are well beyond their useful lives and do not comply with code. Elevator entrapments and prolonged shutdowns due to emergency repairs have led to disruption of mission-critical tenant operations and frequent complaints from building tenants. Replacement parts, particularly the controllers and motor generators are antiquated technology and are not readily available. The building has only one freight elevator and disruption is problematic. The elevators do not meet the latest fire and life safety standards and do not have any energy-efficient features.

The chiller plant is at the end of its useful life and inefficient. The chiller plant must be replaced in order to avoid a failure that would cause severe disruption to building operations and the tenants' ability to carry out their missions. In addition, the building's HVAC equipment, including the Building Automation System, controls, and air handling units, are obsolete, inefficient, and beyond their useful lives.

The existing restroom fixtures and plumbing are original and do not comply with national water efficiency standards or Architectural Barriers Act Accessibility Standards.

The building's conference center serves the entire Chicago Federal Center and is undersized to meet the needs of both building tenants and the Federal community.

The second floor former cafeteria space is underutilized. Repurposing the cafeteria to expand the childcare center, provide flexible/hoteling space for the use of Federal workers, and provide a small kitchen area for rotating food vendors will optimize the use of this space.

Summary of Energy Compliance

GSAPBS

**PROSPECTUS – ALTERATION
RALPH H. METCALFE FEDERAL BUILDING
CHICAGO, IL**

Prospectus Number: PIL-0303-FY21

Congressional District: 7

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective 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:	\$191,662,000
Lease	\$792,765,000
New Construction:	\$572,495,000

The 30-year, present value cost of alteration is \$380,833,000 less than the cost of new construction with an equivalent annual cost advantage of \$20,967,000.

Recommendation

ALTERATION

Certification of Need

GSA

PBS

**PROSPECTUS – ALTERATION
RALPH H. METCALFE FEDERAL BUILDING
CHICAGO, IL**

Prospectus Number: PIL-0303-FY21
Congressional District: 7

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

Submitted at Washington, DC, on February 4, 2020

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


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 related to repairs and upgrades to the exterior, including to window systems, and replacing the cooling tower for the Major General Emmett J. Bean Federal Center located at 8899 E. 56th Street, Indianap-

olis, IN at an additional design cost of \$1,066,000, an estimated construction cost of \$37,937,000, and a management and inspection cost of \$3,129,000 for an estimated total project cost of \$45,332,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSAPBS

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

Prospectus Number: PIN-1703-IN21
Congressional District: 07

FY 2021 Project Summary

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the Major General Emmett J. Bean Federal Center located at 8899 E. 56th Street, Indianapolis, IN. The proposed project will complete critical repairs and upgrades to the building's exterior, including to window systems, and replace the building's cooling tower. Additional design is required for repairs to the building's windows as well as to correct the resulting ongoing water infiltration and repair the interior.

FY 2021 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$42,132,000

Major Work Items

Roof repairs/replacement, demolition, and abatement; interior construction; exterior construction; heating, ventilation, and air conditioning (HVAC) upgrades

Project Budget

Design (FY 2020)	\$3,200,000
Additional Design	1,066,000
Estimated Construction Cost (ECC)	37,937,000
Management & Inspection (M&I)	<u>3,129,000</u>
Estimated Total Project Cost (ETPC)	\$45,332,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2024

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. It was constructed in 1953 as a U.S. Department of Defense (DoD) records storage facility. Ownership of the building was transferred to GSA in 1996, at which time the facility was renovated for its current office use.

Tenant Agencies

U.S. Department of Homeland Security, DoD, and GSA

GSA

PBS

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

Prospectus Number: PIN-1703-IN21
Congressional District: 07

Proposed Project

The project proposes to rebuild the existing roof parapet of the building, repair and recoat the building's exterior, replace the north portion of roof, repair the building's windows and interior walls, and replace the cooling tower.

Major Work Items

Roof Repairs/Replacement	\$12,461,000
Demolition and Abatement	9,868,000
Interior Construction	6,476,000
Exterior Construction	6,614,000
HVAC Upgrades	<u>2,518,000</u>
Total ECC	\$37,937,000

Justification

The building is experiencing a serious structural failure that poses life safety hazard to its occupants and visitors. The roof parapet is separating from the roof and moving outwardly over the building's perimeter facades. There is a significant risk of large portions of the roof parapet falling off the building, and the risk grows greater as the parapet continues to move further. The movement is also causing delamination of the building's exterior coating, which continues to fall off the building. Access to portions of the exterior has been restricted, and temporary protective netting and scaffolding have been installed to protect tenants from any falling debris.

The north roof of the building, which has reached the end of its useful life, is experiencing leaks. Failed window sealant is allowing water intrusion into the building, causing water damage to the interior side of the gypsum board below the windows and corrosion of metal studs. The water infiltration below the windows has the potential for mold growth. The building cooling tower is corroding and has reached the end of its useful 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 cost-effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

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

Prospectus Number: PIN-1703-IN21
Congressional District: 07

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
116-93	2020	\$3,200,000	Design = \$3,200,000

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	TBD	\$3,200,000	Design = \$3,200,000
Senate EPW	TBD	\$3,200,000	Design = \$3,200,000

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

Prospectus	Description	FY	Amount
PIN-17032-IN14	Storm Water Drainage System, Parking Lot Renovation	2014	\$19,074,000
PIN-1703-IN18	Lease Consolidation	2018	\$45,950,000

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

There are no feasible alternatives to this project. This project 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
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER
INDIANAPOLIS, IN**

Prospectus Number: PIN-1703-IN21
Congressional District: 07

Certification of Need

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

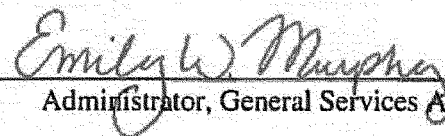
Submitted at Washington, DC, on February 4, 2020

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—CHARLES E. WHITTAKER
COURTHOUSE, KANSAS CITY, MO

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to replace the deteriorating curtain wall system and complete roof upgrades at the Charles E. Whittaker Courthouse located at 400 E. 9th Street, Kansas City, MO

at a design cost of \$4,637,000, an estimated construction cost of \$49,680,000, and a management and inspection cost of \$2,713,000 for an estimated total project cost of \$57,030,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

PROSPECTUS – ALTERATION
CHARLES E. WHITTAKER COURTHOUSE
KANSAS CITY, MO

Prospectus Number: PMO-0050-KC21
Congressional District: 05

FY 2021 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Charles E. Whittaker Courthouse (Whittaker CT) located at 400 E. 9th Street, Kansas City, MO. The proposed project will replace the deteriorating curtain wall system and complete roof upgrades.

FY 2021 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$57,030,000

Major Work Items

Building exterior; interior alterations; roof upgrades.

Project Budget

Design.....	\$4,637,000
Estimated Construction Cost (ECC).....	49,680,000
Management & Inspection (M&I).....	2,713,000
Estimated Total Project Cost (ETPC).....	\$57,030,000

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

Schedule

	Start	End
Design and Construction	FY 2021	FY 2023

Building

The Whittaker CT is a 13-story, 674,508 gross square foot building located on the northeast side of the Kansas City Central Business District. The crescent-shaped courthouse was originally constructed in 1998 and is primarily utilized as a courthouse. The building is 250 feet high and is more typical of a 22-story building because the ceiling heights of courtrooms are twice as high as those of standard office buildings.

Tenant Agencies

Judiciary—U.S. District Courts, U.S. Bankruptcy, U.S. Magistrate, U.S. Court of Appeals, U.S. District Clerk, Probation, Pretrial Services, Circuit Library;
Department of Justice—U.S. Marshals Service, Office of U.S. Attorneys, U.S. Trustees;
Veterans Administration—Veterans Health Administration; U.S. Tax Court; and GSA

GSAPBS

**PROSPECTUS – ALTERATION
CHARLES E. WHITTAKER COURTHOUSE
KANSAS CITY, MO**

Prospectus Number: PMO-0050-KC21
Congressional District: 05

Proposed Project

The proposed project will replace the deteriorating curtain wall system along with roofing components. The project will replace existing curtain wall at the north, south, east, and west elevations with new curtain wall including framing, glazing, and sealants. The project will replace the punched windows on the east and west elevations. The project will provide new sealants at joints between existing exterior precast panels and provide new draft-stopping at the existing air-intake louvers. Fenestration and skylights will be blast protected for a 35' setback. The project will also replace the existing roof drains and the south-side interior roof gutter, and replace the coping at precast crown structures with fall protection.

The project will construct temporary interior barriers to prevent dust and debris from entering tenant space. Interior alterations are limited to those required to complete the facade and replace mechanical shades on the south side.

Major Work Items

Building Exterior Replacement	\$46,353,000
Interior Alterations	2,520,000
Roof Upgrades	<u>807,000</u>
Total ECC	\$49,680,000

Justification

The curtain wall system is original to the building. It is deteriorating and posing serious safety hazards. The windows are losing integrity throughout the building, resulting in water infiltration in widespread areas. These issues have been specifically noted in the fenestration's structural sealant and pressure plate. Water infiltration is occurring at the north and south elevations curtain walls and at the punched windows on the east and west elevations. Repair work has created additional water infiltration, which may create potential for mold, further deterioration, and fall hazards. In numerous curtain wall areas, temporary supports have been installed to maintain panel integrity and fasten trim material. Window gasketing is separating from the facade. Windows are at risk of failing, creating potential risk to people inside and outside of the building.

Until a full replacement curtain wall system is completed, building occupants have been notified to stay away from the windows and not to lean against them or place any type of load against them. To protect the building occupants and the general public, windows in public areas have been barricaded off.

GSAPBS

**PROSPECTUS – ALTERATION
CHARLES E. WHITTAKER COURTHOUSE
KANSAS CITY, MO**

Prospectus Number: PMO-0050-KC21
Congressional District: 05

Summary of Energy Compliance

This project will be designed to conform to the requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective 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	\$170,653,000
Lease	\$209,623,000
New Construction	\$224,100,000

The 30-year, present value cost of alteration is \$38,970,000 less than the cost of leasing with an equivalent annual cost advantage of \$1,837,000.

Recommendation

ALTERATION

GSA

PBS

**PROSPECTUS – ALTERATION
CHARLES E. WHITTAKER COURTHOUSE
KANSAS CITY, MO**

Prospectus Number: PMO-0050-KC21
Congressional District: 05

Certification of Need

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

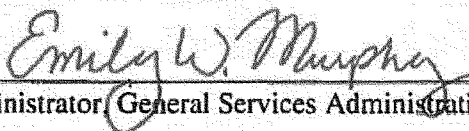
Submitted at Washington, DC, on February 5, 2020

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—201 VARICK STREET FEDERAL
OFFICE BUILDING, NEW YORK, NY

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for a consolidation project at the Federal Office Building located at 201 Varick Street, New York, NY at a design cost of \$3,795,000, an estimated construction cost of

\$59,638,000, and a management and inspection cost of \$3,217,000 for an estimated total project cost of \$66,650,000, 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 Chair or Ranking Member of the Com-

mittee 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSAPBS

**PROSPECTUS – ALTERATION
201 VARICK STREET FEDERAL OFFICE BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0128-NY21
Congressional District: 10

FY 2021 Project Summary

The General Services Administration (GSA) proposes a consolidation project at the 201 Varick Street Federal Office Building (Varick Street) in New York, NY. The proposed project will renovate approximately 195,000 usable square feet (USF) of space for the Department of Homeland Security, Immigration and Customs Enforcement–Homeland Security Investigations (ICE-HSI), and Veterans Affairs–Veterans Benefits Administration (VBA). ICE-HSI will be relocating from a costly lease in Manhattan into space being vacated by the Department of Veterans Affairs–Veterans Benefits Administration (VBA) which is consolidating into approximately 48,000 USF. The project will result in agency rent savings to VBA of approximately \$3,100,000 annually, and the Government will realize \$13,000,000 in annual lease cost avoidance, while ICE-HSI will benefit from \$7,000,000 in annual agency rent savings.

FY2021 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$66,650,000

Major Work Items

Demolition and abatement, interior construction; heating, ventilation, and air conditioning (HVAC); building structure; exterior construction; conveying system; plumbing, electrical, and life safety

Project Budget

Design	\$3,795,000
Estimated Construction Cost (ECC)	59,638,000
Management and Inspection (M&I)	<u>3,217,000</u>
Estimated Total Project Cost (ETPC)	\$66,650,000

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

Schedule

	Start	End
Design and Construction	FY 2021	FY 2024

Building

Built in 1929, the Art Deco style building is situated on the west side of lower Manhattan and is bounded by Varick, King, West Houston, and Hudson Streets in a densely built

GSAPBS

**PROSPECTUS – ALTERATION
201 VARICK STREET FEDERAL OFFICE BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0128-NY21
Congressional District: 10

area of commercial, office, and light industrial buildings. The building is several blocks from the Holland Tunnel, which connects Manhattan with New Jersey beneath the Hudson River. Comprising 14 stories and a basement, it measures just over 1 million gross square feet.

Tenant Agencies

Department of Homeland Security, Department of Veteran Affairs, Department of Labor, Department of State, U.S. Postal Service, Social Security Administration, Department of Justice

Proposed Project

The proposed project will build out approximately 147,000 USF of space for ICE-HSI that is being vacated by VBA and consolidate VBA into approximately 48,000 USF on another floor within the building.

Restacking of the building is necessary to allow for a separate entrance for secure vehicle access for ICE occupancy in contiguous space, along with separate secure internal vertical transportation. VBA is relocating to the fourth floor. As part of an ongoing project, a health unit will also be relocated from the fourth floor to the eleventh floor to allow VBA to fully occupy the floor.

GSAPBS

**PROSPECTUS – ALTERATION
201 VARICK STREET FEDERAL OFFICE BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0128-NY21
Congressional District: 10

Major Work Items

Interior Construction	\$23,157,000
HVAC Upgrades	18,270,000
Demolition/Abatement	6,611,000
Electrical Upgrades	6,421,000
Building Structure	3,175,000
Exterior Construction	144,000
Fire and Life Safety Upgrades	1,538,000
Plumbing and Conveying System Repairs	<u>322,000</u>
Total ECC	\$59,638,000

Justification

The project will result in agency rent savings to VBA of approximately \$3,100,000 annually, and Government will benefit from over \$13,000,000 in annual lease cost avoidance, and ICE-HSI will benefit from almost \$7,000,000 in annual agency rent savings. With VBA's 57,000 USF reduction and ICE-HSI backfilling vacant space, the overall utilization rate for this building will be reduced, and vacant space will be minimal.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost-effective design opportunities where cost-effective 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

GSA

PBS

**PROSPECTUS – ALTERATION
201 VARICK STREET FEDERAL OFFICE BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0128-NY21
Congressional District: 10

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

Alteration:\$182,738,000
Lease\$345,389,000

The 30-year, present value cost of alteration is \$162,651,000 less than the cost of leasing, with an equivalent annual cost advantage of \$8,955,000.

Recommendation

ALTERATION

GSA

PBS

**PROSPECTUS – ALTERATION
201 VARICK STREET FEDERAL OFFICE BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0128-NY21
Congressional District: 10

Certification of Need

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

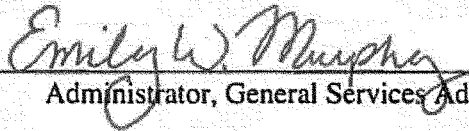
Submitted at Washington, DC, on February 4, 2020

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION
ALTERATION—U.S. CUSTOM HOUSE,
PHILADELPHIA, PA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to repair/replace domestic and storm water systems and upgrade/replace the hearing, ventilation, and air conditioning system at the U.S. Custom House located at 200 Chestnut Street in Philadelphia, PA at an additional estimated construction cost of \$8,026,000 and an additional estimated man-

agement and inspection cost of \$715,000 for a total additional cost of \$8,741,000 and an estimated total project cost of \$104,211,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization of the Committee on September 27, 2018 of Prospectus No. PPA-0144-PH19.

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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
U.S. CUSTOM HOUSE
PHILADELPHIA, PA**

Prospectus Number: PPA-0144-PH21
Congressional District: 3

FY2021 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the U.S. Custom House (Custom House) located at 200 Chestnut Street in Philadelphia, PA. The proposed project will repair/replace the building's domestic and storm water systems and upgrade/replace the heating, ventilation, and air conditioning (HVAC) system to a more efficient, modern design.

FY2021 Committee Approval Requested

(Construction, Management & Inspection)..... \$8,741,000¹

This prospectus amends Prospectus No. PPA-0144-PH19. GSA is requesting approval of an additional estimated construction cost of \$8,026,000 and an additional estimated management and inspection cost of \$715,000, for a total additional cost of \$8,741,000 to account for cost escalation due to time and market conditions.

FY2021 Committee Appropriation Requested

(Construction, Management & Inspection)..... \$91,965,000²

¹ Prospectus No. PPA-0144-PA19 was approved by the Committee on Transportation and Infrastructure of the House of Representatives on September 27, 2018, and the Committee on Environment and Public Works of the Senate on June 19, 2019, for a total estimated project cost of \$95,470,000.

² While GSA was unable to fund the entire FY 2019 alteration project within the enacted level of the President's FY 2019 Budget, GSA's FY 2019 Major R&A Spending Plan did provide \$12,406,000 for Design and Construction.

GSAPBS

**AMENDED PROSPECTUS – ALTERATION
U.S. CUSTOM HOUSE
PHILADELPHIA, PA**

Prospectus Number: PPA-0144-PH21
Congressional District: 3

Major Work Items

HVAC upgrades/replacement; interior construction; demolition/abatement; plumbing repair/replacement; electrical, fire and life safety system upgrades; and roof upgrades

Project Budget³

Design (FY 2019)	\$7,440,000
Estimated Construction Cost (ECC)	
ECC (FY 2019).....	4,806,000
ECC (FY 2021).....	81,245,000
Total ECC.....	86,051,000
Management and Inspection (M&I)	<u>10,720,000</u>
Estimated Total Project Cost (ETPC)	\$104,211,000

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

Schedule

	Start	End
Design and Construction	FY 2019	FY 2026

Building

The Custom House is a 19-story, approximately 565,000 gross square foot building located on the eastern side of the Philadelphia central business district. The building was originally constructed in 1934 and is primarily used as office space. The Custom House is listed in the National Register of Historic Places and is distinguished by an ornate, three-story rotunda situated in the main lobby.

³ While GSA was unable to fund the entire FY 2019 alteration project within the enacted level of the President's FY 2019 Budget, GSA's FY 2019 Major R&A Spending Plan did provide \$12,406,000 for Design and Construction.

GSA**PBS**

**AMENDED PROSPECTUS – ALTERATION
U.S. CUSTOM HOUSE
PHILADELPHIA, PA**

Prospectus Number: PPA-0144-PH21
Congressional District: 3

Tenant Agencies

Department of Homeland Security, Department of Justice, Department of Health and Human Services, Department of State, Department of Agriculture, Department of the Interior, U.S. Tax Court, U.S. Senate, GSA

Proposed Project

The building is suffering from recurring flooding caused by the aged domestic water piping system and significant temperature and indoor air quality issues caused by the insufficient and outdated HVAC system. Electrical system components will be replaced to support the HVAC systems. Mitigation of hazardous materials and associated sprinkler modifications will be accomplished in disturbed areas as part of the project.

To repair the building's domestic water system, the piping will need to be exposed, abated of asbestos, inspected, and repaired. Concurrently, the building's induction unit system will be removed, abated of asbestos, and upgraded to a four-pipe fan coil system. Due to the invasive nature of this work and the presence of hazardous materials, the majority of building tenants will be moved into internal swing space.

The less invasive aspects of the project include repairing the storm water system, replacing the building automation system, replacing the air handling units, partial conversion to variable air volume serving interior zones, replacing the heating and chilled water systems, and replacing the boilers.

As noted above, this renovation is in an occupied building so the proposed project includes allowances for internal swing space. The project minimizes tenant impact by using internal swing space and hazardous materials enclosures, as well as by completing the scope items together.

GSA**PBS**

**AMENDED PROSPECTUS – ALTERATION
U.S. CUSTOM HOUSE
PHILADELPHIA, PA**

Prospectus Number: PPA-0144-PH21
Congressional District: 3

Major Work Items

HVAC Upgrades/Replacement	\$49,595,000
Interior Construction	13,895,000
Demolition / Abatement	10,285,000
Plumbing Repair / Replacement	3,965,000
Electrical Repair / Replacement	2,440,000
Fire and Life Safety Repair / Replacement	940,000
Roof Repairs	<u>125,000</u>
Total ECC	\$81,245,000

Justification

The project will address the failing domestic water piping system that has flooded the building three times since 2013, creating millions of dollars in damage to the building and personal property. The damage has displaced tenants for months at a time and interfered with their ability to carry out their missions. The threat of another major flood remains, and there is a serious risk that additional flooding could potentially damage the historic rotunda, which would be enormously costly to repair. If left unaddressed, the building could potentially become uninhabitable and would need to be considered for disposal.

Due to the major disruption caused by the repair of the plumbing system, GSA determined that this project is the best opportunity to upgrade the deficient HVAC systems. The HVAC systems in the buildings are approximately 20 years beyond their useful lives and are vulnerable to a large-scale failure in both the air handling units and the branch piping leading to the perimeter induction units. There have been longstanding temperature and indoor air quality issues caused by a system that was not designed for office space. In addition to affecting occupant comfort, poor dehumidification has caused the paint, plaster, and wall materials to peel at numerous locations in the building, including in the historic rotunda and in areas with lead-based paint. The two pipe induction system is highly inefficient, forcing entire building switchover between heating and cooling to address unseasonable temperatures (e.g. cooling in the winter and heating in the summer). Simultaneously completing these projects will save the Government approximately \$13 million in duplicative costs, while minimizing disruption to building tenants.

GSAPBS

**AMENDED PROSPECTUS – ALTERATION
U.S. CUSTOM HOUSE
PHILADELPHIA, PA**

Prospectus Number: PPA-0144-PH21
Congressional District: 3

Summary of Energy Compliance

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

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
116-6 via Major R&A Spending Plan	2019	\$12,246,000	Design and Construction
Appropriations to Date		\$12,246,000	

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	9/27/2018	\$95,470,000	Design = \$7,440,000 ECC = \$78,025,000 M&I = \$10,005,000
Senate EPW	6/19/2019	\$95,470,000	Design = \$7,440,000 ECC = \$78,025,000 M&I = \$10,005,000

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
U.S. CUSTOM HOUSE
PHILADELPHIA, PA**


Prospectus Number: PPA-0144-PH21
Congressional District: 3

Certification of Need

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

Submitted at Washington, DC, on February 4, 2020

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

COMMITTEE RESOLUTION

CONSTRUCTION—U.S. LAND PORT OF ENTRY,
CALEXICO, CA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, additional appropriations are authorized for Phase IIB of a two-phase project to reconfigure and expand the existing Land Port Of Entry (LPOE) in downtown Calexico, CA at an additional design cost of \$3,279,000, an additional estimated construction cost of

\$6,978,000, and additional management and inspection cost of \$4,550,000 for a total additional cost of \$14,807,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization of the Committee on September 27, 2018 of Prospectus No. PCA-BSC-CA19.

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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**AMENDED PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA**

Prospectus Number: PCA-BSC-CA21
Congressional District: 51

FY 2021 Project Summary

The General Services Administration (GSA) requests additional approval and funding for construction of Phase IIB of a two-phase project to reconfigure and expand the existing Land Port Of Entry (LPOE) in downtown Calexico, CA. The project includes new pedestrian processing and privately owned vehicle (POV) inspection facilities, a new head house to provide supervision and services to the non-commercial vehicle inspection area, new administration offices, and a parking structure. The expanded facilities will occupy both the existing inspection compound and the site of the former commercial inspection facility, decommissioned in 1996 when commercial traffic was redirected to the newly completed LPOE six miles east of downtown Calexico.

FY 2021 Committee Approval Requested

(Additional Design, Construction, Management & Inspection)..... \$14,807,000¹

This prospectus amends Prospectus No. PCA-BSC-CA19. GSA is requesting approval of additional design cost of \$3,279,000, additional estimated construction of \$6,978,000, and additional management and inspection cost of \$4,550,000 for a total additional cost of \$14,807,000 to account for cost escalations and design/constructability review.

FY 2021 Appropriation Requested

(Additional Design, Construction, Management & Inspection)..... \$99,707,000²

Overview of Project

The existing LPOE is a pedestrian and vehicle inspection facility constructed in 1974. It comprises a main building and a decommissioned commercial inspection building. The project includes the creation of new pedestrian and POV inspection facilities, and expansion of the port onto the site of the former commercial inspection facility. The

¹ Prospectus No. PCA-BSC-CA19 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 September 27, 2018, and February 5, 2019, respectively, for additional design cost of \$970,000, additional construction cost of \$14,847,000, and a reduction of management and inspection cost of \$1,625,000 for a total additional cost of \$14,192,000. Full funding was not enacted in FY 2019.

² GSA works closely with Department of Homeland Security program offices responsible for developing and implementing security technology at LPOEs. This prospectus contains funding for 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

AMENDED PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA

Prospectus Number: PCA-BSC-CA21
Congressional District: 51

commercial inspection operation was moved to Calexico East in 1996. POV inspection facilities will include expanded northbound inspection lanes, new southbound inspection lanes, and a parking structure. There will be new administration space, a new head house and design guide-mandated secondary inspection stations serving both northbound and southbound traffic. The project will be constructed in two phases.

The first phase included a head house, 10 of the project’s northbound POV inspection lanes, all southbound POV inspection lanes with temporary asphalt paving, and a bridge across the New River for southbound POV traffic.

Due to split funding of the second phase in FY 2019, Phase II has been broken further into two sub-phases: Phase IIA, funded in 2019, includes the remaining northbound POV lanes, expansion of the secondary inspection canopy, southbound POV inspection islands, booths, canopies and concrete paving, an administration building, an employee parking structure, and a vehicle seizure lot.

Phase IIB includes a pedestrian processing building with expanded northbound pedestrian inspection stations, demolition of legacy facilities, and significant earthwork.

Site Information

Government-Owned 13.5 acres
Acquired as part of Phase I 4.3 acres

Building Area

Building (including canopies and indoor parking)³ 349,827 GSF
Building (excluding canopies and indoor parking) 162,015 GSF
Outside parking spaces 79
Structured parking spaces 264

³ GSF has changed since Prospectus No. PCA-BSC-CA19 to include recovery of the Historic Custom House (HCH) into the GSA inventory. The HCH is being used for temporary pedestrian processing and will be used for housing other Federal agencies in the future.

GSAPBS

**AMENDED PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA**

Prospectus Number: PCA-BSC-CA21
Congressional District: 51

Project Budget**Site Acquisition**

Site Acquisition (FY 2007).....	\$2,000,000
Additional Site Acquisition (FY 2010).....	<u>3,000,000</u>
Total Site Acquisition	\$5,000,000

Design

Design (FY 2007)	\$12,350,000
Additional Design (FY 2010)	6,437,000
Additional Design Phase IIA (FY 2019)	2,000,000
Additional Design Phase IIB (FY 2021)	<u>2,249,000</u>
Total Design.....	\$23,036,000

Estimated Construction Cost (ECC)

Phase I (FY 2015).....	\$90,838,000
Phase IIA (FY 2019).....	172,000,000
Phase IIB (FY2021).....	<u>90,638,000</u>
Total ECC⁴	\$353,476,000

Site Development Costs.....	\$149,501,000
Building Costs (includes inspection canopies) (\$583/GSF)	\$203,975,000

Management & Inspection (M&I)

Phase I (FY 2015).....	\$7,224,000
Phase IIA (FY 2019).....	17,000,000
Phase IIB (FY 2021).....	<u>6,820,000</u>
Total M&I.....	\$31,044,000

Estimated Total Project Cost (ETPC)*\$412,556,000

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

Location

The site is located at 200 East 1st Street, Calexico, CA.

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

GSA**PBS**

**AMENDED PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA**

Prospectus Number: PCA-BSC-CA21
Congressional District: 51

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design		
Phase I	FY 2007	FY 2012
Design/Constructability Review		
Phase IIA	FY 2019	FY 2020
Phase IIB	FY 2021	FY 2022
Construction		
Phase I	FY 2015	FY 2018
Phase IIA	FY 2019	FY 2023
Phase IIB	FY 2021	FY 2026

Tenant Agencies

Department of Homeland Security – Customs and Border Protection, and Immigration and Customs Enforcement; GSA

Justification

On an average day, 12,250 POVs and approximately 12,000 pedestrians enter the U.S. through this LPOE. The existing facilities are undersized relative to existing traffic loads and obsolete in terms of inspection officer safety and border security. The space required to accommodate modern inspection technologies is not available in the existing facility. When completed, the project will provide the port operation with adequate operational space, reduced traffic congestion, and a safe environment for port employees and visitors.

Summary of Energy Compliance

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

GSA

PBS

**AMENDED PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA**

Prospectus Number: PCA-BSC-CA21

Congressional District: 51

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
110-5	2007	\$14,350,000	Site acquisition & design
111-117	2010	\$9,437,000	Additional site acquisition & design
113-235	2015	\$98,062,000	Phase I Construction
116-6	2019	\$191,000,000	Phase IIA Design, Construction, & M&I
Appropriations to Date		\$312,849,000	

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	4/5/2006	\$14,350,000	Design = \$12,350,000; Site acquisition = \$2,000,000
Senate EPW	5/23/2006	\$14,350,000	Site Acquisition & Design
House T&I	11/5/2009	\$9,437,000	Additional design = \$6,437,000; additional site acquisition = \$3,000,000
Senate EPW	2/4/2010	\$9,437,000	Additional site acquisition & design
House T&I	12/2/2010	\$274,463,000	Construction = \$246,344,000; M&I = \$28,119,000
Senate EPW	11/30/2010	\$274,463,000	Construction = \$246,344,000; M&I = \$28,119,000
House T&I	7/16/2014	\$85,307,000	Additional Construction of \$85,307,000
Senate EPW	4/28/2015	\$85,307,000	Additional Construction of \$85,307,000
House T&I	9/27/2018	\$14,192,000	Additional Design = \$970,000; Additional Construction = \$14,847,000 M&I reduction = (1,625,000).
Senate EPW	2/5/19	\$14,192,000	Additional Design = \$970,000; Additional Construction = \$14,847,000 M&I reduction = (1,625,000).
Approvals to Date		\$397,749,000	

GSAPBS

**AMENDED PROSPECTUS – CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA**

Prospectus Number: PCA-BSC-CA21
Congressional District: 51

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

Certification of Need

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

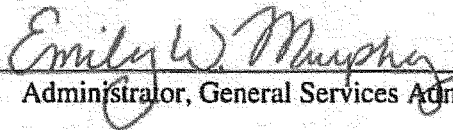
Submitted at Washington, DC on February 4, 2020

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

CONSTRUCTION—DHS CONSOLIDATION AT ST.
ELIZABETHS, 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 ongoing construction of the Department of Homeland Security (DHS) consolidated headquarters at the St. Elizabeths campus in

Washington, DC at an additional design and construction cost of \$28,882,000, 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 Chair or Ranking Member of the Com-

mittee 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC**

Prospectus Number: PDC-0002-WA21

FY 2021 Project Summary

The General Services Administration (GSA) proposes to continue the ongoing development of the Department of Homeland Security (DHS) consolidated headquarters (HQ) at the St. Elizabeths Campus by: 1) continuing design and construction on a building to house the Office of Intelligence and Analysis (I&A) and supporting operations center and parking to support Phase 2b; 2) commencing design and construction of a new Federal building to house the headquarters operations of the DHS Immigration and Customs Enforcement (ICE) and a portion of the headquarters function of Customs and Border Protection (CBP) currently located in several leases in Washington, DC; 3) ongoing historic preservation activities; and 4) and management and inspection funding for these activities.

Fiscal Year 2021 Committee Approval and Appropriation Requested

House Committee Approval Requested\$28,882,000

Senate Committee Approval Requested\$369,093,000

Historic Preservation	1,000,000
Design (Phase 2b and 3a)	27,637,000
Management and Inspection (Phase 2b and 3a)	27,615,000
Estimated Construction Cost (Phase 2b and 3a)	402,748,000
Total	\$459,000,000

Overview of Project

GSA and DHS have worked collaboratively to update and revise the original DHS HQ consolidation program at the St. Elizabeths West Campus. In January 2015, GSA and DHS finalized an updated program, referred to as the Enhanced Plan, which seeks a more efficient utilization of space at a lower cost. The West Campus is a 176-acre National Historic Landmark, plus an additional 8 contiguous acres of Shepherd Parkway acquired from the National Park Service (NPS). Improvements include existing buildings containing approximately 1 million gross square feet (GSF) and newly constructed buildings such as the Douglas A. Munro Coast Guard Headquarters Building (Munro Building).

In 2015, DHS and GSA cut back on the overall scope of the program. DHS components require less space through realized efficiencies and improved utilization rates; new construction that was planned for the East Campus is planned for the West Campus. The West Campus will continue to be developed in accordance with guidelines set out in the Master Plan as amended and/or as a result of continued compliance with NHPA and NEPA during specific project designs.¹ GSA and stakeholders are updating the Master Plan in accordance with established processes. GSA

¹ The Master Plan can be found at the project's website: <http://www.stelizabethsdevelopment.com/>

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and DHS have also updated the campus occupancy plan to focus tenancy on those agencies with missions that require the most upfront Federal investment, maximizing long-term lease cost avoidance.

Committee approval and appropriations for **Phase 1** of the project—i.e., construction of a new headquarters facility for the U.S. Coast Guard (USCG) named the Munro Building—have already been obtained. Development of **Phase 2a** includes construction of office space to consolidate DHS headquarters and the re-scoped DHS Operations Center (DOC), house various DHS leadership components, and provide amenity space. **Phase 2b** includes construction of a new headquarters facility for the DHS Cybersecurity and Infrastructure Security Agency (CISA), (Building 1), a headquarters facility for Intelligence & Analysis (I&A) (Building 2) to execute its mission. Parking is also included with these later phases. **Phase 3** will accommodate DHS Immigration & Customs Enforcement (ICE) headquarters and a portion of the headquarters of Customs and Border Protection (CBP) (Building 3) via new construction. This phase also will include the future rehabilitation of existing space.

Site Information

Government-owned ²	184 acres
Building Area	
Building without parking (GSF)	up to 3,800,000
Building with parking (GSF)	up to 5,215,750
Number of structured parking spaces	up to 4,045

² Includes approximately 8 acres of Shepherd Parkway acquired from NPS in accordance with the Master Plan.

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Project Budget

Planning ³	\$20,008,000
Site Acquisition	6,722,000
Design Cost	240,126,000
Management and Inspection	155,216,000
Historic Preservation Mitigations	5,899,000
Estimated Construction Cost	<u>2,406,638,000</u>
Estimated Total Project Cost*	\$2,834,609,000

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

Project Phasing

Phase 1a	USCG – HQ (completed)	Coast Guard headquarters
Phase 1b	USCG – CC (completed)	Coast Guard Command Center / shared use space / GSA Field Office
Phase 2a	DHS (completed)	Office of the Secretary and Senior Leadership
Phase 2a	DOC (ongoing)	DHS Operations Center / West Addition
Phase 2b	CISA (initiated)	CISA
Phase 2b	I&A (to be completed)	Parking, I&A
Phase 3a	ICE/CBP (to be completed)	ICE headquarters elements, portion of CBP headquarters elements
Phase 3b	Historical Adaptive Reuse	Determined at a future date

Tenant Agencies

USCG, DHS headquarters elements, the DOC, CISA, I&A, ICE, and CBP. Future tenant agencies for Phase 3b will be determined at a future date.

³ Funding provided for planning prior to initial prospectus submission for FY 2006.

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I. SITE ACQUISITION PROGRAM SUMMARY

Delineated Areas for Site Acquisition

The sites acquired or to be acquired are as follows:

1. Approximately 2 acres of land located on Firth Sterling Avenue in southeast Washington, DC, where the parcel is contiguous with the northwest corner of the St. Elizabeths West Campus; the land was controlled by DC and the CSX Corporation.
2. Approximately 1 acre of land located along the east side of Martin Luther King, Jr. Avenue in southeast Washington, DC, between the Unified Communications Center and the current tunnel between the East Campus and West Campus. The land is currently controlled by DC.
3. Approximately 14 acres of land located on Shepherd Parkway in southeast Washington, DC, between the St. Elizabeths West Campus and Malcolm X Avenue, parallel to Interstate 295.⁴

Total Site Acquisition Project Budget

Site Acquisition (Firth Sterling Avenue) (FY 2009)	2,722,000
Site Acquisition (Martin Luther King, Jr. Avenue) (ARRA)	500,000
Site Acquisition (Shepherd Parkway) (ARRA)	3,500,000
Total Acquisition Budget⁵	\$6,722,000

II. INFRASTRUCTURE PROGRAM SUMMARY

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

⁴ Per a Transfer of Jurisdiction Agreement between GSA and NPS recorded on 12/02/2016, approximately 8 acres of Shepherd Parkway were transferred to GSA control for construction of the access road to Malcolm X Avenue.

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

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

Total Infrastructure Project Budget

Design

Design (FY 2006) Phase 1a	\$7,645,000
Design (FY 2009) Phase 1b	3,000,000
Design (ARRA) Phase 1b	12,346,000
Design (ARRA) Phase 2a	700,000
Design (future year request) Phase 3	11,430,000
Design Subtotal	\$35,121,000

Management and Inspection (M&I)

M&I (FY 2006) Phase 1a	\$370,000
M&I (FY 2007) Phase 1a	532,000
M&I (ARRA) Phase 1b	5,382,000
M&I (FY 2015) Phase 1b	2,000,000
M&I (FY 2016) Phase 2a	1,000,000
M&I (future year request) Phases 3	9,206,000
M&I Subtotal	\$18,490,000

Estimated Construction Cost (ECC)

ECC (FY 2006) Phase 1a	\$5,080,000
ECC (FY 2007) Phase 1a	5,912,000
ECC (FY 2009) Phase 1a	5,249,000
ECC (ARRA) Phase 1b	131,783,000
ECC (FY 2015) Phase 1b	36,100,000
ECC (FY 2016) Phase 2a	20,900,000
ECC (future year request) Phase 3	136,453,000
ECC Subtotal	\$341,477,000

Estimated Total Project Cost (ETPC) for Infrastructure.....\$395,088,000

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III. HIGHWAY INTERCHANGE PROGRAM SUMMARY

The Highway Interchange Program that was developed as part of the Master Plan proposed an access road to the St. Elizabeths West Campus that extends between Firth Sterling Avenue to the north and Malcolm X Avenue to the south, parallel to Interstate-295. Funds for construction of the access road in the amount of \$46 million were originally included in the Infrastructure program described above, but additional transportation improvements have subsequently been identified. A new, reconfigured interchange between Malcolm X Avenue and I-295 is one of these improvements. This reconfiguration is necessary to direct St. Elizabeths traffic onto the access road that, in turn, will mitigate the impacts of additional traffic that is anticipated as the result of the redevelopment of St. Elizabeths. GSA worked closely with the Federal Highway Administration (FHWA) and the DC Department of Transportation to prepare an Interchange Justification Report to facilitate required modifications to the Malcolm X Interchange. Other related transportation improvements that are needed as a result of the St. Elizabeths development are also included below as separate line items.

Total Highway Interchange Project Budget

Design

Design (ARRA)	3,500,000
Design (FY 2012) ⁶	2,500,000
Design (FY 2015)	12,210,000
Design Subtotal	\$18,210,000

Management and Inspection (M&I)

M&I (FY 2012) ⁷	1,500,000
M&I (FY 2015)	9,000,000
M&I (FY 2016)	3,210,000
M&I Subtotal	\$13,710,000

Estimated Construction Cost (ECC)

ECC (ARRA) Access Road	38,000,000
ECC (2012) Access Road	33,300,000
ECC (FY 2015) Access Road / Interchange	122,790,000
ECC (FY 2016) Access Road / Interchange	5,415,000
ECC Subtotal	\$199,505,000

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

⁶ These funds were redirected from Infrastructure funds in FY 2012.

⁷ See Footnote 6 above.

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IV. HISTORIC PRESERVATION MITIGATIONS PROGRAM SUMMARY

As of December 9, 2008, GSA and DHS along with NCPC entered into a Programmatic Agreement (PA) with the Advisory Council on Historic Preservation (ACHP), the DC Historic Preservation Office (DCHPO), and FHWA. The PA outlines five specific mitigation actions that GSA must undertake to “resolve adverse effects from certain complex project situations.”⁸ These actions are as follows:

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

Major Work Items for Mitigation

Documentation and Recordation (FY 2016).....	\$1,407,000
Documentation and Recordation (FY 2021).....	100,000
Documentation and Recordation (future year request).....	300,000
Public Outreach (FY 2016).....	500,000
Public Outreach (FY 2021).....	500,000
Public Outreach (future year request).....	875,000
Cemetery (FY 2016).....	500,000
Staffing (FY 2014).....	200,000
Staffing (FY 2016).....	400,000
Staffing (FY 2021).....	400,000
Staffing (future year request).....	717,000
Total	\$5,899,000

⁸ Programmatic Agreement dated December 9, 2008, page 1.

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V. BUILDING PROGRAM SUMMARY

PHASE 1a – USCG Headquarters

Building Phase 1a⁹

Office and Special Space	1,179,500 GSF
Estimated Total Phase 1a	1,179,500 GSF

Cost Information Building Phase 1a

Design (FY 2006)	\$24,900,000
Management and Inspection (M&I) (FY 2009)	12,925,000
Estimated Construction Cost (ECC) (FY 2009)	313,465,000
Estimated Total Cost Phase 1a	\$351,290,000

Schedule for Building Phase 1a

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

PHASE 1b – USCG Command Center and Special Space

Building Phase 1b

Command Centers/Fitness Center/Retail	158,450 GSF
GSA Construction Office ¹⁰	17,050 GSF
Estimated Total Phase 1b	175,500 GSF
Structured Parking (931 cars)	up to 325,850 GSF
Structured Parking for visitors (170 cars)	up to 59,500 GSF

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

¹⁰ The Construction Office was ready upon completion of Phase 1 and occupancy by USCG; however, DHS security requirements superseded GSA program needs.

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Cost Information Building Phase 1b

Design (ARRA)	\$10,659,000
Management and Inspection (M&I) (ARRA).....	15,674,000
Management and Inspection (M&I) (FY 2009) ¹¹	228,000
Estimated Construction Cost (ECC) (FY 2009) ¹²	4,050,000
Estimated Construction Cost (ECC) (ARRA) ¹³	167,936,000
Estimated Total Cost Phase 1b	\$198,547,000

Schedule for Building Phase 1b

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

PHASE 2a – DHS Headquarters Elements and DHS Operations Center (DOC)

Building Phase 2a

Office of DHS Secretary and Executive Management	298,000 GSF
DOC including Office.....	<u>286,000 GSF</u>
Estimated Total Phase 2a	584,000 GSF
Structured Parking (872 cars)	up to 305,200 GSF

Cost Information Building Phase 2a

Design (FY 2009)	5,000,000
Design (ARRA) ¹⁴	11,607,000
Design (FY 2014)	10,837,000
Design (FY 2016) ¹⁵	35,244,000
Management and Inspection (M&I) (FY 2011).....	1,500,000
Management and Inspection (M&I) (FY 2014).....	7,925,000
Management and Inspection (M&I) (FY 2016).....	17,925,000
Estimated Construction Cost (ECC) (ARRA)	26,000,000
Estimated Construction Cost (ECC) (FY 2011)	28,500,000
Estimated Construction Cost (ECC) (FY 2014)	136,038,000
Estimated Construction Cost (ECC) (FY 2016) ¹⁶	<u>125,064,000</u>
Estimated Total Cost Phase 2a	405,640,000

¹¹ Remaining unobligated project funds from site acquisition were used for M&I to complete Phase 1b.

¹² Remaining unobligated project funds from site acquisition were used for ECC to complete Phase 1b.

¹³ Remaining unobligated \$423 thousand from site acquisition was used for new gate house and rehabilitation work in Building 49.

¹⁴ This includes \$132 thousand from Spend Plan 11 for design-bridging documents related to planned rehabilitation work for the Center Building and \$175 thousand to complete the DOC.

¹⁵ This includes funds for above-grade office space directly south of the Center Building.

¹⁶ This includes funds for Hitchcock Hall originally planned for completion in Phase 1.

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Schedule for Building Phase 2a

FY 2018 - Design Completion
FY 2014 - Start Construction
FY 2021 - Complete Construction

PHASE 2b – CISA (Building 1) and I&A (Building 2)**Building Phase 2b**

CISA Headquarters ¹⁷	616,000 GSF
I&A Headquarters	175,000 GSF
Estimated Total Phase 2b	791,000 GSF
Structured Parking (1,496 cars)	up to 523,600 GSF

Cost Information Building Phase 2b

Design (ARRA)	17,401,000
Design (FY 2019)	14,000,000
Design (FY 2021)	7,137,000
Management and Inspection (M&I) (FY 2019)	14,000,000
Management and Inspection (M&I) (FY 2021)	12,615,000
Estimated Construction Costs (ECC) (FY 2016)	130,000,000
Estimated Construction Costs (ECC) (FY 2019)	92,000,000
Estimated Construction Costs (ECC) (FY 2021)	179,248,000
Estimated Total Cost Phase 2b	\$466,401,000

Proposed Schedule for Building Phase 2b

FY 2021 - Design Completion
FY 2022 - Start Construction
FY 2024 - Complete Construction

PHASE 3a –ICE HQ and a portion of CBP HQ elements (Building 3)**Building Phase 3a**

ICE Headquarters elements and a portion of CBP HQ elements	634,000 GSF
Estimated Total Phase 3	634,000 GSF
Structured Parking (106 cars)	up to 37,100 GSF
Structured Parking for Visitors (470 cars)	up to 164,500 GSF

¹⁷ Approximately \$130,000,000 in FY 2016 appropriations is to be used for CISA HQ. An additional \$120,000,000 was appropriated to DHS by P.L. 116-006 and transferred to GSA in accordance with enacted legislation.

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Cost Information Building Phase 3a

Design (ARRA)	9,884,000
Design (FY 2021)	20,500,000
Design (future year request)	4,000,000
Management and Inspection (M&I) (FY 2021).....	15,000,000
Management and Inspection (M&I) (future year request).....	5,000,000
Estimated Construction Cost (ECC) (FY 2021)	223,500,000
Estimated Construction Cost (ECC) (future year request)	37,000,000
Estimated Total Cost Phase 3	\$314,884,000

Proposed Schedule for Building Phase 3a

FY 2022 - Design Completion
FY 2023 - Start Construction
FY 2025 - Complete Construction

PHASE 3b – Determined at a Future Date

Building Phase 3b

Adaptive Reuse Office Space	323,000 GSF
New Construction Office Space	<u>113,000 GSF</u>
Estimated Total Phase 3b.....	436,000 GSF

Cost Information Building Phase 3b

Design (future year request)	15,626,000
Management and Inspection (M&I) (future year request).....	20,224,000
Estimated Construction Cost (ECC) (future year request)	<u>402,855,000</u>
Estimated Total Cost Phase 3b	\$438,705,000

Proposed Schedule for Building Phase 3b

TBD - Design Completion
TBD - Start Construction
TBD - Complete Construction

Summary of Energy Compliance

The project has been designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost-effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

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**PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC**

Prospectus Number: **PDC-0002-WA21**

Prior Appropriations

St. Elizabeths Consolidation Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
109-115	2006	\$24,900,000	Design of U.S. Coast Guard HQ
109-115	2006	\$13,095,000	Infrastructure, Design, Construction and Management and Inspection
110-5	2007	\$6,444,000	Infrastructure, Construction, and Management and Inspection
111-5	2009	\$454,872,000	Site acquisition, Construction and Development
111-8	2009	\$346,639,000	Site acquisition, Design, Infrastructure, Construction, and Management and Inspection
112-10	2011	\$30,000,000	Construction of DHS Operations Center
112-74	2012	\$37,300,000	Construction of Modular Utility Plant, Pump House, and portion of Access Road related to the U.S. Coast Guard.
113-76	2014	\$155,000,000	Adaptive reuse of Center Building, Historic Preservation
113-235	2015	\$144,000,000	Highway interchange and access road
113-235	2015	\$38,100,000	Central Utility Plant
114-113	2016	\$341,000,000	Historic Preservation, Design, Highway Interchange, Infrastructure, Construction, and Management & Inspection
Appropriations to Date ^{18,19}		\$1,591,350,000	

¹⁸ This amount does not include \$20,008,000 of planning funds expended by DHS and GSA prior to FY 2006.

¹⁹ In FY2019, \$120,000,000 was appropriated to DHS by P.L. 116-006 and transferred to GSA in accordance with enacted legislation.

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**PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC**

Prospectus Number: PDC-0002-WA21

Prior Committee Approvals

St. Elizabeths Consolidation Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	10/26/2005	\$24,900,000	Design of U.S. Coast Guard HQ
Senate EPW	07/20/2005	\$24,900,000	Design of U.S. Coast Guard HQ
House T&I	04/05/2006	\$383,997,000	Construction and Management and Inspection Phases 1-a and 1-b
House T&I	05/23/2007	\$318,887,000	Design, Construction, and Management and Inspection
House T&I	05/23/2007	\$7,000,000	Site Acquisition
Senate EPW	09/20/2007	\$318,887,000	Design, Construction, and Management and Inspection
Senate EPW	09/20/2007	\$7,000,000	Site Acquisition
Senate EPW	09/17/2008	\$140,140,000	Additional Design and Construction
House T&I	09/24/2008	\$525,236,000	Design, Review, Management and Inspection, and Construction
House T&I	12/02/2010	\$1,130,984,000	Design, Review, Management and Inspection, and Construction
Senate EPW	07/13/2011	\$281,015,000	Design and Construction of West Campus
House T&I	07/23/2015	\$18,422,000	Design of West Campus
Senate EPW	01/20/2016	\$221,358,000	Design and Construction of West Campus
Senate EPW	05/18/2016	\$266,604,000	Design and Construction of West Campus
House T&I	05/25/2016	\$12,755,000	Design of West Campus

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DHS CONSOLIDATION AT ST. ELIZABETHS
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Alternatives Considered (30-year, present value costs)

New Construction	\$3,729,094,000
Lease	\$4,203,564,000

The 30-year, present-value cost of new construction is \$474,470,000 less than the cost of leasing, or an equivalent annual cost advantage of \$22,368,000

Recommendation

CONSTRUCTION

Interim Leasing

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

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**PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC**

Prospectus Number: PDC-0002-WA21

Certification of Need

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

February 19, 2020

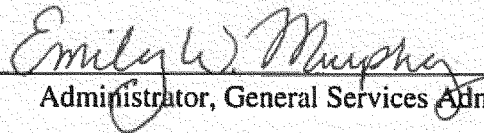
Submitted at Washington, DC, on _____

Recommended



Commissioner, Public Buildings Service

Approved



Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—FEDERAL AVIATION ADMINISTRATION,
QUEENS, 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 a lease extension of up to 209,244 rentable square feet of space, including 815 official parking spaces, for the Federal Aviation Administration currently located at One Aviation Plaza in Queens, NY at a proposed total annual cost of \$14,333,214 for a lease term of up to 5 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 agency(ies) agree to apply an overall utilization rate of 430 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 prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 430 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

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 Chair 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.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

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**PROSPECTUS – LEASE
FEDERAL AVIATION ADMINISTRATION
QUEENS, NY**

Prospectus Number: PNY-02-QU21
Congressional District: 5

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 5 years for up to approximately 209,244 rentable square feet (RSF) to house the Federal Aviation Administration (FAA), currently located at One Aviation Plaza in Queens, NY. FAA has occupied space in the building since April 3, 2000, under a lease that expires on April 2, 2020.

Extension of the current lease will enable FAA to provide continued housing for current personnel and meet its mission requirements. FAA will maintain its office and overall space utilization rates at 253 and 430 usable square feet (USF) per person, respectively.

Description

Occupant:	Federal Aviation Administration
Current RSF:	209,244 (Current RSF/USF = 1.18)
Estimated/Proposed Maximum RSF ¹ :	209,244 (Proposed RSF/USF = 1.18)
Expansion/Reduction RSF:	N/A
Current USF/Person:	430
Estimated/Proposed USF/Person:	430
Expiration Dates of Current Lease(s):	04/02/2020
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	North: S. Conduit Ave. from Lefferts Blvd. to Rockaway Blvd.; East: Rockaway Blvd. to Brookville Blvd. through Head of Bay to Jamaica Bay; South: Jamaica Bay to Bergen Basin; West: Bergen Basin to Lefferts Blvd.
Number of Official Parking Spaces:	815
Scoring:	Operating
Current Total Annual Cost:	\$9,907,087
Estimated Rental Rate ² :	\$68.50 / RSF
Estimated Total Annual Cost ³ :	\$14,333,214

¹ This estimate is for fiscal year 2020 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 the 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.

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL AVIATION ADMINISTRATION
QUEENS, NY**

Prospectus Number: PNY-02-QU21
Congressional District: 5

Background

FAA's mission is to provide the safest, most efficient aerospace system in the world. FAA's Eastern Region is responsible for the FAA's aviation-related work in the States of Delaware, Maryland, New Jersey, New York, Pennsylvania, Virginia, and West Virginia, as well as Washington, DC. This Regional Office serves as the primary liaison regarding aviation issues and activities within the greater Northeast corridor.

Justification

The current lease is for a total of 209,244 RSF at One Aviation Plaza and expires on April 2, 2020. FAA occupies 174,040 and there is also approximately 35,000 RSF of vacant space.

FAA requires continued housing to carry out its mission uninterrupted. This extension will provide GSA and FAA the necessary time to fully develop a future housing strategy which could result in consolidation of smaller leases with the regional office requirement, in relocation (of either a smaller or consolidated requirement), or in a reduction of the existing footprint.

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

GSA

PBS

**PROSPECTUS – LEASE
FEDERAL AVIATION ADMINISTRATION
QUEENS, NY**

Prospectus Number: PNY-02-QU21
Congressional District: 5

Certification of Need

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

April 7, 2020

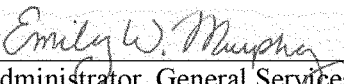
Submitted at Washington, DC, on _____

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

November 2019

Housing Plan
Federal Aviation Administration

PNY-02-QU21
Queens, NY

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Office	Special ⁶
One Aviation Plaza, Queens, NY	413	413	104,000	26,367		147,726		
FAA			29,881			29,881		
Estimated/Proposed Lease								
Total	413	413	133,881	26,367	413	177,607	133,881	26,367

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
	253	253

UR = average amount of office space per person
Current UR excludes 29,454 usf of office support space
Proposed UR excludes 29,454 usf of office support space

Overall UR ³		
Rate	Current	Proposed
	430	430

R/U Factor ⁴			
Total USF	RSF/USF	Max RSF	
Current	177,607	1.18	209,244
Estimated/Proposed	177,607	1.18	209,244

Special Space ⁵		USF
ADP		6,918
Auditorium		3,426
Conference/Training		9,528
Food Service/Cafeteria		1,394
Fitness Center		1,885
High Density Filing		3,216
Total		26,367

Vehicle Storage/Wareyard 9,000

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 the judiciary, Congress, and agencies with fewer than 10 people.
³ USF/Person = housing plan total USF divided by total personnel
⁴ R/U Factor (R/U) = Max RSF divided by total USF
⁵ Storage excludes warehouse, which is part of Special Space.
⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY,
WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 587,000 rentable square feet of space, including 17 official parking spaces, for the Federal Emergency Management Agency currently located at 400 and 500 C Street SW, Washington, DC at a proposed total annual cost of \$29,350,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 137 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 prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 137 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 General Services Administration shall not delegate to any other agency the authority granted by this resolution.

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 Chair 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.

Provided that, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-06-WA21

Executive Summary

The General Services Administration (GSA) proposes a lease of up to 587,000 rentable square feet (RSF) for the Federal Emergency Management Agency (FEMA), currently located at 400 and 500 C Street SW, Washington, DC. FEMA has occupied space in the buildings since 2013 and 1979, respectively, under two leases that expire on January 2, 2021, and August 16, 2020.

The new lease will provide continued housing for FEMA and provide an office and overall utilization rate of 86 and 137 usable square feet (USF) per person, respectively.

Description

Occupant:	FEMA
Current Rentable Square Feet (RSF)	497,299 (Current RSF/USF = 1.10)
Estimated/Proposed Maximum RSF ¹ :	587,000 (Proposed RSF/USF = 1.20)
Expansion RSF:	89,701 Expansion
Current Usable Square Feet (USF)/Person:	128
Estimated/Proposed USF/Person:	137
Expiration Dates of Current Lease(s):	01/02/2021 and 08/16/2020
Proposed Maximum Leasing Authority:	20 years
Number of Official Parking Spaces:	17
Delineated Area:	Washington, DC, Central Employment Area
Scoring:	Operating
Current Total Annual Cost:	\$20,409,884 (leases effective 01/03/2003 and 08/17/2001)
Estimated Rental Rate ² :	\$50.00/RSF
Estimated Total Annual Cost ³ :	\$29,350,000

¹ The RSF/USF at the current location is approximately 1.10; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

² This estimate is for fiscal year 2020 and may be escalated by 1.9 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced, including standard 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 offerors to ensure that lease award is made in the best interest of the Government.

³ New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs in the District of Columbia.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-06-WA21

Acquisition Strategy

In order to maximize the flexibility and competition in acquiring space for FEMA, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

Background

FEMA's mission is to help people before, during, and after disasters. FEMA seeks to reduce the loss of life and property and protect communities nationwide from all hazards, including natural disasters, acts of terrorism, and man-made disasters.

The Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 100-707, was signed into law on November 23, 1988. It amended the Disaster Relief Act of 1974, Public Law 93-288, and created the system in place today by which a Presidential disaster declaration of emergency triggers financial and physical assistance through FEMA. The Act gives FEMA the responsibility for coordinating governmentwide relief efforts.

Justification

FEMA headquarters was originally planned to relocate to the St. Elizabeths Campus that was master-planned to accommodate those Department of Homeland Security (DHS) components directly involved in programmatic functions for mission execution. Unfunded requests for construction funding for the DHS Headquarters Consolidation project and the increasing financial impact of short-term leases created the need to adjust the overall planning at the St. Elizabeths Campus. FEMA's space requirements are more easily housed in leased space and at a significantly lower cost when taking into account all costs. The components slated to occupy the St. Elisabeths campus have significantly higher tenant improvement costs than FEMA, requiring hundreds of millions in the aggregate of specialized DHS buildout costs to configure the space to meet the mission needs of the Cybersecurity and Infrastructure Security Agency, Office of Intelligence and Analysis, U.S. Immigration and Customs Enforcement, and Customs and Border Protection organizations.

GSA will consider whether FEMA's continued housing needs should be satisfied in the existing location. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-06-WA21

relocation and duplication costs of real and personal property needed for the continued housing FEMA requires to carry out its mission.

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

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHINGTON, DC**

Prospectus Number: PDC-06-WA21

Certification of Need

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

6/11/2020

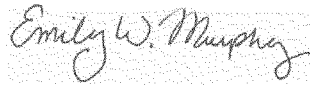
Submitted at Washington, DC, on _____

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

December 2019

Housing Plan
Department of Homeland Security
Federal Emergency Management Agency

PDC-06-WA21
Washington, DC

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Total	Office	Total	Storage ⁵	Special ⁶
400 C Street, SW	1,483	1,483	157,723	175,428				
500 C Street, SW	2,047	2,047	196,290	275,227				
Estimated/Proposed Lease					3,561	3,561	1,248	95,253
Total	3,530	3,530	354,013	450,655	3,561	3,561	1,248	95,253
								488,431

Office Utilization Rate (UR) ²		
Rate	Current	Proposed
UR = average amount of office space per person	78	86

Current UR excludes 77,883 usf of office support space
Proposed UR excludes 86,225 usf of office support space

Overall UR ³		
Rate	Current	Proposed
	128	137

R/U Factor ⁴		
Current	450,655	1,10
Estimated/Proposed	488,431	1,20

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 fewer than 10 people.
- ³ USF/Person = housing plan total USF divided by total personnel.
- ⁴ R/U Factor (R/U) = Max RSF divided by total USF.
- ⁵ Storage excludes warehouse, which is part of Special Space.
- ⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space ⁶		USF
Conference/Training		29,332
Health Unit		857
Lactation Room		385
Accountable Property Storage		4,154
Print/Graphic/Copy/Mail		6,740
Inter. Dist. Frame		5,287
SCIF		15,732
Command Ctr (NRCC)		10,626
Press Room		1,697
TV Studio		670
Laboratory		4,026
A/V Room		155
Breakroom		8,889
Lockers/Shower		636
Security Command Ctr		2,107
Security Lab		1,096
Ant/Gen/UPS/Quick Con		1,534
Mechanical Rooms		1,330
Total		95,253

COMMITTEE RESOLUTION

ALTERATION—THOMAS G. ABERNETHY FEDERAL
BUILDING, ABERDEEN, MS

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 including replacing the heating ventilation and air conditioning system, building automation and associated electrical systems; remediate mold; abate asbestos-containing materials and lead-based paint; and undertake exterior envelope repairs and life safety upgrades for the Thomas

G. Abernethy Federal Building located at 301 West Commerce Street in Aberdeen, MS at a design cost of \$1,941,000, an estimated construction cost of \$21,125,000, and a management and inspection cost of \$1,265,000 for a total estimated project cost of \$24,331,000, 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 Chair 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, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSAPBS

**PROSPECTUS – ALTERATION
THOMAS G. ABERNETHY FEDERAL BUILDING
ABERDEEN, MS**

Prospectus Number: PMS-0082-AB21
Congressional District: 1

FY 2021 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Thomas G. Abernethy Federal Building (Abernethy Building), located at 301 West Commerce Street in Aberdeen, Mississippi. Heating ventilation and air conditioning (HVAC) system failures led to the inability of the systems to regulate humidity, heat, and air quality. These system failures and water infiltration from the building envelope resulted in mold propagation and the relocation of the Judiciary and Department of Justice. The project will replace the building's outdated and failed HVAC, building automation and associated electrical systems; remediate mold; abate asbestos-containing materials and lead-based paint; and undertake exterior envelope repairs and life safety upgrades. The Judiciary and Department of Justice will return to the building upon completion of this proposed project.

FY 2021 Committee Approval Requested

(Design, Construction, Management and Inspection)\$24,331,000

FY 2021 Appropriation Requested¹\$0

Major Work Items

HVAC replacement, exterior and interior construction, demolition, mold remediation and hazardous materials abatement, electrical system and fire protection/life safety upgrades

Project Budget

Design	\$ 1,941,000
Estimated Construction Cost (ECC)	21,125,000
Management and Inspection (M&I)	<u>1,265,000</u>
Estimated Total Project Cost (ETPC)*	\$24,331,000

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

Schedule

	Start	End
Design and Construction	FY 2021	FY 2024

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 and alterations.

GSA**PBS**

**PROSPECTUS – ALTERATION
THOMAS G. ABERNETHY FEDERAL BUILDING
ABERDEEN, MS**

Prospectus Number: PMS-0082-AB21
Congressional District: 1

Building

The Abernethy Building, constructed in 1973 as a Government facility, contains three stories with a mechanical penthouse, and is the only federally owned building in Aberdeen, Mississippi. The 56,720 gross square foot building is one of the more prominent buildings in downtown Aberdeen and houses the U.S. District Court for the Northern District of Mississippi, which serves 13 counties in the State.

Tenant Agencies

Judiciary—U.S. District Court, U.S. Office of Probation and Pretrial Services; Department of Justice—U.S. Marshals Service; USPS

Proposed Project

The proposed project includes full replacement and modernization of the HVAC, abatement of hazardous materials including asbestos-containing materials and lead-based paint, remediation of the exterior envelope, including replacement of the roof and windows, and construction of an entry vestibule to mitigate the loss of conditioned air. Alterations of the interior space impacted by the modernization and remediation efforts will be completed.

In addition to addressing the indoor air quality, mold propagation, HVAC and envelope failures, limited building repairs and enhancements will be made to allow for the safe re-occupancy of the building. Enhanced building fire protection and suppression, life safety features, upgrades to the building's electrical system including replacement of the switchgear and transformers, sufficient capacity to support the new HVAC and fire suppression system and a temporary power system for USPS will be installed. This combination of work items will substantially enhance the preservation and efficiency of the building, thereby enabling the premises to be reoccupied.

GSAPBS

**PROSPECTUS – ALTERATION
THOMAS G. ABERNETHY FEDERAL BUILDING
ABERDEEN, MS**

Prospectus Number: PMS-0082-AB21
Congressional District: 1

Major Work Items

HVAC Replacement	\$12,232,000
Exterior Construction	3,935,000
Interior Construction	1,577,000
Demolition/Hazardous Materials Abatement	1,281,000
Electrical Upgrades	1,217,000
Fire Protection/Life Safety Upgrades	<u>883,000</u>
Total ECC	\$21,125,000

Justification

Failures in the Abernethy Building's exterior envelope have allowed water intrusion and outside air infiltration that, when combined with a failing mechanical system, have created untenable conditions for the Judiciary and the Department of Justice. Indoor air quality concerns and the presence of mold have resulted in the relocation of the Judiciary and Department of Justice occupants to other locations in Mississippi. Currently, the Judiciary operates from the U.S. Bankruptcy Court offices in Aberdeen, the Gilmore Foundation Building in Amory, Mississippi, and the Federal Building/U.S. Courthouse in Oxford, Mississippi, as well as leased space for the Office of Probation and Pretrial Services in Tupelo, Mississippi.

The HVAC system is original to the building and has lost the ability to regulate indoor air temperatures and relative humidity, as is evidenced by the presence of hot and cold spots, condensation buildup on interior walls, mold blooms on interior surfaces, and respiratory complaints from the occupants. The building's roofing system requires full replacement to prevent further water intrusion. Window replacement and the addition of an entry vestibule are needed to control air and moisture infiltration. The building automation system and associated electrical components have also sustained damage due to excessive humidity and are difficult to operate and service. Replacement of the associated existing electrical systems with additional capacity including replacement of the switchgear and transformers will provide a reliable source of power for the building. USPS has elected to remain in the building during construction and will require temporary power while work is underway. A fire suppression system does not currently exist in the building, and fire alarm upgrades are needed for the safety of the building occupants. Mold, asbestos-containing materials and lead-based paint associated with the original HVAC system require remediation and abatement. Mold damaged interiors require repair or replacement.

GSA

PBS

PROSPECTUS – ALTERATION
THOMAS G. ABERNETHY FEDERAL BUILDING
ABERDEEN, MS

Prospectus Number: PMS-0082-AB21

Congressional District: 1

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective 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:	\$27,142,000
Lease:	\$88,448,000
New Construction:	\$24,798,000

GSA has determined that renovating the existing Thomas G. Abernethy Federal Building is the most efficient means of housing the U.S. District Court in Aberdeen, Mississippi. The 30-year, present value cost of renovation is \$2,344,000 more than the cost of new construction, with an equivalent annual cost disadvantage of \$110,000, and \$63,650,000 less costly than leasing, with an annual cost advantage of \$3,001,000. At this time, the Federal Buildings Fund has the necessary funds available to support the repair and alteration project without additional appropriations. Significantly, the repair and alteration project will provide a long-term housing solution for the U.S. District Court more quickly than constructing a new courthouse.

Recommendation

ALTERATION

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GSA

PBS

**PROSPECTUS – ALTERATION
THOMAS G. ABERNETHY FEDERAL BUILDING
ABERDEEN, MS**

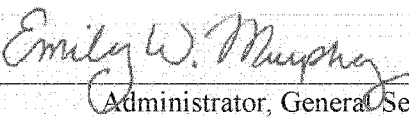
Prospectus Number: PMS-0082-AB21
Congressional District: 1

Certification of Need

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

Submitted at Washington, DC, on 9/2/2020

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

There was no objection.

FIRE FACTS

The SPEAKER pro tempore. Under the Speaker's announced policy of January 3, 2019, the Chair recognizes the gentleman from Arkansas (Mr. WESTERMAN) until 10 p.m. as the designee of the minority leader.

GENERAL LEAVE

Mr. WESTERMAN. Mr. Speaker, I ask unanimous consent that all Members may have 5 legislative days within which to revise and extend their remarks and include extraneous material on the topic of this Special Order.

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

There was no objection.

Mr. WESTERMAN. Mr. Speaker, fires are ravaging the West. I want to talk a little bit about what is going on with the fires, and I want to talk about what is not going on here in Congress.

To start with, I just want to take a quick look at the science of fire.

This fire triangle shows that three things are required to have a fire. You have to have fuel, heat, and oxygen.

There is a lot of talk about the role climate change is playing in these fires. Climate increasing temperatures can draw fuel. If it gets windy, you can have more oxygen. Lightning can be one of the things to ignite fires, but a lot of fires obviously are ignited by man-made ways.

When we talk about putting out fire, the first thing we do is try to get the fuel out of the way, or we use water to cool the fire and remove the oxygen. But we have to spend way too much time working on extinguishing fires when we can take the actions to reduce the fuel to reduce the fires.

Any time I talk about forest management, I get accused of wanting to clear-cut the national forests, and I can promise you the last thing I want to do is clear-cut the national forests. I want to use good management on the national forests. That is what we should be doing. But I often wonder if those people who talk about clear-cutting even have any idea of what a clear-cut is.

I have put this chart together that shows a comparison between a clear-cut and a catastrophic wildfire, and I will go on the record and say that catastrophic wildfires are worse than clear-cuts.

Look at the data.

During a clear-cut, the trees are killed. During a catastrophic wildfire, the trees are killed.

During a clear-cut, the trees are removed. During a catastrophic wildfire, you are left with dead snags that can be fuel for additional wildfires. All vegetation is killed. That is what happens in a catastrophic wildfire. At least in a clear-cut you leave the residual grasses and the shrubs.

□ 2145

Stream zones are protected when a clear-cut is done. You leave vegetation

around the stream. Catastrophic wildfire burns to the edge of the water.

Soil and organic materials are all burned up in a catastrophic wildfire. Special care is taken to protect the soil in a clear-cut.

When a clear-cut is planned, a plan for reforestation is also in place. Often on catastrophic wildfire, there is no reforestation.

As far as planting goes, it is extensive with a clear-cut. It is unplanned and uncontrolled in a catastrophic wildfire.

The size of a clear-cut, in California, it is less than 20 acres. Wildfires are huge, burning millions of acres. We have almost burned 8 million acres to date in the wildfire season this year in the U.S.

We can continue going down the list, but you can see, even talking about carbon, at least with a clear-cut, you are putting the wood into material that stores carbon. With a wildfire, you are releasing the carbon into the air. And these dead snags eventually rot. And they are not just releasing carbon dioxide like the fire does; they are releasing methane, which is a worse greenhouse gas.

Clear-cutting is not something that we want to do in a national forest, but people who are not allowing good forest management—and that is Congress with the rules that we have—are doing something much more devastating than clear-cutting by allowing these catastrophic wildfires to continue unabated.

Just as an example, this is the Anzures fire. That is a natural clear-cut. That is a stand replacing fire.

This is 12 years later, where you have no regrowth on the site.

On top of that, according to the USGS, in 2018, the carbon emissions from wildfires released the same amount of carbon as the emissions that would be produced by generating enough electricity to power California for a whole year.

Mr. Speaker, we need to take action. It is not that the Forest Service doesn't know how to manage the land, it is that we have tied their hands and we have allowed activists and lawyers to manage the forests rather than the professionals in the Forest Service.

If we don't want to see the same things repeating over and over, with loss of life, loss of property, loss of a resource that actually pulls carbon dioxide out of the air and could be used to reduce the effects of climate change, we should do something proactive and actually start managing these forests.

It is time to act, and unfortunately, Congress has sat on their hands while we continue to watch the West burn.

Mr. Speaker, I yield to the gentleman from Arizona (Mr. GOSAR).

Mr. GOSAR. Mr. Speaker, first of all, I thank the gentleman from Arkansas (Mr. WESTERMAN), my friend, for organizing this Special Order and for his leadership and expertise on forestry issues.

The events of the last month and the last decade plus show how poorly our current forest management policies are and that they are broken and in drastic need of reform.

Nearly every corner of the West has been touched by catastrophic wildfire. My district has been home to several major fires this year, including the Bush fire that burned over 193,000 acres. 700,000 acres of land has been burned across my State.

Even before this year's fire season, the evidence of our forest management practices being broken are clear. In the last 10 years alone, wildfires have burned over 74 million acres of land in the West, and our Federal Government's reaction to this has been extremely lacking.

These catastrophic fires have devastating impacts on the environment and human health. For example, one large wildfire is roughly the equivalent of a major volcanic eruption, releasing large amounts of dangerous particles into the air. This increase of air pollution exacerbates respiratory illnesses, such as COVID-19.

Because of this, earlier this year, I wrote a letter to Agriculture Secretary Perdue and Interior Secretary Bernhardt. This letter urged them to act quickly to secure contracts with private businesses to ensure that firefighters could be properly protected from COVID-19 and that the aerial support they needed to adequately fight catastrophic fires was there.

Recent studies conducted at George Mason University showed that on average, a fire stands a higher probability of being contained within 24 hours if air tankers are deployed on that fire within the first few hours. Fires that do not receive air tanker support for a period of 13 hours or more are likely to take days or weeks to achieve containment.

I also wrote a letter to Attorney General Barr that urged him to ensure that the Justice Department's Natural Resources Division was adequately resourced to fight frivolous lawsuits from radical leftwing environmental organizations.

Lawsuits from radical environmentalists are nothing new. We have seen this already in Arizona with the disastrous WildEarth Guardians lawsuit regarding the Mexican Spotted Owl. In that case, a U.S. District Court judge in Tucson issued a ruling based on bad and debunked science that stopped active forest management activities in six national forests, including the Tonto National Forest in Arizona, which was the home of the Bush fire.

This decision was a massive setback, and it is directly contributing to the enhanced fire risk that threatens our communities that we are seeing across the West.

A devastating wildfire season is not inevitable. It isn't something that we must just accept. There are steps that can be taken now to ensure that our communities are protected.