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COMMUNICATION FROM CHAIR OF  
COMMITTEE ON TRANSPORTATION  
AND INFRASTRUCTURE

The SPEAKER pro tempore (Mr. GREEN of Texas) laid before the House the following communication from the chair of the Committee on Transportation and Infrastructure, which was read and referred to the Committee on Appropriations:

COMMITTEE ON TRANSPORTATION AND  
INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,

*Washington, DC, July 20, 2022.*

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

DEAR MADAM SPEAKER: On July 20, 2022, pursuant to section 3307 of Title 40, United States Code, the Committee on Transpor-

tation and Infrastructure met in open session to consider 19 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

ALTERATION—300 NORTH LOS ANGELES STREET  
FEDERAL BUILDING, LOS ANGELES, CA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives,* that pursuant to 40 U.S.C. §3307, authorization is provided for repairs and alterations to address the structural failure risk of the cooling tower subframes and the cooling towers replacement for the Federal building located at 300 North Los Angeles Street, Los Angeles, CA, at a design cost of \$352,000, an estimated construction cost of

\$7,339,000 and a management and inspection cost of \$351,000, for an estimated total project cost of \$8,042,000, 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.

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**PROSPECTUS – ALTERATION  
300 NORTH LOS ANGELES STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number: PCA-0150-LA22  
Congressional District: 34

**FY 2022 Project Summary**

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the Federal building located at 300 North Los Angeles Street, Los Angeles, CA (Federal Building). The project will address the structural failure risk of the cooling tower subframes and the cooling towers replacement.

These cooling towers and related support structures serve a central heating plant that provides air conditioning to almost 1.6 million square feet of space at the Federal Building and the adjacent Edward R. Roybal Federal Building and U.S. Courthouse (Roybal Building).

**FY 2022 Committee Approval Requested**

**(Design, Construction, Management & Inspection) ..... \$8,042,000**  
**FY 2022 Appropriation Requested<sup>1</sup> ..... \$0**

**Major Work Items**

Cooling towers replacement, structural frames support, piping and related fire and electrical wiring upgrades, and temporary cooling units.

**Project Budget**

Design .....	\$352,000
Estimated Construction Cost (ECC).....	\$7,339,000
Management and Inspection (M&I) .....	\$351,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$8,042,000</b>

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2022	FY 2023

**Building**

The Federal Building is an eight-story Class B building that was built in 1965 and contains 1,207,196 gross square feet. It is listed in the National Register of Historic Places.

<sup>1</sup> 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.

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**PROSPECTUS – ALTERATION  
300 NORTH LOS ANGELES STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number: PCA-0150-LA22  
Congressional District: 34

**Tenant Agencies**

Department of Homeland Security - Citizenship and Immigration Service, Department of Homeland Security - Immigration and Customs Enforcement, Department of the Treasury - Internal Revenue Service, and Department of Justice - Office of the U.S. Attorneys.

**Proposed Project**

The proposed project will replace cooling towers 1-4, their structural subframes, and spring vibration isolators for the Federal Building. The work also includes design, hazardous materials mitigation, temporary cooling tower capacity, repairs to the main structural framing, and necessary repiping for the replacement of the cooling towers. The support structures and cooling towers are located on the roof of the Federal Building.

**Major Work Items**

Cooling Tower and Piping	\$4,774,000
Structural Support	\$738,000
Fire	\$20,000
Electrical Replacement	\$233,000
Temporary Cooling Tower Unit	\$480,000
General Requirements	<u>\$1,094,000</u>
<b>Total ECC</b>	<b>\$7,339,000</b>

**Justification**

The cooling towers and related support structures serve a central heating plant that provides air conditioning to both the Federal Building and the Roybal Building.

The cooling towers' support structures have sustained irreparable structural degradation and are at risk of failing in a seismic event due to age, deterioration, and failed spring vibration isolators. All of the cooling towers have been in service for over 30 years, have reached the end of their life expectancy and, due to their failing support structures, are temporarily shored up and only marginally operational. The corrective approach to repair the main support frames and replace the subframes and cooling towers involves the least amount of risk and avoids the need for extended temporary cooling, estimated at \$79,000 per month.

A structural failure of the cooling tower subframes could result in damage to the property and render the two buildings inoperable without air conditioning until temporary cooling could be provided.

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**PROSPECTUS – ALTERATION  
300 NORTH LOS ANGELES STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number: PCA-0150-LA22  
Congressional District: 34

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**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles, and (c) minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None

**Alternatives Considered**

None

**Recommendation**

ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on 5/5/2022

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service



GSAPBS

**PROSPECTUS – ALTERATION  
300 NORTH LOS ANGELES STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number: PCA-0150-LA22  
Congressional District: 34

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



Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—DANIEL PATRICK MOYNIHAN U.S.  
COURTHOUSE, 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 of the Daniel Patrick Moynihan U.S. Courthouse, located at 500 Pearl Street, New York, NY, to address failures in the building envelope, roof replacement, and in-

cidental interior repairs at a design cost of \$3,812,000, a construction cost of \$43,905,000 and a management and inspection cost of \$2,723,000, for a total cost of \$50,440,000, 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.

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**PROSPECTUS – ALTERATION  
DANIEL PATRICK MOYNIHAN U.S. COURTHOUSE  
NEW YORK, NY**

Prospectus Number: PNY-0351-NY23  
Congressional District: 07

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Daniel Patrick Moynihan U.S. Courthouse, located at 500 Pearl Street, New York, NY. The proposed project will address failures in the building envelope, roof replacement, and incidental interior repairs.

**FY 2023 Committee Approval and Appropriation Requested**

(Design, Construction, and Management & Inspection).....\$50,440,000

**Major Work Items**

Exterior construction; site work and interior construction

**Project Budget**

Design .....\$3,812,000  
Estimated Construction Cost (ECC) .....43,905,000  
Management & Inspection (M&I) .....2,723,000  
**Estimated Total Project Cost (ETPC).....\$50,440,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2027

**Building**

The Daniel Patrick Moynihan U.S. Courthouse is an approximately 940,000 gross square foot building in lower Manhattan. Upon its completion in 1994, it was the largest federal courthouse in the Nation. The building has 29 District Judge courtrooms, 14 Magistrate Judge courtrooms, a special courtroom for mega trials and ceremonies, and 42 chambers. and offers state-of-the-art telecommunications, energy efficient lighting, heating and air conditioning.

Of masonry and steel construction, the building consists of three underground levels for parking and mechanical, and a ground floor with surrounding plazas. The northern part of the building has nine upper levels, and a copper barrel roof. The southern part of the

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**PROSPECTUS – ALTERATION  
DANIEL PATRICK MOYNIHAN U.S. COURTHOUSE  
NEW YORK, NY**

Prospectus Number: PNY-0351-NY23  
Congressional District: 07

building consists of a tower rising 26 stories, with an enclosed roof level at the 27th floor, and a mechanical bulkhead on a partial 28th floor.

**Tenant Agencies**

Department of Justice – U.S. Marshals Service, Drug Enforcement Administration, Office of U.S. Attorneys; Judiciary – District Courts, Court of Appeals, Circuit Executive, Magistrate Judge, District Clerk, Probation, and Pretrial Services

**Proposed Project**

This project proposes façade repair consisting of repointing and sealing of existing windows, regrouting of joints in the granite cladding and cleaning of all marble cladding surfaces, and other miscellaneous repairs required to the existing façade. The project will also include replacement of all roofing systems for the building, and repair to interior spaces damaged by leaks in the façade and roof. Interior repair work consists of ceiling and wall replacement, and new finishes.

**Major Work Items**

Exterior Construction	\$36,276,000
Sitework	6,981,000
Interior Construction	<u>648,000</u>
<b>Total ECC</b>	<b>\$43,905,000</b>

**Justification**

This project is required to mitigate water intrusion from façade and roof leaks, protect electrical and mechanical infrastructure from further water damage, and shield both tenant spaces and courtrooms from persistent leaking, which disturbs the continuity of day-to-day operations. Additionally, this project will ensure that previous investments in telecommunications and energy efficient lighting, heating and air conditioning will not be damaged by water infiltration.

The District Court for the Southern District of New York (SDNY) has sat continuously in Manhattan since 1789 and has jurisdiction over New York's major financial centers. The Daniel Patrick Moynihan U.S. Courthouse is the second largest, most active federal courthouse, and presides over many high profile and historic trials every year. Without this project, those court proceedings are at risk of being interrupted, causing significant harm to our justice process.

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**PROSPECTUS – ALTERATION  
DANIEL PATRICK MOYNIHAN U.S. COURTHOUSE  
NEW YORK, NY**

Prospectus Number: PNY-0351-NY23  
Congressional District: 07

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

Prospectus	Description	FY	Amount
P.L. 112-10	Backfill Design/Security Pavilion	2011	\$2,031,000
	Security Pavilion	2013	\$10,444,500 <sup>1</sup>
	Interior Renovation-Backfill	2014	\$13,800,000 <sup>2</sup>

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

There are no feasible alternatives to this limited scope renovation. The cost of the proposed project is far less than the cost of leasing or constructing a new building, and GSA considers this asset a long-term hold.

**Recommendation**

ALTERATION

<sup>1</sup> Funded via Reprogramming

<sup>2</sup> Funded via Reprogramming

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**PROSPECTUS – ALTERATION  
DANIEL PATRICK MOYNIHAN U.S. COURTHOUSE  
NEW YORK, NY**


Prospectus Number: PNY-0351-NY23  
Congressional District: 07

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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—C.F. HAYNSWORTH FEDERAL  
BUILDING AND U.S. COURTHOUSE, GREENVILLE,  
SC

*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 of the C.F. Haynsworth Federal Building and U.S. Courthouse (Haynsworth FB-CT), located at 300 E. Washington Street, Greenville, SC, to upgrade critical building systems, address deficiencies of the building envelope, and backfill vacant space to pro-

vide continued occupancy in Federally owned space for the Judiciary, U.S. Department of Justice, and other Federal tenant(s) currently housed in leased space at a design cost of \$5,433,000, an estimated construction cost of \$51,207,000 and a management and inspection cost of \$3,210,000, for a total cost of \$59,850,000, a prospectus for which is attached to and included in this resolution.

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

*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.

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**PROSPECTUS – ALTERATION  
C.F. HAYNSWORTH FEDERAL BUILDING AND U.S. COURTHOUSE  
GREENVILLE, SC**

Prospectus Number: PSC-0028-GR23  
Congressional District: 04

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the C.F. Haynsworth Federal Building and U.S. Courthouse (Haynsworth FB-CT) located at 300 E. Washington Street, Greenville, SC. The majority of the tenants have relocated to the newly constructed Carroll A. Campbell, Jr. U.S. Courthouse (Campbell CT). The project will upgrade critical building systems, address deficiencies of the building envelope, and backfill vacant space to provide continued occupancy in Federally owned space for the Judiciary, U.S. Department of Justice, and other federal tenant(s) currently housed in leased space. The project will decrease the Federal Government's reliance on leased space, reduce federally owned vacant space, and provide an annual lease cost avoidance of approximately \$718,000.

**FY 2023 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$59,850,000**

**Major Work Items**

Interior construction; heating, ventilation, and air conditioning (HVAC), electrical, plumbing, conveyance, fire protection and structural upgrades; demolition and exterior construction

**Project Budget**

Design .....	\$5,433,000
Estimated Construction Cost (ECC) .....	51,207,000
Management and Inspection (M&I).....	<u>3,210,000</u>
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$59,850,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2026

**Building**

The Haynsworth FB-CT was constructed in 1937 as part of the Public Works Administration's New Deal-era program designed in the. The building is 86,013 gross square feet (GSF) and originally served the dual purpose of Post Office and Federal Courthouse and was renamed the Clement F. Haynsworth Jr. Federal Building and



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**PROSPECTUS – ALTERATION  
C.F. HAYNSWORTH FEDERAL BUILDING AND U.S. COURTHOUSE  
GREENVILLE, SC**

Prospectus Number: PSC-0028-GR23  
Congressional District: 04

Courthouse in 1982. Located at the north end of Greenville's Central Business District, this historic courthouse was included in the National Register of Historic Places in 2014.

**Tenant Agencies**

U.S. Court of Appeals; U.S. Bankruptcy Court; Bankruptcy Clerk; Public Defender; and U.S. Marshals Service (USMS)

**Proposed Project**

This project includes the modernization and reorganization of the space plan to conform with the current design and security requirements of the U.S. Court of Appeals, the U.S. Bankruptcy Court, GSA, and the USMS. The reconfiguration of the space plan will accommodate proper circulation, security measures, tenant required adjacencies, and functionality. In addition to the space reconfiguration, the project will modernize building systems including HVAC, electrical, plumbing, conveyance systems, and fire protection upgrades needed to extend the useful life of the building. Additionally, structural repairs will be made to the foundation and enclosure to mitigate future degradation.

**Major Work Items**

Interior Construction	\$23,037,000
HVAC Upgrades	11,971,000
Electrical Upgrades	5,637,000
Demolition	3,717,000
Plumbing Upgrades	3,172,000
Exterior Construction	1,535,000
Conveyance Upgrades	1,063,000
Fire Protection Upgrades	671,000
Structural Upgrades	404,000
<b>Total ECC</b>	<b>\$51,207,000</b>

**Justification**

The new Campbell CT is complete and located a few blocks north of the existing building. Most of the District Court functions currently housed in the Haynsworth FB-CT are relocating to the new Campbell CT. Per the U.S. Courts 10-year space requirements, the judiciary will maintain a presence in the Haynsworth FB-CT. The building will serve as the U.S. Bankruptcy Courthouse and provide chambers facilities for the U.S. Court of Appeals.

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**PROSPECTUS – ALTERATION  
C.F. HAYNSWORTH FEDERAL BUILDING AND U.S. COURTHOUSE  
GREENVILLE, SC**

Prospectus Number: PSC-0028-GR23  
Congressional District: 04

Due to the age of the building, repair and replacement of building systems is necessary for the building to remain a well-functioning asset. A major reconfiguration of space is required to bring the building up to the current GSA, U.S. Courts, and USMS requirements for security and space planning. The current space configuration causes significant security concerns with the public and judges using the same circulation paths. Providing separation between these groups as well as a new restricted access elevator is required to allow the judges to navigate from the restricted parking lot in the back of the building to their chambers without crossing the public circulation path.

The new Campbell Courthouse and the renovation and backfill of the Haynsworth FB-CT will meet the long-range needs of the Judiciary in Greenville. Most judicial agencies from the Donald Stuart Russell Courthouse in Spartanburg, SC, the G. Ross Anderson Jr. FB-CT in Anderson, SC, and the Haynsworth FB-CT in Greenville, SC will relocate and consolidate into the new Campbell Courthouse. This consolidation creates the vacant space in the Haynsworth FB-CT needed to further consolidate the U.S. Court of Appeals, U.S. Bankruptcy Court, and additional tenant(s) into Federal space.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

**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.....	\$43,076,000
New .....	\$34,590,000
Lease.....	\$55,258,000

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**PROSPECTUS – ALTERATION  
C.F. HAYNSWORTH FEDERAL BUILDING AND U.S. COURTHOUSE  
GREENVILLE, SC**

Prospectus Number: PSC-0028-GR23  
Congressional District: 04

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The 30-year, present value cost of new construction is \$8,486,000 less than the cost of alteration, with an equivalent annual cost advantage of \$363,000.

**Recommendation**

ALTERATION

GSA

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**PROSPECTUS – ALTERATION  
C.F. HAYNSWORTH FEDERAL BUILDING AND U.S. COURTHOUSE  
GREENVILLE, SC**

Prospectus Number: PSC-0028-GR23  
Congressional District: 04

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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—DENVER FEDERAL CENTER  
BUILDING 56, LAKEWOOD, CO

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations of Building 56 of the Denver Federal Center (DFC), located at West 6th Avenue and Kipling Street, Lakewood, CO, to modernize the building's outdated systems, address structural and exterior deficiencies,

abate hazardous materials, and correct code deficiencies at a design cost of \$3,846,000, an estimated construction cost of \$40,719,000, and a management and inspection cost of \$3,098,000 for an estimated total project cost of \$47,663,000, 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.

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

Prospectus Number: PCO-0533-LA23  
Congressional District: 7

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project of Building 56 of the Denver Federal Center (DFC), located at West 6th Avenue and Kipling Street, Lakewood, CO. The proposed project will modernize the building's outdated systems, address structural and exterior deficiencies, abate hazardous materials, and correct code deficiencies. The project also proposes the renovation of approximately 20,000 usable square feet (USF) to consolidate the Department of Agriculture's (USDA) Rural Housing Services, National Resources Conservation Service, and Farm Services Agency, currently located within Building 56; and the Food Safety and Inspection Service, currently located in Building 45. The Forest Service Bug Lab will relocate and consolidate into Building 56 from Building 20, which has been slated for demolition.

**FY 2023 Committee Approval and Appropriation Requested**

**(Design, Construction, Management & Inspection) .....\$47,663,000**

**Major Work Items**

Heating, ventilation, and air conditioning (HVAC), plumbing and electrical upgrades; interior construction; exterior construction; and hazardous material abatement

**Project Budget**

Design .....	\$3,846,000
Estimated Construction Cost (ECC) .....	40,719,000
Management and Inspection (M&I) .....	<u>3,098,000</u>
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$47,663,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2027

**Building**

Building 56 on the DFC campus was constructed in 1941 as a part of the Denver Ordnance Plant. The two-story concrete and masonry building with a mechanical basement and two penthouse floors totals 354,159 gross square feet, consists of office, laboratory, and industrial spaces, and provides 511 surface parking spaces. The building is one of the most

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

Prospectus Number: PCO-0533-LA23  
Congressional District: 7

unusual buildings within the DFC campus, with dedicated space for Interior's testing of structural models for engineering flaws using vast models and water ducts to simulate real-world environments.

**Tenant Agencies**

USDA–Farm Service Agency, Rural Housing Service, Natural Resources Conservation Service, Food Safety and Inspection Service, and Forest Service–Bug Laboratory; Department of the Interior–Bureau of Reclamation, Office of the Secretary; Department of Homeland Security–Federal Emergency Management Agency; and GSA

**Proposed Project**

The project proposes replacement of the building's existing multiple HVAC systems into a single energy efficient system. Approximately 30% of the pneumatic controls will be replaced with direct digital controls. Interior alterations will be undertaken in approximately 20,000 USF of tenant and supporting space to consolidate existing tenants and to recapture vacant space. Exterior construction, consisting of roof replacement, replacement of exterior doors, resealing of windows, and the removal of clerestories and installation of windows on the northeast side of the second floor. Deteriorating decking and columns will also be replaced with steel decking and columns and treated with a rust proofing material. Restrooms and stair risers, treads, handrails, and guardrails will be upgraded to meet current Architectural Barriers Act Accessibility Standards (ABAAS) requirements. The buildings antiquated transformers will be replaced with energy-efficient transformers. Lighting control wiring will be updated to meet code requirements. Hazardous materials encountered during the upgrades will be abated.

**Major Work Items**

HVAC Upgrades	\$17,679,000
Interior Construction	10,621,000
Exterior Construction	9,349,000
Plumbing Upgrades	1,138,000
Electrical Upgrades	1,794,000
Hazardous Materials Abatement	138,000
<b>Total ECC</b>	<b>\$40,719,000</b>

GSA

PBS

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

Prospectus Number: PCO-0533-LA23  
Congressional District: 7

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**Justification**

All the building systems are nearly 30 years old and are beyond their useful life. The current building systems are more costly to maintain and failing to support the tenant needs. The electrical circuitry needs to be updated to support the new HVAC system. The remaining pneumatic controls will be replaced with direct digital controls and matching valves and damper actuators to improve the building's efficiency and provide a consistent mechanical control system to ensure the system operates as designed.

Interior alterations are being undertaken to consolidate multiple USDA components to Building 56 and allow USDA to share support space and amenities creating a more efficient and cost-effective layout and enabling USDA to meet their agency utilization targets.

The precast caps at windowsills and at the top of exterior screen walls are missing sealants and grout in many areas, allowing air and water intrusion. Entryway facade is currently being supported by wood blocks, and this could cause structural implications and damages if not properly repaired. The exposed steel column in the humidity lab is corroding and lamellar deterioration is present at the column flanges. Additionally, the roof decking is corroding in areas and is indicative of potential water intrusion. If left unattended, these conditions will lead to significant structural failure. The roofing system is experiencing ponding, leaking, and deterioration that is beyond a patching solution.

The substation transformers that support the building's electrical system were manufactured in 1984 and 1987. Due to the age, cost, and complexity of the substation transformers, they need to be upgraded. The majority of the building's lighting control wiring is original and needs to be replaced as, the longer it remains, it poses a potential fire hazard.

Multiple stairways and restrooms do not meet the current ABAAS and building codes and fail to meet rise and run requirements, guardrails and handrails have deficiencies, including railing spacing, continuous handrails, and handrail diameter dimensions.

Additionally, this 78-year-old building has known hazardous material issues in need of abatement.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas



GSAPBS

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

Prospectus Number: PCO-0533-LA23

Congressional District: 7

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emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None

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

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

**Recommendation**

ALTERATION

GSA

PBS

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

Prospectus Number: PCO-0533-LA23


Congressional District: 7


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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended:   
\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:   
\_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—DENVER FEDERAL CENTER  
INFRASTRUCTURE, LAKEWOOD, CO

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to upgrade the infrastructure of the Denver Federal Center (DFC), located at West 6th Avenue and Kipling Street in Lakewood, CO, to upgrade deteriorating water and sewer lines, drainage/storm systems, roads and other paved surfaces, electrical

systems, and perimeter security fencing, and correct code deficiencies at a design cost of \$3,852,000, an estimated construction cost of \$40,324,000, and a management and inspection cost of \$3,488,000 for an estimated total project cost of \$47,664,000, 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  
DENVER FEDERAL CENTER INFRASTRUCTURE  
LAKEWOOD, CO**

Prospectus Number: PCO-0000-LA23  
Congressional District: 7

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to upgrade the infrastructure at the Denver Federal Center (DFC), located at West 6<sup>th</sup> Avenue and Kipling Street in Lakewood, CO. The proposed project will upgrade deteriorating water and sewer lines, drainage/storm systems, roads and other paved surfaces, electrical systems, and perimeter security fencing, and correct code deficiencies.

**FY2023 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$47,664,000**

**Major Work Items**

Sitework; electrical, fire protection and plumbing upgrades; and hazardous material abatement

**Project Budget**

Design .....\$3,852,000  
Estimated Construction Cost (ECC) .....40,324,000  
Management and Inspection (M&I).....3,488,000  
**Estimated Total Project Cost (ETPC).....\$47,664,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2028

**Facility**

The DFC consist of 640 acres of land located on a secured Federal facility under the jurisdiction, custody, and control of GSA. The DFC site was acquired in 1941 by the U.S. Government (War Department) to house the Denver Ordnance Plant to support the World War II effort. In 1949, GSA took over control of the facility. The facility supports 3.7 million gross square feet of federally owned space across 33 buildings. The DFC is unique in that it comprises not only federally owned buildings but also federally owned and operated streets, parking lots, land areas, solar arrays, waterways, and utilities.

GSAPBS

**PROSPECTUS – ALTERATION  
DENVER FEDERAL CENTER INFRASTRUCTURE  
LAKEWOOD, CO**

Prospectus Number: PCO-0000-LA23  
Congressional District: 7

**Tenant Agencies**

Department of Agriculture (USDA); Department of the Interior; Department of Labor; Department of State; Department of the Army; Federal Communications Commission; Social Security Administration; Department of Veterans Affairs; Environmental Protection Agency; Department of Transportation; Department of Homeland Security; Small Business Administration; Department of Health and Human Services; Department of Energy; National Science Foundation; Corporation for National and Community Service; Office of the Secretary of Defense; and GSA

**Proposed Project**

The proposed project will repair the asphalt and concrete paved surfaces and correct code deficiencies in the parking areas throughout DFC. The project will replace the 60-year old water lines, which include fire protection, domestic water, and sewer lines, at multiple building locations from the building connection for approximately 15 feet to the previously repaired lines. The project will upgrade the facility-wide electrical distribution system, reroute roof drainage piping away from the foundation, and repair drainage issues. Various Architectural Barriers Act Accessibility Standards (ABAAS) and safety code deficiencies will be corrected and the perimeter security fencing around the entire facility will be replaced. As experienced during prior remediation work on the campus, earth disturbing activities will likely uncover the presence of regulated asbestos contaminated soil and polychlorinated biphenyl contaminated soil that will require abatement.

**Major Work Items**

Sitework	\$18,146,000
Electrical Upgrades	6,976,000
Fire Protection Upgrades	6,971,000
Hazardous Material Abatement	5,296,000
Plumbing Upgrades	<u>2,935,000</u>
<b>Total ECC</b>	<b>\$40,324,000</b>

**Justification**

The DFC is a unique Federal campus that provides the infrastructural support, including utilities, to 33 buildings. Failure to undertake the proposed upgrades jeopardizes the critical infrastructure that supports over 6,000 Federal employees across 18 agencies.

GSA

PBS

**PROSPECTUS – ALTERATION  
DENVER FEDERAL CENTER INFRASTRUCTURE  
LAKEWOOD, CO**

Prospectus Number: PCO-0000-LA23  
Congressional District: 7

The concrete and asphalt pavements throughout the facility have experienced cracking, settling, and sinking problems, and creating hazardous situations for pedestrian and vehicular traffic.

The aged piping that feeds into the DFC buildings are failing. Over the past 2 years, 6 buildings have suffered seven piping failures resulting in the buildings being shut down for weeks and the repair costs totaling over \$257,000. These emergency repairs are becoming more frequent, and without an approved full replacement project, only limited and temporary repairs can be undertaken. Several buildings at the facility have experienced flooding and pooling of water around the foundations due to poor stormwater drainage. Flooding caused two agencies to permanently vacate their space. The USDA Office of Inspector General is currently relocating to an upper floor in Building 67 and USDA's Food Safety and Inspection Service will relocate to another building on the DFC campus. If the repairs are not made, extensive damage to the building foundations will continue to occur resulting in additional repair costs.

The existing perimeter fencing has been compromised. Multiple breaches from scaling or cutting through the chain-link fence have resulted in trespassing and burglarizing incidents.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

Prospectus	Description	FY	Amount
Prospectus Fast Sheet	DFC Remediation	FY 2004 – FY 2014	\$52,971,000

GSAPBS

**PROSPECTUS – ALTERATION  
DENVER FEDERAL CENTER INFRASTRUCTURE  
LAKEWOOD, CO**

Prospectus Number: PCO-0000-LA23  
Congressional District: 7

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

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

**Recommendation**

ALTERATION

GSA

PBS

**PROSPECTUS – ALTERATION  
DENVER FEDERAL CENTER INFRASTRUCTURE  
LAKEWOOD, CO**


Prospectus Number: PCO-0000-LA23  
Congressional District: 7

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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration



## COMMITTEE RESOLUTION

ALTERATION—HENRY M. JACKSON FEDERAL  
BUILDING, SEATTLE, WA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations of the Henry M. Jackson Federal Building (JFB), located at 915 2nd Avenue in Seattle, WA, to repair and upgrade the plaza and building interface waterproofing system and replace the outdated fire alarm system

and fire pumps at a design cost of \$2,780,000, an estimated construction cost of \$28,527,000, and a management and inspection cost of \$2,413,000 for an estimated total project cost of \$33,720,000, 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  
HENRY M. JACKSON FEDERAL BUILDING  
SEATTLE, WA**

Prospectus Number: PWA-0101-SE23  
Congressional District: 07

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Henry M. Jackson Federal Building (JFB) located at 915 2nd Avenue in Seattle, WA. The proposed project will repair and upgrade the plaza and building interface waterproofing system and replace the outdated fire alarm system and fire pumps.

**FY 2023 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$33,720,000**

**Major Work Items**

Sitework; fire protection and electrical upgrades; hazardous abatement; and interior construction

**Project Budget**

Design .....	\$2,780,000
Estimated Construction Cost (ECC) .....	28,527,000
Management and Inspection (M&I) .....	<u>2,413,000</u>
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$33,720,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2026

**Building**

The JFB, constructed in 1974, is a steel frame construction with cellular steel floor decking and an exterior of precast concrete. The 865,000 gross square foot building contains 37 stories plus a basement, includes 44 indoor parking spaces, and is surrounded by 2 main plazas connected by stepped terraces and public walkways along the perimeter of the parcel.

**Tenant Agencies**

Department of Commerce – Office of Inspector General, Economic Development Administration; Department of Education; Justice Department – Executive Office for Immigration Review, Community Relations Service; Department of the Treasury – Internal

GSAPBS

**PROSPECTUS – ALTERATION  
HENRY M. JACKSON FEDERAL BUILDING  
SEATTLE, WA**

Prospectus Number: PWA-0101-SE23  
Congressional District: 07

Revenue Service National Office, Inspector General for Tax Administration; Department of Transportation – Office of Inspector General, Maritime Administration, Federal Transit Administration; Department of Veterans Affairs – Office of Inspector General, Veterans Benefits Administration; Department of Homeland Security Office of The Secretary – Coast Guard, National Protection and Programs Directorate, Immigration & Customs Enforcement; Federal Trade Commission; National Labor Relations Board; Social Security Administration; Department of Agriculture; United States Senate; and GSA – Public Buildings Service, Federal Acquisition Service

**Proposed Project**

The proposed project includes upgrades of the plaza and building waterproofing system and upgrade of the existing plaza. The existing waterproofing system will be removed, the underlying substrate repaired and sealed, and a new waterproofing system applied. New plaza pavers will be installed after replacement of the underlying waterproofing system. Existing historical and public art elements located throughout the plaza will be removed, restored, repaired, and then reinstalled. Spot abatement of hazardous materials including asbestos-containing material (ACM) will be performed during the removal of the plaza's existing planter boxes. Sitework plumbing upgrades include ground irrigation-related items and site and tree well drainage will be repaired to provide enhanced drainage functionality, thereby reducing the potential for future water intrusion into the building. New trees and other plantings will be installed. Sitework electrical upgrades include the replacement of exterior plaza lighting fixtures and wiring and temporary additional exterior lighting during construction.

The proposed project also includes upgrades to the fire alarm system and fire pumps to address deficiencies in the existing systems and meet current code. Spot abatement of hazardous materials, including ACM, will be performed during the removal and installation of the old and new fire alarm system. Related interior alterations, including interior repairing, patching, and painting, to bring the building back to its original state. Electrical upgrades include replacing the motors, controllers, and electrical feeders associated with the fire pumps. New Underwriters Laboratories- listed pumps will be installed to provide required capacity. The electrical feeders and pump controllers will be protected by new circuit breakers to prevent damage from a potential electrical fault.

**Major Work Items**

Sitework	\$14,084,000
Fire Protection Upgrades	10,588,000
Hazardous Abatement	2,293,000

GSA

PBS

**PROSPECTUS – ALTERATION  
HENRY M. JACKSON FEDERAL BUILDING  
SEATTLE, WA**

Prospectus Number: PWA-0101-SE23  
Congressional District: 07

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Interior Construction	1,163,000
Electrical Upgrades	<u>399,000</u>
<b>Total ECC</b>	<b>\$28,527,000</b>

**Justification**

The plaza's existing waterproofing layer is approximately 50 years old. The layer is failing due to its age and original construction methods. The existing waterproofing is bubbling and delaminating from the concrete substrate foundation permitting water infiltration down to the substrate and into the structure below, specifically the building controls, which houses the facility's fire alarm control unit, elevator control panels, smoke management system, building security monitoring, and Physical Access Control System head-end equipment. The waterproofing replacement is critical to avoid further deterioration and damage to the internal building systems, structural components, and finishes.

The current fire alarm system was installed in 1992 and is at the end of its serviceable life. The head-end replacement was completed in 2012, but serviceability is limited, and parts are no longer being manufactured. The fire alarm control unit is experiencing ongoing failures, and the fire alarm panel has experienced several recent critical failures in the power supply modules. The fire alarm system upgrades are critical to avoid a complete system failure. In the event of a failure, a fire watch will be required and the facility may need to be vacated for an extended time until system repairs are completed.

The existing fire pumps, which provide fire suppression service throughout the building, are original and are at the end of their useful life. The motors also need to be replaced. New fire pumps will be installed.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

GSAPBS

**PROSPECTUS – ALTERATION  
HENRY M. JACKSON FEDERAL BUILDING  
SEATTLE, WA**

Prospectus Number: PWA-0101-SE23  
Congressional District: 07

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**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None

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

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

**Recommendation**

ALTERATION

GSA

PBS

**PROSPECTUS – ALTERATION  
HENRY M. JACKSON FEDERAL BUILDING  
SEATTLE, WA**

Prospectus Number: PWA-0101-SE23  
Congressional District: 07

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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

BUILDING ACQUISITION—FEDERAL ENERGY  
REGULATORY COMMISSION, WASHINGTON, DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for the acquisition, through a purchase option under the existing lease, of the property located at 888

First Street, N.E., in Washington, DC, in support of current and future operations of the Federal Energy Regulatory Commission (FERC) for an estimated total project cost of \$21,000,000, 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.

GSA

PBS

**PROSPECTUS – BUILDING ACQUISITION  
FEDERAL ENERGY REGULATORY COMMISSION  
888 FIRST STREET NE  
WASHINGTON, DC**

Prospectus Number: PDC-0001-WA23  
Congressional District 98

**Description**

The General Services Administration (GSA) proposes to acquire, through a purchase option under the existing lease, the property located at 888 First Street, N.E., in Washington, DC, in support of current and future operations of the Federal Energy Regulatory Commission (FERC). The 503,997 rentable square foot (RSF) facility, currently leased by GSA, is occupied entirely by FERC and serves as its headquarters (HQ). The proposed purchase will reduce the Government’s rental payment to the private sector by approximately \$25,000,000 annually.

**FY 2023 Committee Approval and Appropriation Requested**

**(Building Acquisition)..... \$21,000,000**

**Building**

The FERC HQ is currently housed on approximately 2 acres at 888 First Street, N.E., in Washington, DC. FERC occupies the entire commercial office space within the building through a lease that was entered into in 1993. The building was originally designed and constructed to meet FERC’s space requirements. The lease went into effect on September 29, 1995 and expired on September 28, 2015. When GSA executed the lease, the contract included a 10-year renewal option effective at lease expiration on September 28, 2015, as well as a \$20 million purchase option effective at the end of the renewal term on September 28, 2025. GSA executed a succeeding 10-year lease on September 28, 2015, at an annual rent of approximately \$25,000,000. GSA has an option to purchase the building and site for approximately \$21,000,000 (inclusive of closing costs) at the end of the current lease term on September 28, 2025, provided notice be given in writing to the lessor at least 180 days before the end of the renewal option, or April 1, 2025.

**Project Budget**

Building and Site Acquisition.....\$20,000,000  
Closing Cost (estimated).....1,000,000  
**Estimated Total Project Cost.....\$21,000,000**

**Schedule**

**Date**

Building Acquisition Notice of Intent to Exercise Purchase Option      April 2025  
Settlement      September 2025



GSAPBS

**PROSPECTUS – BUILDING ACQUISITION  
FEDERAL ENERGY REGULATORY COMMISSION  
888 FIRST STREET NE  
WASHINGTON, DC**

Prospectus Number: PDC-0001-WA23  
Congressional District 98

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**Overview of Project**

Approval of this prospectus will allow GSA to execute the purchase option of 888 First Street, N.E., FERC's initiated a space utilization efficiency project in March 2020 with GSA reconfiguring the floor layouts through a multi-phase space reduction process. In addition to this location, FERC is also housed in 30,193 RSF of leased space at 1100 First Street, N.E., Washington, DC. When the space reduction project is completed, GSA will consolidate approximately 108 FERC personnel from 1100 First Street, N.E. into the reduced footprint at 888 First Street, N.E. along with an estimated 1,607 FERC personnel already housed at the 888 First Street N.E. location. Consolidation will eliminate the need for the lease at 1100 First Street, N.E and improve FERC's office utilization rate from 157 to 130 and FERC's total utilization rate from 270 to 225. FERC will fund the cost of the space reduction project and the consolidation. Upon completion of FERC's consolidation and space reduction process, approximately 60,000 RSF will be available for backfill by a yet to be determined Federal tenant whose mission does not conflict with FERC.

**Tenant Agencies**

FERC

**Justification**

FERC has a long-term need to remain in its HQ location at 888 First Street, N.E., which was built to suit for the agency. The building is in the newly emerging North of Massachusetts Avenue submarket and is near both local and regional public transportation, other Federal facilities, retail amenities, the interstate highway system, major arterial roadways, and places of public interest in Washington, DC. It is northwest of and across the street from Union Station—a major intermodal and multi-modal transportation hub. It is also near the U.S. Capitol. Long-term ownership of this asset at the purchase option price is highly desirable. Federal ownership via the existing purchase option will ensure continuity of operations for FERC in an owned solution at a significant savings to the taxpayer, paying back the cost in less than one year.

**Interim Leasing**

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

GSAPBS

**PROSPECTUS – BUILDING ACQUISITION  
FEDERAL ENERGY REGULATORY COMMISSION  
888 FIRST STREET NE  
WASHINGTON, DC**

Prospectus Number: PDC-0001-WA23  
Congressional District 98

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**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

Purchase .....	\$377,621,000
Lease .....	\$797,160,000

The 30-year, present value cost of purchase is \$419,539,000 less than the cost of leasing, with an equivalent annual cost advantage of \$17,969,000.

**Recommendation**

ACQUISITION

GSAPBS

**PROSPECTUS – BUILDING ACQUISITION  
FEDERAL ENERGY REGULATORY COMMISSION  
888 FIRST STREET NE  
WASHINGTON, DC**


Prospectus Number: PDC-0001-WA23  
Congressional District 98

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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—JAMES A. BYRNE U.S.  
COURTHOUSE, 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 the repair and alteration of the James A. Byrne U.S. Courthouse (Byrne USCH), located at 601 Market St. in Philadelphia, PA, to upgrade the heating, ventilation, and air conditioning (HVAC) system, which includes comprehensive repairs or replacement of obsolete air handling units and degraded duct-

work, and the installation of enhanced controls and related electrical and life-safety upgrades at a design cost of \$7,349,000, an estimated construction cost of \$71,028,000, and management and inspection cost of \$5,578,000, for a total estimated construction cost of \$83,955,000, 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  
JAMES A. BYRNE U.S. COURTHOUSE  
PHILADELPHIA, PA**

Prospectus Number: PPA-0278-PH23  
Congressional District: 3

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the James A. Byrne U.S. Courthouse (Byrne USCH), located at 601 Market St. in Philadelphia, PA. The proposed project will upgrade the heating, ventilation, and air conditioning (HVAC) system, which includes comprehensive repairs or replacement of obsolete air handling units and degraded ductwork, and the installation of enhanced controls and related electrical and life-safety upgrades.

**FY 2023 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$83,955,000**

**Major Work Items**

Heating, ventilation and air conditioning (HVAC), electric and life-safety upgrades; demolition; and interior construction

**Project Budget**

Design .....	\$7,349,000
Estimated Construction Cost (ECC) .....	71,028,000
Management and Inspection (M&I).....	5,578,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$83,955,000</b>

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

<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2030

**Building**

The Byrne USCH, along with the adjoining William J. Green, Jr. Federal Building (Green Federal Building), is part of a 1.7-million gross square foot (GSF) Federal complex in downtown Philadelphia known as the Byrne-Green Complex. It is the largest federally owned complex under GSA’s jurisdiction, custody, and control in the Philadelphia area. The Byrne USCH, which comprises approximately 860,000 GSF, was designed along with the Green Federal Building to share common mechanical systems. The first floors are linked by a common circulation area, which includes a ceremonial courtroom and plaza. The complex also shares an underground parking garage.

GSAPBS

**PROSPECTUS – ALTERATION  
JAMES A. BYRNE U.S. COURTHOUSE  
PHILADELPHIA, PA**

Prospectus Number: PPA-0278-PH23  
Congressional District: 3

**Tenant Agencies**

Judiciary—Court of Appeals, District Court; Department of Justice—U.S. Marshals Service, Federal Bureau of Investigation; and GSA

**Proposed Project**

The project proposes to upgrade the deficient HVAC system, including replacement of the impaired air handling units. Portions of the HVAC distribution system will be upgraded to a variable air volume network and the existing perimeter heating systems will be balanced with the new distribution network to enhance control, optimize efficiency, and improve tenant comfort. Ductwork will be replaced or comprehensively repaired to mitigate additional damage that has already caused blockages and air leaks. Secondary boilers will be added to the common mechanical plant to provide hot water for reheat coils in the variable air volume devices. The building automation system (BAS) will be upgraded to integrate the controls for all HVAC components and incorporate control points for all building systems.

Demolition will be required to access the required components being replaced or upgraded. Abatement of asbestos-containing materials will be undertaken in mechanical spaces and around ductwork. Electrical and life-safety upgrades resulting from the HVAC component upgrades and distribution network changes will be undertaken, where required.

GSA will execute the project while the building remains occupied by tenant agencies, coordination with the tenant agencies. Coordination and careful phasing is critical to ensuring that there is no mission disruption. This approach leads to a longer execution timeframe, however it allows GSA and the agencies to avoid the costs associated with buildout and occupancy of leased swing space.

**Major Work Items**

HVAC Upgrades	\$51,710,000
Demolition	8,463,000
Electrical Upgrades	6,062,000
Life Safety Upgrades	2,444,000
Interior Construction	<u>2,349,000</u>
<b>Total ECC</b>	<b>\$71,028,000</b>

GSA

PBS

**PROSPECTUS – ALTERATION  
JAMES A. BYRNE U.S. COURTHOUSE  
PHILADELPHIA, PA**

Prospectus Number: PPA-0278-PH23  
Congressional District: 3

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**Justification**

The Byrne USCH supports the operations of the U.S. Court of Appeals for the Third Circuit and the U.S. District Court for the Eastern District of Pennsylvania. A majority of the HVAC system components are original to the building and past their useful lives. The air handling unit casings are in very poor condition, with condensate leaking, corrosion, and air leakages, thereby reducing energy efficiency and increasing operating costs. The ductwork is damaged, causing further air leakage and reduced energy efficiency. The duct lining has significant fraying, which has led to obstructions, energy inefficiency, and tenant comfort issues. Current control constraints limit overall system effectiveness, with the BAS using outdated technology and with perimeter and interior HVAC systems inadequately connected to the BAS. Fire and life-safety code deficiencies, recalled sprinkler heads, and outdated sprinkler piping require correction.

Given the condition of the existing HVAC system, there is increasing risk for system failure and outage to portions of floors. These failures would lead to a significant disruption to the judiciary's ability to meet caseload requirements. If tenant agencies were forced to relocate due to a system failure or outage, costly leased space would be required because there is no vacancy within the Byrne USCH.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

**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)**

GSAPBS

**PROSPECTUS – ALTERATION  
JAMES A. BYRNE U.S. COURTHOUSE  
PHILADELPHIA, PA**

Prospectus Number: PPA-0278-PH23  
Congressional District: 3

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

**Recommendation**

ALTERATION



GSAPBS

**PROSPECTUS – ALTERATION  
JAMES A. BYRNE U.S. COURTHOUSE  
PHILADELPHIA, PA**

Prospectus Number: PPA-0278-PH23


Congressional District: 3

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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—JOHN JOSEPH MOAKLEY U.S.  
COURTHOUSE, BOSTON, MA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for the John Joseph Moakley U.S. Courthouse (Moakley Courthouse), located at One Courthouse Way in Boston, MA, to address the mechanical, electrical, and fire alarm systems, repair the deteriorating building envelope to mitigate impacts of the

humid climate, replace the roof, and modernize conveyance systems, at a design cost of \$10,345,000, estimated construction cost of \$99,435,000, and management and inspection cost of \$5,574,000, for a total estimated project cost of \$115,354,000, 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 JOSEPH MOAKLEY U.S. COURTHOUSE  
BOSTON, MA**

Prospectus Number: PMA-0050-B023  
Congressional District: 8

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alterations project for the John Joseph Moakley U.S. Courthouse (Moakley Courthouse), located at One Courthouse Way in Boston, MA. The project will address the mechanical, electrical, and fire alarm systems, repair the deteriorating building envelope to mitigate impacts of the humid climate, replace the roof, and modernize conveyance systems.

**FY 2023 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$115,354,000**

**Major Work Items**

Heating, ventilation, and air conditioning (HVAC) and electrical upgrades; exterior construction; conveyance systems and fire alarm replacement; site work; and demolition

**Project Budget**

Design .....\$10,345,000  
Estimated Construction Cost (ECC) .....99,435,000  
Management and Inspection (M&I).....5,547,000  
**Estimated Total Project Cost (ETPC).....\$115,354,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY2023	FY2027

**Building**

The Moakley Courthouse, constructed in 1998, is a 10-story brick masonry structure with a basement and mezzanine totaling 945,424 gross square feet. The building occupies a key waterfront site on Boston Harbor and contains a 32,700 square foot curved glass wall that overlooks the harbor and the 2.25-acre public Fan Pier Park, offering one of the best views of Boston's skyline. The Moakley Courthouse serves as home for the U.S. Court of Appeals for the First Circuit and the U.S. District Court for the District of Massachusetts.

GSAPBS

**PROSPECTUS – ALTERATION  
JOHN JOSEPH MOAKLEY U.S. COURTHOUSE  
BOSTON, MA**

Prospectus Number: PMA-0050-B023  
Congressional District: 8

**Tenant Agencies**

U.S. District Court; U.S. Court of Appeals; U.S. Probation Office; Department of Justice - U.S. Marshals Service, Office of the U.S. Attorneys; and GSA

**Proposed Project**

The proposed project will replace outdated boilers, chillers, and air handling units, upgrade the building automation system, and improve overall energy performance. Exterior construction includes replacement of the roof with a new high-efficiency assembly to provide related ceiling and roof perimeter fire barriers and replacement of lightning protection. Building envelope repairs include replacement of sealants and metal flashing around the facility, including the glass curtainwall, windows, skylights, doors, and expansion joints, and repointing of the masonry in some areas will be undertaken. The conveyance system will be modernized to meet current technology, performance, and code standards. The project includes replacement of the voice evacuation fire alarm system. Additionally, full lighting fixture, sensors, and control upgrades will be integrated into the new building automation system.

**Major Work Items**

HVAC Upgrades	\$37,440,000
Exterior Construction	23,121,000
Conveyance System Upgrades	14,466,000
Fire Protection Upgrades	8,924,000
Electrical Upgrades	8,401,000
Demolition	<u>7,513,000</u>
<b>Total ECC</b>	<b>\$99,435,000</b>

**Justification**

The existing boilers and chillers have reached the end of their useful life, and deterioration to the domestic water system and pipe fittings cause the need for upgrades. Upgrades to the building automation system will help reduce energy consumption.

The roofing system needs replacement to prevent damage to interior finishes, tenant property, and courts operations. The building exterior continues to degrade due to severe weather exacerbated by the building's waterfront location. Creating a watertight envelope through repointing and sealing will prolong the life of the asset. The project will also provide interior and exterior waterproofing to the prisoner transport corridor in the sublevel and throughout the perimeter foundation wall to mitigate the effects of climate change. Water infiltration has periodically penetrated the fire alarm system causing false alarms. Flood mitigation on lower grade doors,

GSAPBS

**PROSPECTUS – ALTERATION  
JOHN JOSEPH MOAKLEY U.S. COURTHOUSE  
BOSTON, MA**

Prospectus Number: PMA-0050-B023  
Congressional District: 8

openings, and intakes are needed to prevent continued storm related problems with the fire alarm systems.

The elevators within the conveyance systems are over 20 years old and experience recurring service calls, many of which include entrapments. Because of the specialized use (e.g., prisoner transfer), removal from service would have an operational impact on court functions. Interim repairs are underway to mitigate this life-safety and accessibility issue.

The existing fire alarm manufacturer began phasing out the current model of the fire alarm system in 2018, and replacement parts are available only until 2023. The potential risk of alarm failure poses a life-safety risk and risks increased costs for emergency replacement if the manufacturer is unable to support repairs. A separate project currently is underway to replace components of the fire alarm system. The proposed project will continue this effort to replace in its entirety the remainder of this critical life safety system.

Lighting replacement will also significantly reduce the cost of operations and provide enhanced operational control.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None

**GSA**

**PBS**

**PROSPECTUS – ALTERATION  
JOHN JOSEPH MOAKLEY U.S. COURTHOUSE  
BOSTON, MA**

Prospectus Number: PMA-0050-B023  
Congressional District: 8

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

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

**Recommendation**

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION  
JOHN JOSEPH MOAKLEY U.S. COURTHOUSE  
BOSTON, MA**

Prospectus Number: PMA-0050-B023  
Congressional District: 8

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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—MIKE MANSFIELD FEDERAL  
BUILDING AND U.S. COURTHOUSE, BUTTE, MT

*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 of the Mike Mansfield Federal Building and U.S. Courthouse (FB-CT), located at 400 North Main Street in Butte, MT, to repair seismic and structural deficiencies, including a full seismic upgrade, roof replacement, building systems upgrades, and

correction of accessibility, circulation, and code deficiencies at a design cost of \$2,211,000, an estimated construction cost of \$21,700,000, and a management and inspection cost of \$1,881,000 for an estimated total project cost of \$25,792,000, a prospectus for which is attached to and included in this resolution.

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

*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  
MIKE MANSFIELD FEDERAL BUILDING AND U.S. COURTHOUSE  
BUTTE, MT**

Prospectus Number: PMT-0004-BU23  
Congressional District: 1

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Mike Mansfield Federal Building and U.S. Courthouse (FB-CT) at 400 North Main Street in Butte, MT. The proposed project will repair seismic and structural deficiencies, including a full seismic upgrade, roof replacement, building systems upgrades, and correction of accessibility, circulation, and code deficiencies.

**FY 2023 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$25,792,000**

**Major Work Items**

Exterior construction; interior construction; heating, ventilation, and air conditioning (HVAC), plumbing, and electrical upgrades; demolition; and hazardous material abatement

**Project Budget**

Design .....	\$2,211,000
Estimated Construction Cost (ECC) .....	21,700,000
Management and Inspection (M&I).....	1,881,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$25,792,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2028

**Building**

The Mike Mansfield FB-CT was built in 1904, contains 71,208 gross square feet, and has three stories and a basement. In 1934, an addition to the building was constructed on the east side. The building was designed in the Renaissance Revival style and is listed in the National Register of Historic Places.

**GSA****PBS**

**PROSPECTUS – ALTERATION  
MIKE MANSFIELD FEDERAL BUILDING AND U.S. COURTHOUSE  
BUTTE, MT**

Prospectus Number: PMT-0004-BU23  
Congressional District: 1

**Tenant Agencies**

Judiciary – Bankruptcy Courts, Bankruptcy Clerk, District Court, District Clerk, Probation; Department of Defense – Army Recruiting Command, Military Entrance Processing Command; Department of Justice – Federal Bureau of Investigation, U.S. Marshals Service, Office of U.S. Attorneys; U.S. Department of Homeland Security – Federal Protective Service; and GSA – Public Buildings Service

**Proposed Project**

The proposed project will enhance the building systems, structure, and the efficiency of the building. Exterior construction includes façade, seismic, and structural repairs, and roof replacement. Interior construction includes correction of Architectural Barriers Act Accessibility Standards (ABAAS) deficiencies at the main entry ramp access, doorways, restrooms, drinking fountains, stairs, handrails, and building circulation. Modernization of building systems include HVAC, electrical subpanels, receptacles, and exterior egress lighting, sewer, plumbing fixtures, and water heater. Blast mitigation will be included as appropriate.

**Major Work Items**

Exterior Construction	\$8,181,000
HVAC Upgrades	5,289,000
Interior Construction	5,111,000
Plumbing Upgrades	2,959,000
Electrical Upgrades	112,000
Demolition/Hazardous Abatement Material	<u>48,000</u>
<b>Total ECC</b>	<b>\$21,700,000</b>

**Justification**

GSA's *Seismic Rating System Report*, released on March 31, 2016, lists the FB-CT as a high priority in the GSA portfolio. The area of Butte, MT, experiences frequent seismic activity and recently, on March 31, 2020, there was a 6.5 magnitude earthquake in Idaho that was felt in Butte as a 3.5 shock wave. Local mining activity also causes frequent building vibration.

This project will address the seismic and structural deficiencies of the building. The cracked structural supports and unsupported wall penetrations must be addressed to enhance structural integrity. The granite on the exterior of the building is cracking and crumbling and poses a hazard to the land below. The terra cotta blocks hanging above the drop ceiling on the first floor from previous alterations could fall and cause damage,

GSAPBS

**PROSPECTUS – ALTERATION  
MIKE MANSFIELD FEDERAL BUILDING AND U.S. COURTHOUSE  
BUTTE, MT**

Prospectus Number: PMT-0004-BU23  
Congressional District: 1

injuries, or both. The roof is 17 years old and has several areas that are experiencing water saturation. Occupant safety will be addressed by correcting building circulation deficiencies.

Multiple building systems are outdated and have reached the end of their useful life. The HVAC system was upgraded in 1984 and is operating with a combination of rooftop units with constant volume air handlers and ceiling-mounted split systems that circulate air from the room, rather than pulling in fresh air from outside in accordance with current standards. Portions of the second and third floors have no cooling at all. The boilers are over 20 years old and need to be replaced. Electrical upgrades will be made to the 70-year-old subpanels that are obsolete and no longer serviceable, and additional receptacles will be added. Exterior egress lighting will be upgraded to provide modern lighting with battery backup. The sewer pipes are brittle and disintegrating. Several repairs have been made throughout the building over the last several years and are expected to continue until the sewer pipes are replaced. The plumbing fixtures upgrades will help with water conservation. The sump pump will protect the elevator equipment from damage caused by flooding. Replacement of one of the tankless water heaters is necessary to meet increased occupant demand.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None

GSAPBS

**PROSPECTUS – ALTERATION  
MIKE MANSFIELD FEDERAL BUILDING AND U.S. COURTHOUSE  
BUTTE, MT**

Prospectus Number: PMT-0004-BU23  
Congressional District: 1

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

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

**Recommendation**

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION  
MIKE MANSFIELD FEDERAL BUILDING AND U.S. COURTHOUSE  
BUTTE, MT**

Prospectus Number: PMT-0004-BU23  
Congressional District: 1

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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—SAM NUNN ATLANTA FEDERAL  
CENTER, ATLANTA, GA

*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 of the Sam Nunn Atlanta Federal Center (SNAFC), located at 100 Alabama Street SW in Atlanta, GA, to upgrade critical electrical systems, clean and remediate the air conveyance system, and repair and

upgrade outdoor air systems at a design cost of \$5,547,000, an estimated construction cost of \$61,786,000 and a management and inspection cost of \$4,682,000, for a total cost of \$72,015,000, 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  
SAM NUNN ATLANTA FEDERAL CENTER  
ATLANTA, GA

Prospectus Number: PGA-1007-AT23  
Congressional District: 05

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Sam Nunn Atlanta Federal Center (SNAFC), located at 100 Alabama Street SW in Atlanta, GA. The proposed project will upgrade critical electrical systems, clean and remediate the air conveyance system, and repair and upgrade outdoor air systems.

**FY 2023 Committee Approval and Appropriation Requested**

(Design, Construction, and Management & Inspection).....\$72,015,000

**Major Work Items**

Electrical and heating, ventilation, and air conditioning (HVAC) upgrades

**Project Budget**

Design .....\$5,547,000  
Estimated Construction Cost (ECC) .....61,786,000  
Management and Inspection (M&I).....4,682,000  
**Estimated Total Project Cost (ETPC).....\$72,015,000**

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

**Schedule**

	Start	End
Design and Construction	FY 2023	FY 2025

**Building**

Named after former Georgia U.S. Senator Sam Nunn, the SNAFC was constructed in 1997 and is one of two capital leases in GSA Region 4. Located in the heart of the downtown Atlanta Five Points area, the SNAFC is adjacent to the Richard B. Russell Federal Building and U.S. Courthouse and the Martin Luther King, Jr. Federal Building at the south end of the Government Walk Corridor, where Federal, State, county, and city governments are located. SNAFC is home to more than 50 bureaus with approximately 3,000 Federal employees in 2.4-million gross square feet (GSF). The facility comprises four buildings: the high-rise with 24 floors, the mid-rise with 11 floors, the bridge with 6 floors, and the historic Rich's Building (1924 Building) with 7 floors. Except for the bridge, all buildings include one level below grade. SNAFC includes a 21,149 usable square foot childcare center with capacity for 130 children. The building has inside parking for 1,599 vehicles.

GSAPBS

**PROSPECTUS – ALTERATION  
SAM NUNN ATLANTA FEDERAL CENTER  
ATLANTA, GA**

Prospectus Number: PGA-1007-AT23  
Congressional District: 05

The SNAFC is a leased facility in the City of Atlanta. The Downtown Development Authority of the City of Atlanta, a governmental entity created by state statute, acts as the lessor for this facility. The lease is triple net in nature, and GSA is responsible for all repair and alterations in the building over the life of the lease.

At the time of the lease signing, the City made a separate Offer of Donation to GSA, dated December 22, 1993, which was signed, approved by both parties, and is recorded in the official land records of Fulton County. GSA plans to acquire the asset through donation upon lease expiration, and take ownership of SNAFC on October 1, 2023.

**Major Tenant Agencies**

Department of Labor; Department of Education; Social Security Administration; Department of Health and Human Services; Department of Transportation; and Environmental Protection Agency

**Proposed Project**

The proposed project will address the need to replace or repair the elements of the electrical distribution system, to resolve outage issues, replace the three facility generators, and provide for a dedicated electrical lighting distribution system for the facility.

The project will add blower coil units, ductwork, piping and heaters for each mechanical room, at variable frequency drives to the existing outside air supply fans and air handler control modules needed to operate the required new equipment for the dedicated outdoor air system. In addition to the electrical system upgrades, the project will completely mitigate the propagation of mold and dust throughout the air conveyance systems of the SNAFC. Though the levels of mold and dust were found to be at safe levels, and are regularly monitored and tested to ensure the safety of building occupants, this project is needed to fully address and prevent this issue from developing further.

**Major Work Items**

Electrical Upgrades	\$45,336,000
HVAC Upgrades	<u>16,450,000</u>
<b>Total ECC</b>	<b>\$61,786,000</b>

**Justification**

At 2.4-million gross square feet, the SNAFC is one of the largest buildings in the GSA portfolio. Housing the regional headquarters for several executive branch agencies, its



GSA

PBS

**PROSPECTUS – ALTERATION  
SAM NUNN ATLANTA FEDERAL CENTER  
ATLANTA, GA**

Prospectus Number: PGA-1007-AT23  
Congressional District: 05

consistent, uninterrupted operations are vital to the continued missions of the Federal Government.

The SNAFC has been experiencing system and infrastructure-related issues that need to be addressed. Foremost are the electrical distribution system's damaged electrical busways. They have caused several outages in SNAFC in the past six years. When an outage occurs, it shuts down SNAFC, requiring GSA to send the tenant agency employees home, interfering with operations, and usually results in GSA providing costly concessions to the tenant agencies to make up for the lost productivity. Likewise, the facility's three generators are nearing the end of their useful life, and one is currently offline. Replacing the generators ensures GSA has the backup power necessary in case of a facility-wide power outage. The electrical system is critical to maintaining the building's functionality, as the emergency lighting system is essential to maintaining the safety of the facility's occupants. The failure or shutdown of this system would significantly impair the Government's ability to operate.

In addition, the completed assessment of the SNAFC HVAC system concluded that the air conveyance system at the facility was not up to current industry standards as described in the National Air Duct Cleaners Association Standard ACS- 2013. Dusty conditions and minor mold growth were evident throughout the air conveyance systems of the building. Based on the amount of dust and mold found, the HVAC system is not meeting current industry standards. Although found to be safe, GSA proposes this work to ensure proper levels of air flow and filtration to meet current standards and prevent further accumulation. In the interim, GSA has engaged in regular testing, monitoring, and remediation, where necessary, for safe air quality levels. However, given the size of the SNAFC's HVAC system, complete facility-wide cleaning and upgrades are needed to mitigate this issue.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

**Prior Appropriations**

None

GSA

PBS

**PROSPECTUS – ALTERATION  
SAM NUNN ATLANTA FEDERAL CENTER  
ATLANTA, GA**

Prospectus Number: PGA-1007-AT23  
Congressional District: 05

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**Prior Committee Approvals**

None

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

None

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

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

**Recommendation**

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION  
SAM NUNN ATLANTA FEDERAL CENTER  
ATLANTA, GA**

Prospectus Number: PGA-1007-AT23  
Congressional District: 05

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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

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Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration

## AMENDED 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 repairs and alterations 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, Oklahoma City, OK. These two buildings are part of a three-building Federal complex that also includes the Fed-

eral 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 stone repair and roof and window system replacements, at an additional estimated construction cost of \$4,277,000 and additional management and inspection cost of \$257,000 for a total additional cost of \$4,534,000, to account for cost escalation due to time and market conditions, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. POK-0046/0072-OK22.

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

Prospectus Number: POK-0046/0072-OK23  
Congressional District: 5

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes the construction of the final phase 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; exterior improvements, such as stone repair and roof and window system replacements; modernization of outdated mechanical, electrical, fire alarm, and plumbing systems; and sitework.

**FY 2023 Committee Approval Requested**

**(Additional Phase II Construction and Management & Inspection) ..... \$4,534,000<sup>1</sup>**

This prospectus amends Prospectus No. PTX-0046/0072-OK22. GSA is requesting approval of additional estimated construction cost of \$4,277,000 and additional management and inspection cost of \$257,000 for cost escalation due to time and market conditions.

**FY 2023 Appropriation Requested**

**(Phase II Construction and Management & Inspection) .....\$55,199,000**

**Major Work Items**

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

<sup>1</sup> Prospectus PTX-0046/0072-OK22 was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate on July 28, 2021, and January 12, 2022, respectively, for additional design cost of \$1,355,000, additional estimated construction cost of \$3,922,000, and a reduction in management and inspection costs of \$605,000, for a total cost of \$4,672,000.

GSAPBS

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

Prospectus Number: POK-0046/0072-OK23  
Congressional District: 5

**Project Budget****Design (FY 2020)**

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

**Additional Design (FY 2022)**

Holloway U.S. Courthouse .....	\$762,000
PO-CT .....	<u>593,000</u>
<b>Total Additional Design</b> .....	<b>\$1,355,000</b>

**Estimated Construction Cost (ECC)**

Holloway U.S. Courthouse and PO-CT exterior (Phase I) (FY 2022) .....	\$81,385,000
PO-CT (Phase II) (FY 2023) .....	<u>52,072,000</u>
<b>Total ECC</b> .....	<b>\$133,457,000</b>

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

Holloway U.S. Courthouse and PO-CT exterior (Phase I) (FY 2022) .....	\$3,585,000
PO-CT (Phase II) (FY 2023) .....	<u>3,127,000</u>
<b>Total M&amp;I</b> .....	<b>\$6,712,000</b>

**Estimated Total Project Cost (ETPC)\* .....****\$153,653,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design (Phases I and II)	FY 2020	FY 2022
Construction (Phase I)	FY 2023	FY 2026
Construction (Phase II)	FY 2024	FY 2027

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

Prospectus Number: POK-0046/0072-OK23  
Congressional District: 5

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**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 5-story building contains 316,360 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.

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 220,438 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**

Design funding was received in FY 2020. The first construction phase is the full repair and alteration of the Holloway CT and exterior repairs to the PO-CT. The Holloway CT 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 to both the Holloway CT and the PO-CT include exterior stone restoration and window systems improvements. Fire and life-safety

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**AMENDED PROSPECTUS— ALTERATION  
WILLIAM J. HOLLOWAY, JR. U.S. COURTHOUSE  
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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 include replacement of caulking and correction of cracks in the plaza slab, landscape and lighting replacement, and accessibility upgrades.

The second phase includes the remaining 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. The mechanical penthouse roof will be replaced and the walls repaired. Fire and life-safety upgrades 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 (PO-CT only)**

Interior Construction	\$ 16,538,000
Building Envelope Upgrades	12,006,000
HVAC Replacement	11,388,000
Electrical Replacement	8,189,000
Fire/Life-Safety Replacement/Upgrades	2,208,000
Plumbing Replacement/Upgrades	1,410,000
Site Upgrades	<u>333,000</u>
<b>Total</b>	<b>\$52,072,000</b>

**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 potential failure of the stone exterior in both buildings is a serious life-safety concern and needs to be addressed in the first phase. 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



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

Prospectus Number: POK-0046/0072-OK23  
Congressional District: 5

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 fire alarm system is outdated and needs to be replaced. Seismic upgrades are included to address increased seismic activity in the area.

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, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

**Prior Appropriations**

Appropriations			
Public Law	Fiscal Year	Amount	Purpose
116-93	2020	\$12,129,000	Design (Phases I and II) = \$12,129,000

**Prior Committee Approvals**

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	12/17/19	\$144,446,000	Design (Phases I and II) = \$12,129,000 Phase I Construction = \$125,257,000 Phase I M&I = \$7,060,000
House T&I	9/30/20	\$144,446,000	Design (Phases I and II) = \$12,129,000 Phase I Construction = \$125,257,000 Phase I M&I = \$7,060,000

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

Prospectus Number: POK-0046/0072-OK23  
Congressional District: 5

House T&I	7-28-21	\$4,672,000	Additional Design = \$1,355,000 Additional Construction = \$3,922,000 Reduction M&I = (\$605,000)
Senate EPW	1-12-22	\$4,672,000	Additional Design = \$1,355,000 Additional Construction = \$3,922,000 Reduction M&I = (\$605,000)

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

Alteration: .....\$204,098,000  
New Construction: .....\$232,997,000  
Lease: .....\$681,710,000

The 30-year, present value cost of alteration is \$28,899,000 less than the cost of new construction, with an equivalent annual cost advantage of \$1,238,000.

**Recommendation**

ALTERATION

GSAPBS

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

Prospectus Number: POK-0046/0072-OK23  
Congressional District: 5

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Certification of Need

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—SAINT ALBANS FEDERAL BUILDING, U.S. POST OFFICE, AND CUSTOM HOUSE, SAINT ALBANS, VT

*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 of the Federal Building, U.S. Post Office, and Custom House (FB-PO-CU) located at 50 S. Main Street, Saint Albans, VT, to address the building's deteriorating envelope, roof, windows, heating, ventila-

tion, and air conditioning (HVAC) system, and portions of the interior damaged by water infiltration at a design cost of \$1,559,000, an estimated construction cost of \$15,380,000, and management and inspection cost of \$1,039,000, for a total estimated construction cost of \$17,978,000.

*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  
SAINT ALBANS FEDERAL BUILDING, U.S. POST OFFICE, AND  
CUSTOMHOUSE  
SAINT ALBANS, VT**

Prospectus Number: PVT-0018-SA23  
Congressional District: 01

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Federal Building, U.S. Post Office, and Custom House (FB-PO-CU) located at 50 S. Main Street, Saint Albans, VT. The proposed project will address the building's deteriorating envelope, roof, windows, heating, ventilation, and air conditioning (HVAC) system, and portions of the interior damaged by water infiltration.

**FY 2023 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$17,978,000**

**Major Work Items**

Exterior construction; HVAC and electrical upgrades; sitework; and interior construction

**Project Budget**

Design .....	\$1,559,000
Estimated Construction Cost (ECC) .....	15,380,000
Management and Inspection (M&I) .....	1,039,000
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$17,978,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2026

**Building**

The Saint Albans FB-PO-CU, constructed in 1938, contains 61,010 gross square feet. In 1967, an addition was built to the original building to house several additional agencies. The asset is listed in the National Register of Historic Places and contains two Works Progress Administration murals by Philip von Saltza that depict rural Vermont life.

**Tenant Agencies**

Department of State; Department of Homeland Security—Customs and Border Protection; Farm Service Agency; Natural Resources Conservation Service; and GSA

GSAPBS

**PROSPECTUS – ALTERATION  
SAINT ALBANS FEDERAL BUILDING, U.S. POST OFFICE, AND  
CUSTOMHOUSE  
SAINT ALBANS, VT**

Prospectus Number: PVT-0018-SA23  
Congressional District: 01

**Proposed Project**

The proposed project includes exterior work to the 1967 portion of the building, including repairs and replacement of the exterior envelope system, installation of new windows, frames, and hardware to match the original building with Ballistic Level III protection, and replacement of the roof. Modernization of the HVAC system includes replacement of the chillers and repairs and upgrades to the heating system and the building automation system. Electrical improvements include upgrades to lighting, the photovoltaic system, and electrical service for the HVAC, and upsizing of the building generator. Incidental interior alterations will be undertaken. The project will also provide temporary trailer(s) for swing space and repair of the parking lots, stairs, and some interior finishes.

**Major Work Items**

Exterior Construction	\$7,590,000
HVAC Upgrades	3,372,000
Electrical Upgrades	2,815,000
Sitework	1,331,000
Interior Construction	<u>272,000</u>
<b>Total ECC</b>	<b>\$15,380,000</b>

**Justification**

The façade of the 1967 portion of the building on the south side is separating from its structure and requires stabilization. The brick exterior of the 1967 wing was built improperly; moisture builds up in the wall cavity and saturates the bricks, which freeze during the winter and fail. An incident of bulging due to water damage at the south wall in April 2020 forced emergency wall stabilization measures that were installed in October 2020. Such stabilization is a short-term solution until additional façade funding is available.

The two 60-ton chillers, manufactured in 1999, have a 20-year useful life and are experiencing leakage. Replacement of windows and doors with high-efficiency units and enhanced thermal breaks will approximately double the efficiencies of the existing windows. HVAC work will reduce building energy loads and fossil fuel use.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to

GSAPBS

**PROSPECTUS – ALTERATION  
SAINT ALBANS FEDERAL BUILDING, U.S. POST OFFICE, AND  
CUSTOMHOUSE  
SAINT ALBANS, VT**

Prospectus Number: PVT-0018-SA23  
Congressional District: 01

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increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None

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

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

**Recommendation**

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION  
SAINT ALBANS FEDERAL BUILDING, U.S. POST OFFICE, AND  
CUSTOMHOUSE  
SAINT ALBANS, VT**


Prospectus Number: PVT-0018-SA23  
Congressional District: 01

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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration



## COMMITTEE RESOLUTION

ALTERATION—SILVIO J. MOLLO 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 Phase II of a two-phase modernization project of the Silvio J. Mollo Federal Building (Mollo Building), located at 1 St. Andrew's Plaza, New York, NY, to address seismic, structural, security, and major building systems deficiencies, as well as provide a new build-

out of the Department of Justice—U.S. Attorney's Office Criminal Division, and the U.S. Marshals Service space at a Phase II construction cost of \$227,338,000 and a Phase II management and inspection cost of \$14,539,000, for a total cost of \$241,877,000, 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 J. MOLLO FEDERAL BUILDING  
NEW YORK, NY**

Prospectus Number: PNY-0323-NY23  
Congressional District: 10

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes Phase II of a two-phase modernization project of the Silvio J. Mollo Federal Building (Mollo Building), located at 1 St. Andrew’s Plaza, New York, NY. This construction project will address seismic, structural, security, and major building systems deficiencies, as well as provide a new buildout of the Department of Justice–U.S. Attorney’s Office (USAO) Criminal Division, and U.S. Marshals Service (USMS) space.

Phase I of the two phase modernization, funded in FY 2020, provided for the design of the modernization of the Mollo Building and the design and construction of swing space buildout, space recapture, and related improvements at the Jacob K. Javits (Javits Building) Federal Building, located at 26 Federal Plaza, New York, NY. The Javits Building Phase I project provides swing space as interim housing for the USAO Criminal Division during the Mollo Building modernization and the long-term housing for the USAO Civil Division currently housed in leased space at 86 Chambers Street, New York, NY. The relocation of USAO Civil Division to the Javits Building provides a projected annual lease cost avoidance of approximately \$4.2 million.

**FY 2023 Committee Approval and Appropriation Requested**

**(Phase II Construction, Management & Inspection)..... \$241,877,000<sup>1</sup>**

**Major Work Items**

Exterior construction; electrical, heating, ventilation, and air conditioning (HVAC), plumbing, fire protection, conveyance and structural upgrades; demolition and hazardous material abatement; interior construction; security special construction and sitework

**Project Budget**

**Design**

Phase I & Phase II (FY 2020) ..... **\$15,913,000**  
**Total Design..... \$15,913,000**

<sup>1</sup> Prospectus PNY-0323/0282-NY20 was approved by the Committee on Environment and Public Works of the Senate and the Committee on Transportation and Infrastructure of the House of Representatives on December 17, 2019, and September 30, 2020, respectively, for a design cost of \$15,913,000, an estimated construction cost of \$29,123,000, and a management and inspection cost of \$1,564,000, for a total cost of \$46,600,000. GSA’s FY 2020 Major Repairs and Alterations Spending Plan provided \$46,600,000 for Phases I and II design, Phase I construction, and Phase I management and inspection.

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**PROSPECTUS – ALTERATION  
SILVIO J. MOLLO FEDERAL BUILDING  
NEW YORK, NY**

Prospectus Number: PNY-0323-NY23  
Congressional District: 10

**Estimated Construction Cost (ECC)**

Phase I (FY 2020) .....	\$29,123,000
Phase II (FY 2023) .....	<u>\$227,338,000</u>
<b>Total ECC</b> .....	<b>\$256,461,000</b>

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

Phase I (FY 2020) .....	\$1,564,000
Phase II (FY 2023) .....	<u>\$14,539,000</u>
<b>Total M&amp;I</b> .....	<b>\$16,103,000</b>

**Estimated Total Project Cost (ETPC)\* .....**\$288,477,000

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

**Schedule**

<b><u>Schedule</u></b>	<b><u>Start</u></b>	<b><u>End</u></b>
Design (Phases I & II) and Construction (Phase I)	FY 2020	FY 2024
Construction (Phase II)	FY 2023	FY 2027

**Building**

The Mollo Building is an 11-story, 160,280 gross square foot (GSF) office building with a basement. The building was constructed in 1974 of prefabricated aggregate façade, with a structural reinforced concrete framework on a poured concrete foundation. The Mollo Building houses the USAO Criminal Division for the Southern District of New York and the USMS. The building is connected by secure bridges to both the Thurgood Marshall U.S. Courthouse and the adjacent Metropolitan Correctional Center (MCC), a Federal prison serving Manhattan. The mechanical systems in the Mollo Building provide air conditioning (chilled water) and heating (reduced pressure steam) to MCC.

**Tenant Agencies**

Department of Justice – USAO, USMS

**Proposed Project**

Phase I included the design for the modernization of the Mollo Building and design and construction of swing space build-out, space recapture, and related improvements at the Javits Building.

**GSA****PBS**

**PROSPECTUS – ALTERATION  
SILVIO J. MOLLO FEDERAL BUILDING  
NEW YORK, NY**

Prospectus Number: PNY-0323-NY23  
Congressional District: 10

Phase II includes a full modernization of the Mollo Building to address seismic, building systems, security, and structural and tenant space deficiencies. The modernization entails the complete replacement of all building elements and building infrastructure, retaining only the foundation and structural superstructure. Seismic, progressive collapse, security, and the Architectural Barriers Act Accessibility Standard (ABAAS) will be corrected, and a blast-resistant façade will replace the existing exterior wall construction. All building systems, including system equipment, distribution, controls, and fixtures, will be replaced. ABAAS upgrades will be undertaken, and interior space will be built out in accordance with current USAO and USMS design standards. A new main entrance and security pavilion will be integrated into the modernization.

**Major Work Items**

Exterior Construction	\$71,718,000
Electrical Upgrades	42,840,000
HVAC Upgrades	35,066,000
Plumbing Upgrades	15,919,000
Demolition/Hazardous Material Abatement	14,436,000
Interior Construction	12,163,000
Security Special Construction	9,914,000
Sitework	7,970,000
Fire Protection Upgrades	6,657,000
Conveyance Upgrades	5,754,000
Structural Upgrades	<u>4,901,000</u>
<b>Total ECC</b>	<b>\$227,338,000</b>

**Justification**

It is imperative that the USAO's Criminal Division remain housed within the Mollo Building. This location provides USAO with secure and easy access to both the Daniel Patrick Moynihan U.S. Courthouse and the Thurgood Marshall U.S. Courthouse, as well as MCC. 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 and the USAO have a clear, long term need proximate to the Courthouse. If the USAO Criminal Division were to be housed elsewhere, the transit times from the courthouses and correctional facility would be longer, and there would be a chance USAO 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 J. MOLLO FEDERAL BUILDING  
NEW YORK, NY**

Prospectus Number: PNY-0323-NY23  
Congressional District: 10

The Mollo Building systems are outdated, at risk for failure, and not in compliance with current codes and standards. Additionally, since the mechanical systems in the Mollo Building provide air conditioning (chilled water) and heating (reduced pressure steam) to the adjacent MCC, any failures of the systems would result in a lack of heating, air conditioning, or both at MCC in addition to Mollo. Replacement of the façade, roof, and building systems will increase the performance of the building and promote energy and resource efficiency.

Security and seismic enhancements are necessary to protect Federal personnel, building occupants, and surrounding structures, while accessibility enhancements are required to meet current codes and standards.

The interior spaces, as currently configured, are inefficient and do not meet the needs or requirements of tenant agencies. The proposed modernization will minimize or eliminate these deficiencies. Additionally, security will be enhanced, and the interior space will be accessible for persons with disabilities.

If Phase II is not funded or is delayed, the USAO Criminal Division and the USMS's operations will be severely impacted. Under Phase I, these agencies are temporarily relocating to reduced square footage in Javits.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

**Prior Appropriations**

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
116-44	2020	\$46,600,000	Phases I & II Design = \$15,913,000 Phase I ECC = \$29,123,000 Phase I M&I = \$1,564,000
Appropriations to Date		\$46,600,000	

GSA

PBS

**PROSPECTUS – ALTERATION  
SILVIO J. MOLLO FEDERAL BUILDING  
NEW YORK, NY**

Prospectus Number: PNY-0323-NY23  
Congressional District: 10

**Prior Committee Approvals**

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	12/17/2019	\$46,600,000	Phases I & II Design = \$15,913,000 Phase I ECC = \$29,123,000 Phase I M&I = \$1,564,000
House T&I	9/30/2020	\$46,600,000	Phases I & II Design = \$15,913,000 Phase I ECC = \$29,123,000 Phase I M&I = \$1,564,000
<b>Approvals to Date</b>		<b>\$46,600,000</b>	

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

None

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

Alteration .....\$340,436,000  
 New Construction .....\$125,385,000  
 Lease .....\$363,461,000

The 30-year, present value cost of New Construction is \$214,601,000 less than the cost of Alteration, with an equivalent annual cost advantage of \$9,191,000.

**Recommendation**

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION  
SILVIO J. MOLLO FEDERAL BUILDING  
NEW YORK, NY**


Prospectus Number: PNY-0323-NY23  
Congressional District: 10

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**Certification of Need**

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

Submitted at Washington, DC, on 4/5/2022

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration

## AMENDED COMMITTEE RESOLUTION

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

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for Phase I construction, and management and inspection, and Phase II design of a two-phase repair and alteration of the Alexander Hamilton U.S. Custom House located at 1 Bowling Green, New York, NY, to correct ongoing structural deterioration at a Phase II design cost of \$5,291,000, an additional Phase I and II

construction cost of \$66,828,000 and an additional management and inspection cost of \$5,206,000, for a total additional cost of \$77,325,000 and an estimated total project cost of \$131,316,000, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PNY-0131-NY20.

*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  
ALEXANDER HAMILTON U.S. CUSTOM HOUSE  
NEW YORK, NY**

Prospectus Number: PNY-0131-NY23  
Congressional District: 10

**FY 2023 Project Summary**

The General Services Administration (GSA) requests additional approval and funding for Phase I construction, and management and inspection, and Phase II design of a two-phase repair and alteration of the Alexander Hamilton U.S Custom House. The project will correct building deficiencies and arrest ongoing structural deterioration of a National Historic Landmark located at 1 Bowling Green, New York, NY.

**FY 2023 House Committee Approval Requested**

**(Phase II Design, Additional Phase I and II Construction and Management & Inspection) ..... \$77,325,000<sup>1</sup>**

This prospectus amends Prospectus No. PNY-0131-NY20. GSA is requesting approval of Phase II design cost of \$5,291,000, additional Phase I and II construction cost of \$66,828,000, and additional Phase I and II management and inspection cost of \$5,206,000 for a total additional approval of \$77,325,000 and an estimated total project cost of \$131,316,000.

**FY 2023 Senate Committee Approval Requested**

**(Phase II Design, Additional Phase I and II Construction and Management & Inspection) ..... \$9,128,000<sup>2</sup>**

This prospectus amends Prospectus No. PNY-0131-NY20. GSA is requesting additional approval of Phase II design cost of \$1,063,000, additional Phase I and II estimated construction cost of \$7,832,000, and additional Phase I and II management and inspection cost of \$233,000 for a total additional approval of \$9,128,000 and an estimated total project cost of \$131,316,000.

<sup>1</sup> Prospectuses Nos PNY-0131-NY16 and PNY-1031-NY18 were approved by the Committee on Transportation and Infrastructure of the House of Representatives on July 23, 2015, and June 27, 2018, for the entire Phase I portion of the project design cost of \$4,706,000, a Phase I estimated construction cost of \$45,533,000, and a Phase I management and inspection cost of \$3,752,000, for a total Phase I cost of \$53,991,000.

<sup>2</sup> Prospectuses Nos PNY-0131-NY16, PNY-1031-NY18, and PNY-1031-NY20 were approved by the Committee on Environment and Public Works of the Senate on January 20, 2016, June 19, 2019, and December 17, 2019, respectively. Approval of PNY-0131-NY16 and PNY-0131-NY18 was for Phase I design costs of \$4,706,000, Phase I estimated construction cost of \$45,533,000, and Phase I estimated management and inspection cost of \$3,752,000, for a total Phase I cost of \$53,991,000. Approval of PNY-0131-NY20 was for an additional Phase II design cost of \$4,228,000, an additional estimated Phase I and II construction cost of \$58,996,000, and an additional Phase I and II management and inspection cost of \$4,973,000, for a total additional approval of \$68,197,000.

GSAPBS

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

Prospectus Number: PNY-0131-NY23  
Congressional District: 10

**FY 2023 Appropriation Requested**

(Phase II Design, Phase I Construction and  
Phase I Management & Inspection) ..... **\$68,497,000<sup>3</sup>**

**Major Work Items**

Structural Upgrades

**Project Budget****Design**

Phase I (FY 2018) ..... \$4,706,000  
Phase II (FY 2023) ..... \$5,291,000  
**Total Design** ..... **\$9,997,000**

**Estimated Construction Cost (ECC)**

Phase I (FY 2023) ..... \$58,530,000  
Phase II (TBD) ..... \$53,831,000  
**Total ECC** ..... **\$112,361,000**

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

Phase I (FY 2023) ..... \$4,675,000  
Phase II (TBD) ..... \$4,283,000  
**Total M&I** ..... **\$8,958,000**

**Estimated Total Project Cost (ETPC)\* ..... \$131,316,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design (Phase I)	FY 2020	FY 2022
Construction (Phase I)	FY 2023	FY 2027
Design (Phase II)	FY 2023	FY 2024
Construction (Phase II)	TBD	TBD

<sup>3</sup> GSA was unable to fund the entire FY 2016, FY 2018, and FY 2020 Phase I alteration project within the enacted level of the FY 2016, FY 2018, and FY 2020 budgets, but GSA's FY 2018 Major R&A Spending Plan did provide \$4,706,000 for the design for Phase I.

GSAPBS

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

Prospectus Number: PNY-0131-NY23  
Congressional District: 10

**Building**

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

**Tenant Agencies**

Department of Justice – U.S. Trustees, U.S. Marshals Service; Department of Transportation – Federal Highway Administration, Maritime Administration, Federal Transit Administration, Federal Motor Carrier Safety Administration; Department of Homeland Security – U.S. Coast Guard, Customs and Border Protection; Judiciary – U.S. Bankruptcy Court; Department of Defense – Defense Counterintelligence and Security Agency; Federal Trade Commission; General Services Administration; Smithsonian Institution; National Archives and Records Administration; U.S. Semiquincentennial Commission

**Proposed Project**

Phase I of the project includes structural repairs to remediate water infiltration at and below grade. The proposed work will arrest structural deterioration at the basement and sub-basement levels of the building, and repair damage caused by water infiltration.

Phase II of the project is to remediate water infiltration around windows, masonry, and roofs. The exterior windows will be considered for blast resistance in accordance with the requirements in GSA's PBS-P100. Also, included in Phase II is the protection of murals within the rotunda and the restoration of masonry, including sculptures, roofs, and repair of damage caused by water infiltration.

**Major Work Items (Phase I)**

Structural Upgrades	\$58,530,000
<b>Total ECC</b>	<b>\$58,530,000</b>

GSA

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

Prospectus Number: PNY-0131-NY23  
Congressional District: 10

**Justification**

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

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

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

**Prior Appropriations**

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
115-141	2018	\$4,706,000	Phase I Design
Appropriations to Date		\$4,706,000	

**Prior Committee Approvals**

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	1/20/2016	\$46,498,000	Phases I & II Design = \$5,204,000 Phase I ECC = \$38,079,000 Phase I M&I = \$3,215,000
House T&I	7/23/2015	\$46,498,000	Phases I & II Design = \$5,204,000

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

Prospectus Number: PNY-0131-NY23  
Congressional District: 10

			Phase I ECC = \$38,079,000 Phase I M&I = \$3,215,000
Senate EPW	6/19/2019	Additional \$7,493,000  Total \$53,991,000	Phase I Design = Reduction of \$498,000 to separate Phases I & II design (Total \$4,706,000) Phase I ECC = Addition of \$7,454,000 (Total \$45,533,000) Phase I M&I = Addition of \$437,000 (Total \$3,752,000)
House T&I	6/27/2018	Additional \$7,493,000  Total \$53,991,000	Phase I Design = Reduction of \$498,000 to separate Phases I & II design (Total \$4,706,000) Phase I ECC = Addition of \$7,454,000 (Total \$45,533,000) Phase I M&I = Addition of \$437,000 (Total \$3,752,000)
Senate EPW	12/17/2019	Additional \$68,197,000  Total \$122,188,000	Phase II Design = Additional \$4,228,000 Phase I ECC = Additional \$14,673,000 (total \$60,206,000) Phase I M&I = Additional \$1,169,000 (total \$4,973,000) Phase II ECC = Additional \$44,323,000 Phase II M&I = Additional \$3,804,000
<b>Approvals to Date</b>		<b>\$53,991,000 \$122,188,000</b>	<b>House T&amp;I Senate EPW</b>

**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

**Certification of Need**

GSA

PBS


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

Prospectus Number: PNY-0131-NY23  
Congressional District: 10


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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—WILLIAM K. NAKAMURA U.S.  
COURTHOUSE, SEATTLE, WA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for the repairs and alterations of the William K. Nakamura U.S. Courthouse (Nakamura Courthouse), located at 1010 5th Avenue, Seattle, WA to repair exterior deficiencies and restore the historic exterior wall system at a design cost of

\$4,323,000, an estimated construction cost of \$45,322,000 and a management and inspection cost of \$2,584,000 for an estimated total project cost of \$52,229,000, 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  
WILLIAM K. NAKAMURA U.S. COURTHOUSE  
SEATTLE, WA**

Prospectus Number: PWA-0035-SE23  
Congressional District: 07

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to the William K. Nakamura U.S. Courthouse (Nakamura Courthouse), located at 1010 5<sup>th</sup> Avenue, Seattle, WA. The proposed project will repair exterior deficiencies and restore the historic exterior wall system. Repairs are necessary to stop material degradation and water intrusion into the building and ensure that pedestrians and building occupants are not put at risk.

**FY 2023 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$52,229,000**

**Major Work Item**

Exterior construction

**Project Budget**

Design .....	\$4,323,000
Estimated Construction Cost (ECC) .....	45,322,000
Management and Inspection (M&I) .....	<u>2,584,000</u>
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$52,229,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2026

**Building**

The William K. Nakamura U.S. Courthouse, constructed in 1940, is a 198,005 gross square foot, 13-story concrete structure that includes a basement, an upper and lower penthouse, and 25 underground parking spaces. It is located within Seattle's Central Business District and is listed in the National Register of Historic Places.

**Tenant Agencies**

Judiciary - Court of Appeals Courtrooms, Court of Appeals Clerk, Court of Appeals Central Legal Staff, Circuit Libraries; Department of Justice - Federal Bureau of



GSA

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**PROSPECTUS – ALTERATION  
WILLIAM K. NAKAMURA U.S. COURTHOUSE  
SEATTLE, WA**

Prospectus Number: PWA-0035-SE23  
Congressional District: 07

Investigation, U.S. Marshals Service; U.S. Tax Court; Government Accountability Office; and GSA

**Proposed Project**

The project proposes the complete removal of the existing terra cotta exterior wall system, including the parapets, mortar bed, and anchorage back to the concrete substrate, and installation of a new terra cotta rainscreen system to stop material degradation and water intrusion into the building. The new assembly will include a fluid-applied air and weather barrier, rigid thermal insulation, and terra cotta rainscreen system with sanded silicone sealant joints.

The proposed project also includes lawn and site restoration for contractors' material laydown and equipment storage, along with replacement of the aging building up-lighting system.

**Major Work Item**

Exterior Construction	\$45,322,000
<b>Total ECC</b>	<b>\$45,322,000</b>

**Justification**

In addition to failure of previous repairs, the exterior terra cotta surface is experiencing delaminating of the original matte glaze. Water is penetrating the exposed clay bisque exterior wall system, deteriorating the clay body, and allowing biological growth on the exterior. New spalls are occurring throughout the panels, concentrated at the edges but also occurring at the center of the field panels. Where glazing has spalled, biological growth and moisture are prevalent and extend under the surrounding glaze that has separated from the bisque. Biological growth is occurring over 20 percent of the exterior, without restoration, the exterior materials will continue to degrade, compromising the building structure and putting pedestrians and tenants at risk of falling debris.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

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**PROSPECTUS – ALTERATION  
WILLIAM K. NAKAMURA U.S. COURTHOUSE  
SEATTLE, WA**

Prospectus Number: PWA-0035-SE23  
Congressional District: 07

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**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None

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

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

**Recommendation**

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION  
WILLIAM K. NAKAMURA U.S. COURTHOUSE  
SEATTLE, WA**

Prospectus Number: PWA-0035-SE23

Congressional District: 07

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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—SAN FRANCISCO FEDERAL  
BUILDING, SAN FRANCISCO, 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 for the San Francisco Federal Building (SFFB), located at 90 7th Street in San Francisco, CA, to meet the long-term housing needs for the Department of Housing and Urban Development (HUD), at a design

cost of \$1,277,000, an estimated construction cost of \$13,559,000, and a management and inspection cost of \$851,000, for an estimated total project cost of \$15,687,000, 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

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**PROSPECTUS – ALTERATION  
SAN FRANCISCO FEDERAL BUILDING  
SAN FRANCISCO, CA**

Prospectus Number: PCA-0305-SF23  
Congressional District: CA-12

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the San Francisco Federal Building (SFFB) located at 90 7<sup>th</sup> Street in San Francisco, CA, to meet the long-term housing needs for the Department of Housing and Urban Development (HUD), currently housed in leased space. The project will decrease the Federal Government’s reliance on leased space, reduce federally owned vacant space, and provide an annual lease cost avoidance of approximately \$4,943,000 and an annual agency rent savings of approximately \$745,000.

**FY 2023 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$15,687,000**

**Major Work Items**

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

**Project Budget**

Design .....\$ 1,277,000  
Estimated Construction Cost (ECC) .....13,559,000  
Management & Inspection (M&I) .....851,000  
**Estimated Total Project Cost (ETPC).....\$15,687,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2025

**Building**

The SFFB, built in the post-modern architectural style in 2007, contains approximately 640,000 gross square feet. It is a long and slender, 18-story, 240-foot tower, sheathed with glass on the north side and an undulating perforated metal screen on the south side. The SFFB’s tower is naturally ventilated without air conditioning and was designed to foster healthy and productive working conditions.

GSAPBS

**PROSPECTUS – ALTERATION  
SAN FRANCISCO FEDERAL BUILDING  
SAN FRANCISCO, CA**

Prospectus Number: PCA-0305-SF23  
Congressional District: CA-12

**Tenant Agencies**

Department of Labor; Department of Health and Human Services; HUD; Department of Agriculture-Food and Nutrition Service; Department of Justice-Office of Inspector General and Community Relations Service; Department of Transportation-Federal Transit Administration; Office of Personnel Management; Social Security Administration; Congress-House of Representatives; Federal Reserve System; Department of State; and GSA

**Proposed Project**

The project proposes to relocate HUD from leased space to Federal space at SFFB. In addition, the project proposes to install new energy efficient LED lighting, including fixtures, controls, and connections.

**Major Work Items**

HVAC/Electrical/Plumbing/Fire Protection Upgrades	\$7,022,000
Interior Construction	5,211,000
Demolition	<u>1,326,000</u>
<b>Total ECC</b>	<b>\$13,559,000</b>

**Justification**

The SFFB vacancy will be approximately 25% as agencies located in SFFB complete consolidation efforts currently underway. The proposed project will reduce the building's vacancy to approximately 9% upon completion and will result in \$4,943,000 annual lease cost savings. Electrical work to install new lighting will create energy-related savings. GSA is working to identify tenants to occupy the remaining 9%.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

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**PROSPECTUS – ALTERATION  
SAN FRANCISCO FEDERAL BUILDING  
SAN FRANCISCO, CA**

Prospectus Number: PCA-0305-SF23  
Congressional District: CA-12

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**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None

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

There is no feasible alternative 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  
SAN FRANCISCO FEDERAL BUILDING  
SAN FRANCISCO, CA**

Prospectus Number: PCA-0305-SF23  
Congressional District: CA-12


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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration



AMENDED COMMITTEE RESOLUTION  
ALTERATION—CARL B. STOKES U.S.  
COURTHOUSE, 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 of the Carl B. Stokes U.S. Courthouse (Stokes Courthouse) located at 801 W. Superior Ave. in Cleveland, OH, to correct the ongoing deterioration of the plaza system, eliminate water infiltration into the building, and allow for the completion of the plaza toward Superior Avenue, and upgrade

the building's fire alarm system at an additional design cost of \$3,731,000, an additional construction cost of \$29,080,000 and an additional management and inspection cost of \$3,055,000, for a total additional cost of \$35,866,000, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. POH-0301-CL19.

*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

**AMENDED PROSPECTUS – ALTERATION  
CARL B. STOKES U.S. COURTHOUSE  
CLEVELAND, OH**

Prospectus Number: POH-0301-CL23  
Congressional District: 11

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Carl B. Stokes U.S. Courthouse (Stokes Courthouse) located at 801 W. Superior Ave. in Cleveland, OH. The proposed project will correct the ongoing deterioration of the plaza system, eliminate water infiltration into the building, and allow for the completion of the plaza toward Superior Avenue, which has remained unfinished since construction of the courthouse. The project will also upgrade the building's fire alarm system.

**FY 2023 Committee Approval Requested**

**(Design, Construction, and Management & Inspection) ..... \$35,866,000<sup>1</sup>**

This prospectus amends Prospectus No. POH-0301-CL19. GSA is requesting approval of an additional estimated design cost of \$3,731,000, an additional estimated construction cost of \$29,080,000, and an additional management and inspection cost of \$3,055,000, for a total additional cost of \$35,866,000, to account for cost escalations of the plaza repairs due to time and market conditions, and the addition of the fire alarm system upgrade and sustainability components.

**FY 2023 Committee Appropriation Requested**

**(Design, Construction, and Management & Inspection) ..... \$55,830,000<sup>2</sup>**

**Major Work Items**

Sitework; fire protection; interior construction; and electrical upgrades

**Project Budget**

Design .....	\$5,586,000
Estimated Construction Cost (ECC) .....	45,595,000
Management and Inspection (M&I) .....	4,649,000
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$55,830,000</b>

<sup>1</sup>Prospectus Nos. POH-0301-CL17 and POH-0301-CL19 were approved by the Committee on Transportation and Infrastructure of the House of Representatives on May 25, 2016, and September 27, 2023, respectively, and the Committee on Environment and Public Works of the Senate on May 18, 2016, and June 19, 2019, respectively, for a total estimated project cost of \$19,964,000. Prospectus No. POH-0301-CL21 was transmitted to Congress on February 4, 2020 but was not approved by the Committees.

<sup>2</sup> GSA was unable to fund the approved repair and alteration project within the enacted levels of the FY 2017, FY 2019, and FY 2021 President's Budgets.

GSAPBS

**AMENDED PROSPECTUS – ALTERATION  
CARL B. STOKES U.S. COURTHOUSE  
CLEVELAND, OH**

Prospectus Number: POH-0301-CL23  
Congressional District: 11

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

**Schedule**

Design and Construction

**Start**

FY 2023

**End**

FY 2030

**Building**

The Stokes Courthouse is a 766,000 gross square foot building with 21 stories above grade and 3 below grade. Construction of the building was completed in 2002, and its primary function is to serve as a Federal courthouse. The Stokes Courthouse is located at the intersection of Superior Avenue and Huron Road. The existing plaza spans the front of the property along Huron Road and was originally designed to extend to the corner of Superior Avenue. The building acts as an anchor to the downtown area of Cleveland and is prominent in the city's skyline.

**Tenant Agencies**

Judiciary; Department of Justice; Senate; and GSA

**Proposed Project**

The project proposes to repair the plaza at the Stokes Courthouse to eliminate water leaks and infiltration into the lower levels of the building. The scope includes refinishing and reinforcing the structural steel that supports the plaza along with repairs to fireproofing. The surface parking lots and the retaining wall between them will be upgraded.

The project also proposes to extend the currently incomplete plaza towards Superior Avenue as was envisioned in the original design. Due to a funding shortage when the building was originally constructed, a portion of the plaza was left unfinished.

Completing the plaza provides the opportunity to introduce renewable energy sources and a water reclamation system on the site. Renewable energy would be generated by installing solar panels and wind turbines on the plaza and the adjacent landscaped area. A stormwater capture system would be installed, and the reclaimed water would be used in building systems.

Additionally, the project proposes to upgrade the building's fire alarm system that has exceeded its useful life. The main fire alarm control panel will be replaced, and other alarm components will be repaired or replaced throughout the building. Repairs to interior walls and glass dividers impacted by the replacement of fire alarm devices will be undertaken.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION  
CARL B. STOKES U.S. COURTHOUSE  
CLEVELAND, OH**

Prospectus Number: POH-0301-CL23  
Congressional District: 11

**Major Work Items**

Sitework	\$35,406,000
Fire Protection	7,979,000
Interior Construction	1,839,000
Electrical Upgrades	<u>371,000</u>
<b>Total ECC</b>	<b>\$45,595,000</b>

**Justification**

The plaza surrounding the Stokes Courthouse has remained incomplete since the time construction was completed in 2002. Because the plaza's construction has been left unfinished, the structural steel that supports it has been exposed to the elements for over 20 years. The steel has considerable rust damage, and the structural beams that support the plaza and connect into the parking garage are heavily corroded. Part of the unfinished plaza includes the base of the structural steel columns at grade which support the Courthouse and plaza and traverse above the Cleveland Regional Transit Authority train tracks. The degradation of the steel columns is clearly visible. If the steel continues to be left unattended, it will result in further structural issues and a more complex and costly repair. The corroded steel is also very unsightly and takes away from the appearance of the modern courthouse.

The sidewalk on the northwest side of the site is built on a portion of city-owned/controlled Huron Road. This sidewalk is the only way to access the building from the southeast intersection of Huron Road and Superior Avenue. Once the plaza is completed, the sidewalk will be returned to the city, restoring a lane of traffic on Huron Road. Once the plaza is complete, the surface area also provides the opportunity to incorporate sustainable technologies, including renewable energy (e.g., wind turbines, photovoltaic cells) and stormwater recapture (e.g., for irrigation and heating, ventilation and air conditioning (HVAC) purposes).

The unfinished plaza has caused excessive water infiltration into many areas of the Courthouse and will worsen until repairs are complete. The leaks have been causing damage to the structure, interior finishes, and fireproofing in the lower levels of the building.

Completing the plaza will protect the structural steel from future damage, improve pedestrian access and safety to the building, return a lane of traffic on Huron Road, incorporate the building into the surrounding urban environment, and significantly improve the appearance of the Stokes Courthouse.

GSAPBS

**AMENDED PROSPECTUS – ALTERATION  
CARL B. STOKES U.S. COURTHOUSE  
CLEVELAND, OH**

Prospectus Number: POH-0301-CL23  
Congressional District: 11

The fire alarm is past its useful life and planning the replacement in tandem with plaza work allows for the most negligible impact to tenants and captures economies of scale opportunities. The existing fire alarm was installed in 2001, and currently there are service and reliability issues between the main panel and the sub-panels. Compatible replacement parts are no longer produced, and the supply of spare parts is depleted. Some of the smoke detectors need to be relocated to ensure correct separation distance from HVAC equipment. There are also pressurization issues in the stairwells and library atrium. These issues may inhibit egress in some areas as over-pressurization requires more force to open doors.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
House T&I	5/25/2016	\$15,524,000	Design = \$1,513,000 ECC = \$12,727,000 M&I = \$1,284,000
Senate EPW	5/18/16	\$15,524,000	Design = \$1,513,000 ECC = \$12,727,000 M&I = \$1,284,000
House T&I	9/27/18	\$19,964,000	Additional Design = \$342,000 Additional ECC = \$3,788,000 Additional M&I = \$310,000
Senate EPW	6/19/19	\$19,964,000	Additional Design = \$342,000 Additional ECC = \$3,788,000 Additional M&I = \$310,000

**GSA****PBS**

**AMENDED PROSPECTUS – ALTERATION  
CARL B. STOKES U.S. COURTHOUSE  
CLEVELAND, OH**

Prospectus Number: POH-0301-CL23  
Congressional District: 11

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**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  
CARL B. STOKES U.S. COURTHOUSE  
CLEVELAND, OH

Prospectus Number: POH-0301-CL23  
Congressional District: 11

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Certification of Need

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

Submitted at Washington, DC, on 4/5/2022

Recommended: 

\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved: 

\_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF THE ARMY, SUMNER,  
WA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 442,000 rentable square feet of space, including 238 official parking spaces, for the Department of the Army, Project Management Office (PMO) for the Stryker Brigade Combat Team, currently located at 3700 150th Court East in Sumner, WA, at a proposed annual cost of \$5,989,100 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 office utilization rate of 70 square feet or less per person, except that, if the Administrator determines that the office 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 office utilization rate of 70 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  
DEPARTMENT OF THE ARMY  
SUMNER, WA

Prospectus Number: PWA-01-SU22  
Congressional District: 10

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately 442,000 rentable square feet (RSF) for the Department of the Army, Project Management Office for the Stryker Brigade Combat Team (PMO), currently located at 3700 150<sup>th</sup> Court East in Sumner, WA. The PMO has occupied space in the building since 2014 under two leases that expire on January 31, 2024.

The proposed lease will provide continued housing for the PMO and will maintain the office space utilization rate at 70 usable square feet (USF) per person.

Description

Occupant:	Army
Current RSF:	441,250 (Current RSF/USF = 1.00)
Estimated/Proposed Maximum RSF:	442,000 (Proposed RSF/USF = 1.00)
Expansion/Reduction RSF:	None
Current Office USF/Person:	70
Estimated/Proposed Office USF/Person:	70
Expiration Dates of Current Lease(s):	01/31/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	City Limits of Sumner, WA
Number of Official Parking Spaces:	238
Scoring:	Operating
Current Total Annual Cost:	\$ 4,016,487 (leases effective 02/01/2014)
Estimated Rental Rate: <sup>1</sup>	\$13.55/RSF
Estimated Total Annual Cost: <sup>2</sup>	\$ 5,989,100

Acquisition Strategy

To maximize the flexibility and competition in acquiring space for the Department of the Army, 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.

<sup>1</sup> This estimate is for fiscal year FY 2024 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.

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

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**PROSPECTUS – LEASE  
DEPARTMENT OF THE ARMY  
SUMNER, WA**

Prospectus Number: PWA-01-SU22  
Congressional District: 10

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**Background**

The Army's mission is to deploy, fight, and win our Nation's wars by providing ready, prompt, and sustained land dominance by Army forces across the full spectrum of conflict as part of the joint force. This location houses the Project Management Office of the Stryker Brigade Combat Team (PMO). The mission of the PMO is to provide logistics to support the U.S. Army and its customers.

The PMO provides all repair parts for Stryker vehicles stored on military bases and contains a repository of about 350 of these vehicles. Nearby installations under the custody and control of the Department of Defense do not have capacity to meet this need.

GSA will consider whether the Army'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, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for the PMO to accomplish its mission.

**Justification**

The Stryker Brigade Combat Team PMO is currently housed at 3700 150<sup>th</sup> Court East in Sumner, WA, in leases that expire on January 31, 2024. The Army requires continued housing to carry out its mission and maintain mission readiness.

The repair parts housed at this location are distributed throughout the military and the National Guard, including to the Army's worldwide operations. It is imperative that the PMO be located centrally to road and rail transportation, military, and commercial airfields as well as supported military installations and training facilities. Additionally, the property must possess the infrastructure required to maintain the large-scale warehousing, logistics, and distribution activities of the PMO.

**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.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE ARMY  
SUMNER, WA**

Prospectus Number: PWA-01-SU22  
Congressional District: 10

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**Resolutions of Approval**

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

**Interim Leasing**

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.

**OMB Memorandum M-21-25 Implementations and Long-Term Space Requirements**

The requirements within this prospectus reflect the known space needs prior to its submission to Congress. Agencies continue to develop their return to physical workplaces strategies consistent with OMB Memorandum M-21-25, incorporate lessons learned while working both in-person and under maximum telework during the COVID-19 pandemic, and determine each agency's long-term space posture. Accordingly, the requirements outlined in this prospectus may change prior to award of a lease. In the event that a change results in a revised requirement that makes a material change and does not fit within the acceptable parameters of the Congressional resolutions, GSA will submit an amended prospectus for consideration by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE ARMY  
SUMNER, WA**

Prospectus Number: PWA-01-SU22  
Congressional District: 10

**Certification of Need**

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

Submitted at Washington, DC, on 11/22/2021

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

	<b>CURRENT</b>						<b>ESTIMATED/PROPOSED</b>					
	Personnel			Usable Square Feet (USF) <sup>1</sup>			Personnel			Usable Square Feet (USF)		
Leased Locations	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Total
3700 150th Ave Ct E, Sumner, WA	151	151	13,574		427,676	441,250						
Estimated/Proposed Lease							151	151	13,574			427,676
<b>Total</b>	<b>151</b>	<b>151</b>	<b>13,574</b>		<b>427,676</b>	<b>441,250</b>	<b>151</b>	<b>151</b>	<b>13,574</b>			<b>441,250</b>

Office Utilization Rate (UR) <sup>2</sup>	
	Current
Rate	70
	70

UR = average amount of office space per person  
Current UR excludes 2,986 usf of office support space  
Proposed UR excludes 2,986 usf of office support space

Overall UR <sup>1</sup>		
	Current	Proposed
Rate	2,922	2,922

	R/U Factor <sup>a</sup>		
	Total USF	RSF/USF	Max RSF
Current	441,250	1.00	441,250
Estimated/Proposed	441,250	1.00	442,000

NOTES:

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

<sup>a</sup> Calculation excludes the judiciary, Congress, and agencies with fewer than 10 people.

<sup>a</sup>USF/Person = housing plan total USF divided by total personnel
$$^{\text{a}} \text{R/U Factor (R/U)} = \text{Max RSF divided by total USF}$$
<sup>3</sup> Storage excludes warehouse, which is part of Special

<sup>9</sup> Special spaces listed are examples of such spaces and may be storage excludes warehouse, which is part of special space.

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

Special Space <sup>a</sup>	US\$
Conference/Training	2,000
Copy Center	500
Food Service	1,500
Warehouse	423,176
Light Industrial	500
<b>Total</b>	<b>427,676</b>

## STILL I RISE

The SPEAKER pro tempore (Mr. TORRES of New York). Under the Speaker's announced policy of January 4, 2021, the gentleman from Texas (Mr. GREEN) is recognized for 60 minutes as the designee of the majority leader.

Mr. GREEN of Texas. Mr. Speaker, still I rise. And I rise today to address the unfortunate circumstances that took the lives of 19 children and 2 teachers in Uvalde, Texas, at Robb Elementary School.

I rise to address this because the families are still suffering. Children did not return home from school. This should never happen in our country.

I will never forget the baby, the child who indicated that she took the blood from a friend who was lying on the floor, and she took that blood, and she put it on her body and on her face so that the gunman wouldn't shoot her. She will have to live with this for the rest of her life.

I rise because there have been many conflicting stories about what happened. Almost daily there was a different story, a different narrative. And at some point, the families deserve the truth about what happened in Uvalde, what happened at Robb Elementary School.

They deserve the truth.

And they deserve the truth because the pain and suffering may not immediately leave them, but it will give them some hope that one day they will be able to wake up one morning and be relieved of some of the pain and suffering that they are enduring currently.

And to get to this truth, which some persons have tried to crush to earth, of course, we know that William Cullen Bryant is right: "Truth, crushed to earth, shall rise again."

They tried to crush the truth to earth, and they used—someone did—the Governor of the State of Texas because, wittingly or unwittingly, the Governor of the State of Texas laid a foundation for a coverup.

Some things bear repeating. Wittingly or unwittingly, the Governor of the State of Texas laid the foundation for a coverup. For, you see, the Governor took to the stage shortly after the shooting, perhaps a day later, he took to the stage, and he had with him persons with great credibility.

He had with him the Lieutenant Governor of the State of Texas, two U.S. Senators from the State of Texas; he had with him a State Representative and a State senator; with them, the Director of the Texas Department of Public Safety, all on the stage with the Governor.

With them, the Chief Patrol Agent for the Del Rio sector of the U.S. Border Patrol. He had with him the Uvalde mayor, the Uvalde County Judge, the chief of the Uvalde Consolidated Independent School District, the Superintendent for the Uvalde Consolidated Independent School District, and the Commissioner for the Texas Education

Agency, all on the stage with the Governor.

While on the stage with the Governor, and in their presence, the Governor made the following statement—I had my staff give me the statement. I want to read the statement that the Governor made because the Governor, whether wittingly or unwittingly, laid the foundation for a coverup.

Here is what the Governor said: "The reality is, as horrible as what happened, it could have been worse."

"The reason it was not worse is because law enforcement officials did what they do."

They did what they do. This is the Governor speaking. And he goes on to say: "They showed amazing courage by running toward gunfire for the singular purpose of trying to save lives."

And these are the Governor's words.

"And it is a fact that because of their quick response, getting on the scene of being able to respond to the gunman, and eliminating the gunman, they were able to save lives."

Well, Governor, you and I know that it is not a fact that this occurred, as you articulated. And we know, not because some righteous person came forward to share the truth; not because there was an investigation and as a result of the investigation truths crushed to earth are now alive again.

No, it is because a news source released a video. It was a George Floyd moment. But for the video, there probably would not have been a successful prosecution in the George Floyd case.

It was an Edmund Pettus Bridge moment. But for—at that time, the tape, I suppose—the actual showing of what happened at the Edmund Pettus Bridge, on Bloody Sunday, I wouldn't be in Congress.

The video spoke truth to power. When power was attempting to cover up the truth, the video spoke truth. The video is available for the world to see.

And upon seeing this video, the Governor indicated that he was misled, deceived, if you will. That is what the Governor says.

Well, before we go on, I think it is important for us to expose the definition of coverup, because there are many persons who have their own definition. But I like the one that Oxford gives. This is the Oxford definition. The Oxford definition of coverup. Coverup per Oxford: An attempt to prevent people's discovering the truth about a serious mistake, a serious mistake, or a crime.

You can have a coverup and not have a crime. You can have a coverup, and there is only an attempt, an attempt to prevent the discovery.

So our discovering by way of the video does not eviscerate the fact that a coverup was taking place. They were trying to hide the truth. They were engaging in insidious prevarication.

"... because Carlyle is right, 'No lie can live forever.'"

"Truth, crushed to earth, shall rise again," William Cullen Bryant.

The video is the truth. And now, Governor, you have a duty, responsibility, and an obligation to the people of the State of Texas and to those babies who lost their lives, you have got a responsibility to come forward and tell us who told you that all of these heroic actions took place. The people need to know, but those parents need to know because of their suffering.

Who was it that was trying to cover up the truth? You know who the person is, Governor. You have the responsibility to bring it to the attention of the public.

And if that person received that intelligence, or lack of intelligence, flawed information, fallacious commentary, if that person received it from another person, then we need to know who that person is. And we need to know until we get to the person who initiated this fabrication, this prevarication. We need to know who initiated it.

Who was the genesis of the coverup? That is the Governor's responsibility.

You need to do this, Governor, and you need to do it immediately, if not sooner. You need to do it because you are the Chief Executive Officer of the State of Texas. You are the person who can assemble all of these high-profile persons.

You are the person who gave credibility to the insidious prevarication. You are the person, Governor. All of these high-profile people were there because you were there. That was your call.

All of your credibility is on the line now. You need to expose the person who brought this fabrication to you such that you would then present it to the world.

And I say to the public at large, and anybody who is listening, my dear friends and colleagues, I say to you, it has to be somebody the Governor trusts.

□ 1345

It has to be somebody that he believes in. It has to be somebody that he was willing to accept that person's word and go on national TV and repeat, echo, what that person told him.

Governor, you have got to do it. You have got to expose the person who brought this to you, and it has to be, in my opinion, somebody that you trust. Somebody that you believe would vet the information before sharing it with you. Somebody that has been with you. Somebody that you have confidence in.

It is not somebody that just walked off the street. It is not somebody that you just happened to meet as you were coming to the press conference. No, Governor. It is somebody that you know and trust, and you've got to expose that person.

That person doesn't deserve to be secreted. That is not something that we would accord a person who would present such a prevarication. You have got to reveal the name of that person.

If there is a person that told this person that you are secreting so far or you