

McHenry Resenthaler Steube Kelly (PA) Moolenaar Smith (MO) Stanton Titus Vasquez
Meuser Rodgers (WA) Tenney Kiggans (VA) Moore (NE) Smith (NE) Steube Tlaib Veasey
Miller (IL) Rogers (AL) Thompson (PA) Kiley Moore (AL) Smith (NJ) Stevens Tokuda Velázquez
Miller (OH) Rogers (KY) Tiffany Kim (CA) Moore (UT) Smucker Strickland Tonko Wasserman
Miller (WV) Rose Timmons Kustoff Moran (IL) Spartz Torres (CA) Torrez Schultz
Miller-Meeks Rosendale Turner LaHood Murphy Spartz Swallow Torres (NY) Waters
Mills Rouzer Valadao LaMalfa Nerhus Stauber Sykes Trahan Watson Coleman
Molinaro Roy Van Drew Langworthy Newhouse Steel Stefanik Thaneadar Underwood Wexton
Moolenaar Rulli Van Duyn Latta Norman Steil Thompson (CA) Van Duyn Wild
Mooney Rutherford Van Orden Nunn (IA) Strong Thompson (MS) Vargas Williams (GA)
Moore (AL) Salazar Lawler Obernolte Tenney Thompson (PA)
Moore (UT) Scalise Wagner Lesko Owens Tiffany Thompson (PA)
Moran Schweikert Walberg Letlow Palmer Tiffany Timmons
Murphy Scott, Austin Self Weber (TX) Pence Timmons
Nehls Sessions Webster (FL) Lopez Loudermilk Turner
Newhouse Simpson Westerman Lucas Perry Valadao
Norman Smith (MO) Smith (NE) Williams (NY) Van Drew
Nunn (IA) Smith (NJ) Williams (TX) Luna Pflugger Van Orden
Obernolte Ogles Ogles Pflugger Luna Posey
Owens Owens Owens Pflugger Luna Posey
Palmer Smucker Smucker Pflugger Luna Posey
Pence Spartz Spartz Pflugger Luna Posey
Perry Steel Steel Pflugger Luna Posey
Pflugger Stefanik Stefanik Pflugger Luna Posey
Posey Steil Steil Pflugger Luna Posey

D'Esposito Granger Malliotakis
Dunn (FL) Grijalva Strong
Evans LaLota

NOT VOTING—8

ANNOUNCEMENT BY THE SPEAKER PRO TEMPORE
The SPEAKER pro tempore (during the vote). There are 2 minutes remain-

□ 1837

So the motion to recommit was rejected.

The result of the vote was announced as above recorded.

The SPEAKER pro tempore. The question is on the passage of the bill.

The question was taken; and the Speaker pro tempore announced that the ayes appeared to have it.

Ms. DELAURO. Mr. Speaker, on that I demand the yeas and nays.

The yeas and nays were ordered.

The SPEAKER pro tempore. This is a 5-minute vote.

The vote was taken by electronic device, and there were—yeas 202, nays 220, answered “present” 2, not voting 7, as follows:

[Roll No. 431]

YEAS—202

Aderholt Cole Garcia, Mike
Alford Collins Gimenez
Allen Comer Golden (ME)
Amodei Crawford Gonzales, Tony
Armstrong Crenshaw Good (VA)
Arrington Curtis Gooden (TX)
Babin Davidson Gosar
Bacon Davis (NC) Graves (LA)
Baird De La Cruz Graves (MO)
Balderson DesJarlais Green (TN)
Barr Diaz-Balart Griffith
Bean (FL) Donalds Grothman
Bentz Duarte Guest
Bergman Duncan Guthrie
Bice Edwards Hageman
Bilirakis Ellzey Harris
Bishop (NC) Emmer Harshbarger
Bost Estes Hern
Brecheen Ezell Higgins (LA)
Buchanan Fallon Hill
Bucshon Feenstra Hinson
Burgess Ferguson Houchin
Burlison Finstad Hudson
Calvert Fischbach Huizenga
Cammack Fitzgerald Issa
Carey Fitzpatrick Jackson (TX)
Carl Fleischmann James
Carter (GA) Flood Johnson (LA)
Carter (TX) Fong Johnson (SD)
Chavez-DeRemer Foxx Jordan
Ciscomani Franklin, Scott Joyce (OH)
Cline Fry Joyce (PA)
Cloud Fulcher Kean (NJ)
Clyde Garbarino Kelly (MS)

Kelly (PA) Moolenaar Smith (MO) Stanton Titus Vasquez
Kiggans (VA) Moore (NE) Smith (NE) Steube Tlaib Veasey
Kiley Moore (AL) Smith (NJ) Stevens Tokuda Velázquez
Kim (CA) Moore (UT) Smucker Strickland Tonko Wasserman
Kustoff Moran (IL) Spartz Torres (CA) Torrez Schultz
LaHood Murphy Spartz Swallow Torres (NY) Waters
LaMalfa Nerhus Stauber Sykes Trahan Watson Coleman
Langworthy Newhouse Steel Stefanik Thaneadar Underwood Wexton
Latta Norman Steil Thompson (CA) Van Duyn Wild
LaTurner Nunn (IA) Strong Thompson (MS) Vargas Williams (GA)
Lawler Obernolte Tenney Thompson (PA)
Lee (FL) Ogles Pflugger Luna Posey
Lesko Owens Tiffany Thompson (PA)
Letlow Palmer Tiffany Timmons
Lopez Loudermilk Turner
Lucas Perry Valadao
Luetkemeyer Pflugger Luna Posey
Luna Posey
Luttrell Resenthaler
Maloy Rodgers (WA)
Mann Rogers (KY)
Mast Rose
McCaul Rouzer
McClain Roy
McClintock Rulli
McCormick Rutherford
McHenry Salazar
Meuser Scalise
Miller (IL) Miller (OH)
Miller (WV) Miller (WV)
Miller-Meeks Self
Molinaro Sessions
Simpson

NAYS—220

Adams Eshoo McCollum
Aguilar Espaillat McGarvey
Allred Fletcher McGovern
Amo Foster Meeks
Auchincloss Poushee Menendez
Balint Frankel, Lois Meng
Banks Frost Mfume
Barragan Gaetz Mills
Beatty Gallego Moore (WI)
Bera Garamendi Morelle
Beyer Garcia (IL) Moskowicz
Biggs Garcia (TX) Moulton
Bishop (GA) Garcia, Robert Mrvan
Blumenauer Goldman (NY) Mullin
Blunt Rochester Gomez Nadler
Boebert Gonzalez, V. Napolitano
Bonamici Gottheimer Neal
Bowman Green, Al (TX) Neguse
Boyle (PA) Harder (CA) Nickel
Brown Hayes Norcross
Brownley Himes Ocasio-Cortez
Budzinski Horsford Omar
Burchett Houlihan Pallone
Bush Hoyer Panetta
Caraveo Hoyle (OR) Pappas
Carbajal Huffman Pelosi
Cárdenas Hunt Peltola
Carson Ivey Peters
Carter (LA) Jackson (IL) Petterson
Cartwright Jackson (NC) Phillips
Casar Jacobs Pingree
Case Jayapal Pocan
Casten Jeffries Porter
Castor (FL) Johnson (GA) Pressley
Castro (TX) Kamalager-Dove Quigley
Cherfilus-Kaptur Ramirez
Keating Raskin
Kelly (IL) Kennedy Rogers (AL)
Clark (MA) Kennedy Rosendale
Clarke (NY) Khanna Ross
Cleave Kildee Ruiz
Clyburn Kilmer Ruppertsberger
Cohen Kim (NJ) Ryan
Connolly Krishnamoorthi Salinas
Correa Kuster Sánchez
Costa Lamborn Sarbanes
Courtney Landsman Scanlon
Craig Larsen (WA) Schakowsky
Crane Larson (CT) Schiff
Crockett Lee (CA) Schneider
Crow Lee (NV) Scholten
Cuellar Lee (PA) Schrier
Davids (KS) Leger Fernandez Scott (VA)
Davis (IL) Levin Scott, David
Dean (PA) Lieu Sewell
DeGette Lofgren Sherman
DeLauro Lynch Sherrill
DelBene Mace Slotkin
Deluzio Magaziner Smith (WA)
DeSaulnier Manning Sorensen
Dingell Matsui Soto
Doggett McBath Spanberger
Escobar McClellan Stansbury

ANSWERED “PRESENT”—2

Greene (GA) Massie

NOT VOTING—7

D'Esposito Granger Malliotakis
Dunn (FL) Grijalva
Evans LaLota

□ 1844

So the bill was not passed.
The result of the vote was announced as above recorded.

A motion to reconsider was laid on the table.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following 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, September 18, 2024.

Hon. MIKE JOHNSON, Speaker of the House, House of Representatives, The Capitol, Washington, DC.

DEAR MR. SPEAKER: On September 18, 2024, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session, with a quorum being present, to consider 11 resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on September 18, 2024.

Sincerely,

SAM GRAVES, Chairman.

Enclosures.

COMMITTEE RESOLUTION

ALTERATION—CONSOLIDATION ACTIVITIES PROGRAM VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the reconfiguration and renovation of spaces within Government-owned and leased buildings during fiscal year (FY) 2024 to support ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Governments environmental footprint at a total cost of \$4,000,000, a prospectus for which is attached to and included in this resolution.

Provided further, that the General Services Administration shall not delegate to any 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 of Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received

September 18, 2024

CONGRESSIONAL RECORD—HOUSE

H5375

by the Administrator of the General Serv- Member a response in writing that provides any information requested regarding the pro-
ices, the Administrator shall provide such program.

GSA

PBS

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

Prospectus Number: PCA-0001-MU24

FY 2024 Project Summary

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within Government-owned and leased buildings during fiscal year (FY) 2024 to support GSA’s ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government’s environmental footprint.

Since the inception of the Consolidation Activities program in FY 2014, GSA has received \$330,531,000 in support of the program and, through FY 2022, has funded 89 projects. When complete, these 89 projects will result in more than a 2 million usable square foot space reduction, thereby reducing agency rental payments to GSA by \$83 million annually and generating more than \$168,000,000 in annual Government lease cost avoidance. These projects will more than recover the initial capital investment after just two years of project completion and will continue to accrue additional savings over the life of these assets.

FY 2024 Committee Approval and Appropriation Requested\$50,000,000

Program Summary

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

Typical projects include the following:

- Reconfiguration and alteration of existing Federal space to accommodate incoming agency relocation/consolidation (which may include reconfigurations of existing occupied Federal tenant space);
- Right sizing the federal footprint, including restacking and consolidations, to account for anticipated remote and hybrid work arrangements; and
- Incidental alterations and system upgrades, such as fire sprinklers or heating, ventilation, and air conditioning, needed as part of relocation and consolidation.

GSA

PBS

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

Prospectus Number: PCA-0001-MU24

Projects will be evaluated using the following criteria:

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

Justification

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

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

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

This project will be designed to conform to requirements of *PBS-P100, 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, 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.

GSA

PBS


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


Prospectus Number: PCA-0001-MU24

Certification of Need

GSA has determined that the proposed Consolidation Activities program is the most practical solution to meeting those goals of improved space utilization, lower costs for the Government, and a reduced environmental footprint.

Submitted at Washington, DC, on 3/14/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—FIRE PROTECTION AND LIFE-SAFETY PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the alterations to upgrade, replace, and improve fire protection systems and life-safety fea-

tures in buildings under the jurisdiction, custody, and control of the General Services Administration (GSA) during fiscal year 2024 at a total cost of \$5,000,000, a prospectus for which is attached to and included in this resolution.

Provided further, that the General Services Administration shall not delegate to any 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 the General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the program.

GSA

PBS

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

Prospectus Number: PFP-0001-MU24

FY 2024 Project Summary

This prospectus proposes alterations to upgrade, replace, and improve fire protection systems and life-safety features in buildings under the jurisdiction, custody, and control of the General Services Administration (GSA) during fiscal year (FY) 2024.

Since FY 2010, GSA has received \$171,566,000 in support of this program. These funds supported 136 projects in 109 Government-owned buildings.

FY 2024 Committee Approval and Appropriation Requested.....\$32,000,000

Program Summary

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

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

Justification

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

GSA

PBS

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

Prospectus Number: PFP-0001-MU24

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

This project will be designed to conform to requirements of *PBS-P100, 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, 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.

GSA

PBS


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


Prospectus Number: PFP-0001-MU24

Certification of Need

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

Submitted at Washington, DC, on 3/14/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—JUDICIARY CAPITAL SECURITY
PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the alterations to improve physical security in buildings under the jurisdiction, custody, and control of the General Services Adminis-

tration (GSA) occupied by the Federal judiciary and the Department of Justice, U.S. Marshals Service (USMS) during fiscal year 2024 at a total cost of \$3,000,000, a prospectus for which is attached to and included in this resolution.

Provided further, that the General Services Administration shall not delegate to any 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 the General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the program.

GSA

PBS

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

Prospectus Number: PJCS-0001-MU24

FY 2024 Project Summary

This prospectus proposes alterations to improve physical security in buildings under the jurisdiction, custody, and control of the General Services Administration (GSA) occupied by the Federal judiciary and the Department of Justice, U.S. Marshals Service (USMS), during fiscal year (FY) 2024.

Since FY 2012, GSA has received \$167,422,000 in support of this program. These funds were allocated to 15 projects.

FY 2024 Committee Approval and Appropriation Requested\$30,000,000

Program Summary

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

Justification

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

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

This project will be designed to conform to requirements of *PBS-P100, 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, 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.

GSA

PBS

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

Prospectus Number: PJCS-0001-MU24

Certification of Need

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

Submitted at Washington, DC, on 3/14/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—FEDERAL BUILDING AND U.S.
COURTHOUSE, PADUCAH, KY

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the repair and alteration project for the Federal Building & U.S. Courthouse (FBCT) located at 501 Broadway Street, Paducah, Kentucky, to address security deficiencies for the U.S. Courts (Courts) and U.S. Marshals Service

(USMS), and addresses the needs and conditions of the FBCT by completing a full building system and infrastructure modernization and a full seismic upgrade to the building at a design cost of \$3,324,000, estimated construction cost of \$34,485,000, and management and inspection cost of \$2,670,000, for a total estimated project cost of \$40,479,000, a prospectus for which is attached to and included in this resolution.

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

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 the General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the program.

GSA

PBS

**PROSPECTUS – ALTERATION
FEDERAL BUILDING AND U.S. COURTHOUSE
PADUCAH, KY**

Prospectus Number: PKY-0059-PA24
Congressional District: 1

FY 2024 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Federal Building & U.S. Courthouse (FBCT) located at 501 Broadway Street, Paducah, KY. The project will address security deficiencies for the U.S. Courts (Courts) and U.S. Marshals Service (USMS). It will also address the needs and conditions of the FBCT by completing a full building system and infrastructure modernization and a full seismic upgrade to the building.

FY 2024 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection)..... \$40,479,000¹

Major Work Items

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

Project Budget

Design	\$3,324,000
Estimated Construction Cost (ECC)	34,485,000
Management and Inspection (M&I).....	<u>2,670,000</u>
Estimated Total Project Cost (ETPC)*	\$40,479,000

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

Schedule

	Start	End
Design and Construction	FY 2024	FY 2029

¹ The Courts Security Program (CSP) portion of this project was originally funded in FY 2017 as part of GSA’s Judiciary Capital Security Program. With the identification of the FBCT’s seismic risks in GSA’s 2017 Seismic Rating Report, the project was removed from the Program and re-developed to include the scope outlined in this prospectus.

GSA**PBS**

**PROSPECTUS – ALTERATION
FEDERAL BUILDING AND U.S. COURTHOUSE
PADUCAH, KY**

Prospectus Number: PKY-0059-PA24
Congressional District: 1

Building

The FBCT, a Georgian Revival-style building constructed in 1938, consists of 55,824 gross square feet spread over 4 floors, including 3 above grade and a single basement level. This brick and masonry building, designed by Harry B. Carter, is listed in the National Register of Historic Places, and was designated a contributing structure to the National Register of Historic Places' Paducah Downtown Historic District in 1985. The building still serves its original purpose: to house the U.S. Courts and to provide administrative offices for other related Federal agencies. It is the only Federally owned asset in Paducah, KY.

Tenant Agencies

Judiciary-U.S. District Courts; Judiciary-U.S. Magistrate Courts; Judiciary-U.S. Bankruptcy Courts; Judiciary-U.S. District Court Clerk; Department of Justice-U.S. Marshals Service; and Department of Justice-Office of the U.S. Attorney

Proposed Project²

The proposed project will address various security-related deficiencies identified by the Courts and USMS, provide for a complete seismic upgrade to the structure of the FBCT, and address needed replacements and upgrades to multiple building systems, infrastructure, and exterior envelope.

The project will address elements that improve the separation of circulation for the public, judges, and prisoners, including adding doors, reconfiguring or adding corridors, reconfiguring or adding elevators, secured parking and sally ports, constructing physical or visual barriers and associated demolition, improving physical security systems and site security, and abating hazardous materials as necessary.

Structural improvements to the FBCT will include a complete seismic retrofit and progressive collapse-related upgrades to the structural steel. The seismic retrofit will include installing new shear walls, demolishing or reinforcing interior clay-tile partitions, installing reinforcements at perimeter walls, and installing seismic bracing for new and existing nonstructural components.

Modernization of the FBCT's major systems include replacements/upgrades to the HVAC, plumbing, electrical, and lighting systems, roof replacement, exterior enclosure repairs, compliance with egress requirements, as well as fire and life safety improvements including the installation of a new fire alarm and fire suppression system. The project also

² CSP scope included in project design to follow 2007 United States Courts Design Guide (as partially revised in 2016).

GSA**PBS**

**PROSPECTUS – ALTERATION
FEDERAL BUILDING AND U.S. COURTHOUSE
PADUCAH, KY**

Prospectus Number: PKY-0059-PA24
Congressional District: 1

includes upgrades to meet Architectural Barriers Act Accessibility Standard (ABAAS) requirements with the installation of a new ABAAS handicapped accessible ramp and ABAAS compliant restrooms. Improvements to the interior finishes in the FBCT's common areas will be undertaken and hazardous materials will be abated.

Major Work Items

Exterior Construction	\$10,629,000
Interior Construction	6,484,000
HVAC Upgrades	5,939,000
Electrical Upgrades	3,488,000
Demolition/Hazardous Material Abatement	3,407,000
Sitework	1,519,000
Plumbing Upgrades	1,241,000
Fire Protection Upgrades	795,000
Conveyance Upgrades	573,000
Structural Upgrades	<u>410,000</u>
Total ECC	\$34,485,000

Justification

The FBCT serves the Western District of Kentucky and houses one resident senior U.S. District judge, one resident U.S. Magistrate judge, and one visiting U.S. Bankruptcy judge for hearings approximately four days per month. Associated judicial staff, a U.S. Attorney's Office, and the USMS also occupy the facility.

The FBCT lacks secured prisoner movement, separate circulation for judges and the public, and sufficient courtroom holding cells. These issues along with a non-compliant lobby screening station compromise the safety and security of the judges, the Court staff, and the visiting public that the FBCT receives daily.

In August 2017, the Paducah FBCT was identified as an "Extreme High Risk" (EHR) asset on GSA's Seismic Rating System Report. The EHR rating, coupled with the significant investments required for the previously identified Judicial Capital Security Project (CSP) project, requires GSA to address the seismic deficiencies within the building. The proposed CSP scope did not account for the needed seismic retrofits, and GSA did not have available funding or authorization to provide for the seismic requirements with the FBCT. GSA, along with the Administrative Office of the Courts decided to postpone the CSP project until such time that GSA could prepare for and request the security upgrades and seismic retrofit of the FBCT as a combined project.

GSA

PBS

**PROSPECTUS – ALTERATION
FEDERAL BUILDING AND U.S. COURTHOUSE
PADUCAH, KY**

Prospectus Number: PKY-0059-PA24
Congressional District: 1

Due to the extensive nature of the seismic retrofit, the FBCT will need to be vacated during construction. The building vacancy provides the opportunity to address the FBCT’s aging systems and infrastructure, improve building performance, and correct code deficiencies.

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

This project will be designed to conform to requirements of *PBS-P100, 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, 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	\$34,760,000
New Construction	\$38,646,000
Lease	\$92,003,000

The 30-year, present value cost of alteration is \$3,886,000 less than the cost of new construction with an equivalent annual cost advantage of \$188,000.

Recommendation

ALTERATION

GSA

PBS

**PROSPECTUS – ALTERATION
FEDERAL BUILDING AND U.S. COURTHOUSE
PADUCAH, KY**


Prospectus Number: PKY-0059-PA24
Congressional District: 1

Certification of Need

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

Submitted at Washington, DC, on 3/14/2023

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

AMENDED PROSPECTUS—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 United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the construction for Phase II, 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, Oklahoma, and the United States Post Office and Courthouse

(PO-CT) at 215 Dean A. McGee Avenue, Oklahoma City, Oklahoma, to address work in the PO-CT including interior alterations; exterior improvements, such as roof replacement at penthouse and window system improvements; modernization of outdated mechanical, electrical, fire alarm, and plumbing systems; and sitework at reduced design cost of \$1,355,000, an additional estimated construction cost of \$63,786,000, and additional management and inspection cost of \$3,243,000 for an additional estimated project cost of \$65,674,000, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. POK-0046/0072-OK23.

Provided further, that the General Services Administration shall not delegate to any 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 the General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the program.

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-OK24
Congressional District: 5

FY 2024 Project Summary

The General Services Administration (GSA) proposes the construction for Phase II, 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 in Phase II will address work in the PO-CT including interior alterations; exterior improvements, such as roof replacement at penthouse and window system improvements; modernization of outdated mechanical, electrical, fire alarm, and plumbing systems; and sitework.

FY 2024 Committee Approval Requested

(Additional Construction and Management & Inspection – Phases I & II) \$65,674,000¹

This prospectus amends Prospectus No. [PTX-0046/0072-OK23](#). GSA is requesting approval of a reduction in design cost of \$1,355,000, additional estimated construction cost of \$63,786,000 and additional management and inspection cost of \$3,243,000 for cost escalation due to time, labor, and market conditions.

FY 2024 Appropriation Requested

(Additional Phase II (PO-CT) Construction and Management & Inspection).....\$65,926,000

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.

¹ Prospectus PTX-0046/0072-OK23 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 20, 2022, and November 29, 2022, respectively, for additional estimated construction cost of \$4,277,000, and management and inspection costs of \$257,000, for a total cost of \$4,534,000.

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-OK24
Congressional District: 5

Project Budget

Design (FY 2020)

Holloway U.S. Courthouse\$7,301,000
PO-CT4,828,000
Total Design.....\$12,129,000

Estimated Construction Cost (ECC)

Holloway U.S. Courthouse and PO-CT exterior (Phase I) (future FY)\$131,606,000
PO-CT (Phase II) (FY 2023).....3,093,000
Additional PO-CT (Phase II) (FY 2024)62,543,000
Total ECC.....\$197,242,000

Management & Inspection (M&I)

Holloway U.S. Courthouse and PO-CT exterior (Phase I) (future FY)\$6,572,000
PO-CT (Phase II) (FY 2024).....3,383,000
Total M&I.....\$9,955,000

Estimated Total Project Cost (ETPC)*.....\$219,326,000

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

Schedule²

	Start	End
Design (Phases I and II)	FY 2021	FY 2023
Construction (Phase II)	FY 2024	FY 2028
Construction (Phase I)	TBD	TBD

² Phase I Construction was requested in GSA’s FY 2022 budget, however, was not funded. Phase II Construction was requested in GSA’s FY 2023 budget, received partial funding in the amount of \$3,093,000, with remainder of Phase II funding requested in FY 2024. Phase I construction funding to be requested in a future fiscal year.

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-OK24
Congressional District: 5

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; U.S. 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. Phase I construction addresses the full repair and alteration of the Holloway CT, plus exterior repairs, and an electrical component 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, window systems and roof drainage improvements. Fire and life-safety upgrades include replacement of the entire fire alarm

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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-OK24
Congressional District: 5

and sprinkler systems, 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 Phase II only)

Interior Construction	\$20,846,000
Building Envelope Upgrades	15,133,000
HVAC Replacement	14,355,000
Electrical Replacement	10,322,000
Fire/Life-Safety Replacement/Upgrades	2,783,000
Plumbing Replacement/Upgrades	1,777,000
Site Upgrades	<u>420,000</u>
Total	\$65,636,000

Justification

Water infiltration has caused damage to building interiors. Interior stairwells are required to bring emergency egress into compliance with fire safety codes. Reconfiguration of underground parking areas will maximize efficiency. The 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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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-OK24
 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 *PBS-P100, 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, 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
117-328	2023	\$3,093,000	Phase II Construction = \$3,093,000

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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-OK24
Congressional District: 5

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
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)
House T&I	7/20/22	\$4,534,000	Additional Construction = \$4,277,000 Additional M&I = \$257,000
Senate EPW	11/29/22	\$4,534,000	Additional Construction = \$4,277,000 Additional M&I = \$257,000
Total Approvals		\$153,652,000	

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

Alteration:\$301,459,000
New Construction:\$347,848,000
Lease:\$493,886,000

The 30-year, present value cost of alteration is \$46,389,000 less than the cost of new construction, with an equivalent annual cost advantage of \$2,246,000.

Recommendation

ALTERATION

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-OK24
Congressional District: 5

Certification of Need

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

Submitted at Washington, DC, on 3/14/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

AMENDED PROSPECTUS—ALTERATION—TACOMA
UNION STATION, TACOMA, WA

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the repair and alteration project at the Historic Tacoma Union Station (TUS) located at 1717 Pacific Avenue, Tacoma, Washington, to address seismic deficiencies, undertake targeted building system modernizations, ad-

dress life-safety upgrades, modernize the building's outdated systems, alter interior space, and undertake exterior repairs at an additional design cost of \$3,760,000, an additional estimated construction cost of \$23,387,000, and an additional management and inspection cost of \$3,494,000, for a total additional estimated cost of \$30,641,000, a prospectus for which is attached to and included in this resolution. This resolution amends Prospectus No. PWA-0704-TA22.

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

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 the General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the program.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
TACOMA UNION STATION
TACOMA, WA**

Prospectus Number: PWA-0704-TA24
Congressional District: 06

FY 2024 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project at the Historic Tacoma Union Station (TUS) located at 1717 Pacific Avenue, Tacoma, WA, to address seismic deficiencies, undertake targeted building system modernizations, and address life-safety upgrades. GSA's *Seismic Rating System Report*, released on March 31, 2016, lists TUS as having one of the highest seismic risk ratings in the GSA portfolio. In addition to the critical structural repairs and upgrades, the proposed project will modernize the building's outdated systems, address life-safety upgrades, alter interior space, and undertake exterior repairs. GSA acquired the building from the City of Tacoma on September 21, 2022.

FY 2024 Committee Approval Requested

(Additional Design, Construction and Management & Inspection)..... \$30,641,000¹

This prospectus amends [Prospectus No. PWA-0704-TA22](#). GSA is requesting approval of an additional design cost of \$3,760,000, additional estimated construction cost of \$23,387,000, and an additional management and inspection cost of \$3,494,000, for a total additional cost of \$30,641,000 to account for modifications to scope, and for cost escalation due to time, labor and market conditions.

FY 2024 Committee Approval and Appropriation Requested

(Additional Design, Construction, and Management & Inspection)..... \$79,256,000²

Major Work Items

Heating, ventilation, and air conditioning (HVAC), seismic/structural, and fire protection upgrades; interior construction; exterior construction; and demolition/hazardous materials abatement; and electrical.

¹ Prospectus No. PWA-0704-TA22 was approved by the Committee on Transportation and Infrastructure of the [House of Representatives](#) on July 28, 2021, and the Committee on [Environment and Public Works](#) of the Senate on September 22, 2021, for a total estimated project cost of \$48,615,000.

² The President's FY 2022 Budget request included \$48,615,000 in support of the Tacoma Union Station repairs and alterations project. The Consolidated Appropriations Act, 2022 (P.L. 117-103) provided \$3,395,000 in support of the project.

GSA

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**AMENDED PROSPECTUS – ALTERATION
TACOMA UNION STATION
TACOMA, WA**

Prospectus Number: PWA-0704-TA24
Congressional District: 06

Project Budget

Design	\$7,155,000
Estimated Construction Cost (ECC)	
ECC (FY2022)	3,395,000
ECC (FY2024)	<u>66,676,000</u>
Total ECC	<u>70,071,000</u>
Management and Inspection (M&I).....	<u>5,425,000</u>
Estimated Total Project Cost (ETPC)*	<u>\$82,651,000</u>

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

Schedule

	Start	End
Design and Construction	FY 2022	FY 2030

Building

The 219,000 gross square foot TUS is made up of 3 buildings: the Historic Building, the Courts Addition Building, and the Link Building. The focal point of TUS is the 90-foot-high central dome, which rests on a central pavilion with large arched openings on each side. Flat-roofed symmetrical wings flank the pavilion to the north and south. Construction of Union Station began in 1909 and was completed in May 1911 in the Beaux-Arts style of architecture. The historic building was completely renovated and restored, and a three-story addition was constructed.

The United States District Court for the Western District of Washington began occupancy in 1992. Ten courtrooms are provided for the federal courts, two within the north and south wings of the 1911 building and eight in the Courts Addition. After a 35-year renovation lease purchase transaction authorized by Congress in 1987, GSA acquired the TUS from the City of Tacoma upon lease expiration on September 21, 2022. Tacoma Union Station is listed in the National Register of Historic Places.

Tenant Agencies

Judiciary – Bankruptcy, District Court, Magistrate, Probation, Pre-Trail Services; Department of Justice - United States Marshals Service, Office of U.S. Attorneys; Department of Homeland Security - National Protection & Programs Directorate Federal Protective Services; and GSA

GSAPBS

**AMENDED PROSPECTUS – ALTERATION
TACOMA UNION STATION
TACOMA, WA**

Prospectus Number: PWA-0704-TA24
Congressional District: 06

Proposed Project

The proposed project includes a full modernization of major building systems to include HVAC, mechanical, and plumbing upgrades, seismic and progressive collapse mitigation, fire protection, interior and exterior construction, and site improvements.

The HVAC and mechanical work include replacement of most HVAC components nearing the end of their useful life. Components to be replaced include air handling units, low pressure ductwork, ceiling diffusers and grilles, exhaust fans, pressurization fans, fan coil units, and unit heaters. Existing cooling towers, boilers and primary heating water pumps will be replaced. Rooftop pressurization fans on the Courts Addition Building roof and exhaust and return fans in the entire TUS complex will be replaced.

Interior construction includes modifications to accommodate the installation of new shear walls in the Historic Building. The rotunda ceiling will be repaired to address damage caused by water infiltration. Other seismic related interior work includes replacement the ceiling system. Historic terrazzo flooring will be restored, and new building signage will be installed throughout Historic and Courts Addition buildings. A temporary lobby area will be constructed with partitions and teller windows for the bankruptcy courts during the construction process. Location of the temporary lobby will be coordinated during the design process. All art in the TUS will be removed, stored offsite, and reinstalled upon project completion.

Structural upgrades include seismic mitigation and progressive collapse protection in the Historic Building to include the installation of shear walls and a concrete tie beam to support the perimeter masonry walls and rotunda dome. Non-structural seismic mitigation includes the installation of bracing for building systems, piping, and fire sprinkler as well as seismic anchoring of mechanical and electrical equipment in the Historic, Courts Addition and Link buildings.

Exterior construction will include reinforcement of window frame anchoring and application of both blast mitigation and thermal window film. It will also include the replacement of approximately 60 ballistic windows in judicial chambers, offices, and courtrooms in the Historic Building due to the failing window seals. Roofing upgrades will include parapet work on both the Historic and Courts Addition Building roofs. The roof membrane on the upper roofs of the Historic Building will be replaced. The proposed work also includes installation of a fall protection system on Courts Addition building roof.

Exterior sitework includes excavation and restoration of courtyard planters and installation of new drains in support of new waterproofing membranes for the prisoner transfer tunnel, cooling tower enclosure, and mechanical chase. It will also include additional security barriers around the existing parking lot.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
TACOMA UNION STATION
TACOMA, WA**

Prospectus Number: PWA-0704-TA24
Congressional District: 06

Fire protection upgrades include replacement of the existing fire alarm system and installation of a new fire command center. The dry system compressor will be replaced with a nitrogen generator. A new active smoke control system will be added to the rotunda.

Plumbing upgrades include fixture retrofits, replacement of hot water tanks, and the installation of energy efficient piping insulation. New family accessible restroom and lactation room will be installed in the Courts Addition Building. Electrical upgrades include replacement of all major electrical distribution equipment, panel boards, motor control centers, circuit breakers, transformer feeder wiring, and conduit. All interior and exterior lighting except historic fixtures will be replaced with new light emitting diode (LED) lighting.

Major Work Items

HVAC/Mechanical/Plumbing Upgrades	\$17,782,000
Interior Construction	17,466,000
Seismic/Structural Upgrades	15,365,000
Exterior Construction	7,032,000
Fire Protection Upgrades	4,764,000
Demolition/Hazardous Materials Abatement	2,137,000
Electrical Upgrades	<u>2,130,000</u>
Total ECC	\$66,676,000

Justification

Investment in TUS is needed to keep this historic building in the Federal inventory, comply with Executive Order 13717 ("Establishing a Federal Earthquake Risk Management Standard"), and protect building occupants and visitors by meeting current safety codes. GSA's *Seismic Rating System Report*, released on March 31, 2016, lists TUS as having one of the highest seismic risk ratings in the GSA portfolio.

The building systems have reached or exceeded their useful life, are experiencing failures and are more costly to repair. Most building systems were over 30 years old at the time of the building purchase in September 2022. The project will also address life-safety issues, water intrusion, security requirements, seismic code and compliance, and other identified deficiencies.

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

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction

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PBS

**AMENDED PROSPECTUS – ALTERATION
TACOMA UNION STATION
TACOMA, WA**

Prospectus Number: PWA-0704-TA24
Congressional District: 06

opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, 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
117-103	2022	\$3,395,000	Construction
Appropriations to Date		\$3,395,000	

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	09/22/2021	\$43,289,000	Design = \$3,395,000 ECC = \$43,289,000 M&I = \$1,931,000
House T&I	07/28/2021	\$43,289,000	Design = \$3,395,000 ECC = \$43,289,000 M&I = \$1,931,000
Approvals to Date		\$ 48,615,000	

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

None

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

Alteration	\$73,986,000
Lease	\$170,212,000
New Construction	\$165,097,000

The 30-year, present value cost of alteration is \$96 million less than the cost of leasing with an equivalent annual cost advantage of \$7,340,000.

Recommendation

ALTERATION

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION
TACOMA UNION STATION
TACOMA, WA**


Prospectus Number: PWA-0704-TA24
Congressional District: 06

Certification of Need

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

Submitted at Washington, DC, on 3/14/2023

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—IRS ENTERPRISE COMPUTING
CENTER, MARTINSBURG, WV

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the repair and alteration project for the Internal Revenue Service (IRS) Enterprise Computing Center (ECC) located at 250 Murall Drive, Martinsburg, West Virginia, to replace the

roofing system, upgrade both the roof drains and lightning protection, and installation of a fall protection system at a design cost of \$1,994,000, an estimated construction cost of \$19,751,000, a management and inspection cost of \$1,353,000, for an estimated total project cost of \$23,098,000, a prospectus for which is attached to and included in this resolution.

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

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 the General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the program.

GSA

PBS

**PROSPECTUS – ALTERATION
IRS ENTERPRISE COMPUTING CENTER
MARTINSBURG, WV**

Prospectus Number: PWV-0191-MA24
Congressional District: 2

FY 2024 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Internal Revenue Service (IRS) Enterprise Computing Center (ECC) located at 250 Murall Drive, Martinsburg, WV. The proposed project includes replacement of the roofing system, upgrades to both the roof drains and lightning protection and installation of a fall protection system.

FY 2024 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$23,098,000

Major Work Items

Exterior Construction

Project Budget

Design	\$1,994,000
Estimated Construction Cost (ECC)	19,751,000
Management and Inspection (M&I).....	<u>1,353,000</u>
Estimated Total Project Cost (ETPC).....	\$23,098,000

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

Schedule

	Start	End
Design and Construction	FY 2024	FY 2027

Building

The ECC is a 497,000 gross square foot building, constructed in 1999 for the sole use of IRS as an office, data center, and warehouse.

Tenant Agencies

U.S. Department of the Treasury - IRS National Office, Office of the Secretary, Financial Crimes Enforcement Network, and IG for Tax Administration.

Proposed Project

The proposed project will replace the 4 sections of the 200,000 SF roof that spans across the 4 buildings making up the IRS ECC. The proposed project will replace the roofing

GSA

PBS

**PROSPECTUS – ALTERATION
IRS ENTERPRISE COMPUTING CENTER
MARTINSBURG, WV**

Prospectus Number: PWV-0191-MA24
Congressional District: 2

materials with cooler and more energy efficient materials. Fall protection, accessibility structures, lightning protection, and drainage systems will be installed and upgraded throughout the roof area.

Major Work Items

Exterior Construction	<u>\$19,751,000</u>
Total ECC	\$19,751,000

Justification

The ECC is one of two data centers for the IRS that process and store tax return data. It is a critical component of IRS’s operations, which, during peak season, processes over 13 million tax returns each day. Due to the continuous operations year-round and critical mission performed within, this project is viewed as a high priority.

The building’s roof has reached the end of its useful life. Failure of the roofing system could result in catastrophic impact to IRS operations and the Nation’s tax administration system. The existing roof system has required several repairs in recent years to remedy moisture infiltration and active leaks that have interfered with daily operations.

The new roof will address various deficiencies, such as fall protection and access systems throughout. The new roofing system would increase energy efficiency of the building by doubling the thermal resistance of the roof and use materials designed to keep the surface cooler. Lastly, the lightning protection system and drains will be upgraded.

Summary of Energy Compliance

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

GSA

PBS

**PROSPECTUS – ALTERATION
IRS ENTERPRISE COMPUTING CENTER
MARTINSBURG, WV**

Prospectus Number: PWV-0191-MA24
Congressional District: 2

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
IRS ENTERPRISE COMPUTING CENTER
MARTINSBURG, WV**


Prospectus Number: PWV-0191-MA24
Congressional District: 2

Certification of Need

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

Submitted at Washington, DC, on 3/14/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

COMMITTEE RESOLUTION

CONSTRUCTION—PROSPECTUS FOR DESIGN

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for one design project during fiscal year 2024, for a Long-term Records Storage Facility in the Seattle-Tacoma-Bellevue, WA, Metropolitan

Statistical Area, at a design cost of \$9,000,000, a prospectus for which is attached to and included in this resolution.

Provided further, that the General Services Administration shall not delegate to any 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 the General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the program.

GSA

PBS

PROSPECTUS—CONSTRUCTION
Prospectus for Design

Description

The General Services Administration (GSA) is seeking approval for one design project during fiscal year (FY) 2024, for which GSA will request funding for site, management and inspection, and construction in a future year. A description of the project is attached.

Justification

Starting the design for the project prior to receipt of construction-phase funding will facilitate an orderly and timely accomplishment of the planned program. Under the separate funding approach, GSA will submit the construction prospectus along with a future year budget request. GSA will work closely with stakeholders, including state and Tribal entities, to determine the site within the Seattle-Tacoma-Bellevue, WA, Metropolitan Statistical Area (MSA)

The subject project addresses construction of a replacement Federal facility to meet local long-term records storage requirements.

Recommendation

Approve design and related services of \$9,000,000 for the attached project. The construction cost indicated at this time is preliminary and will be refined and finalized prior to future requests for funding.¹

Committee Approval and Appropriation Requested in this Prospectus\$9,000,000

¹ In advance of relocation to a newly constructed facility, funds in support of repairs and alterations to the existing facility that are necessary for continued occupancy and protection of records and materials stored within the facility will be provided annually from GSA's Basic Repairs and Alterations program. The limitation for any one project is currently \$3.6 million.

GSA


PBS

PROSPECTUS – CONSTRUCTION
Prospectus for Design

Certification of Need

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

Submitted at Washington, DC, on 3/14/2023

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration

GSA

PBS

**PROSPECTUS – CONSTRUCTION
Prospectus for Design**

FISCAL YEAR 2024 CONSTRUCTION DESIGN PROJECT

LOCATION

FY 2024 FUNDING

Seattle-Tacoma-Bellevue, WA MSA
Records Storage Facility

\$9,000,000

TOTAL.....\$9,000,000

GSA

PBS

**PROSPECTUS – CONSTRUCTION
Prospectus for Design**

Prospectus Number: PDS-02024

PROJECT: Long-term Records Storage Facility

LOCATION: Seattle-Tacoma-Bellevue, WA MSA

ESTIMATED TOTAL PROJECT COST: \$TBD

DESIGN: \$9,000,000

AMOUNT REQUESTED IN FY 2024 (Design): \$9,000,000

WORK ITEM SUMMARY: Program of Requirements and Design for a new Federal Facility.

DESCRIPTION

The General Services Administration (GSA) proposes the analysis and design of a future construction project for a facility to meet the long-term crucial records storage space needs of the National Archives and Records Administration (NARA).

Site, construction and management and inspection will be funded in a future fiscal year once the Federal agencies and interested state and Tribal stakeholders agree upon a location and consultation is complete.

Long-term archival and Federal records stored at the facility hold significant value to individuals and organizations, including state agencies, higher education institutions, researchers, scientists, Tribal members, and students. NARA will digitize all records, which will allow for more dense storage and a smaller footprint; however, based on strong interests expressed in previous Tribal consultations, NARA will not permanently relocate records out of the MSA.

The existing National Archives at Seattle is located at 6125 Sand Point Way NE, Seattle, Washington. The aging facility, constructed in 1946, requires significant reinvestments that do not make it economically viable to repair and improve. In advance of relocation to a newly constructed facility, funds in support of repairs and alterations to the existing facility that are necessary for continued occupancy and protection of records and materials stored within the facility will be provided annually from GSA’s Basic Repairs and Alterations Program. The limitation for any one project is currently \$3.6 million.

GSA and NARA are committed to the consultative process with impacted state and Tribal nations as the replacement of the Sand Point facility progresses. The program of requirements and building design provided for in this prospectus are essential prerequisites for meaningful consultation with Tribal entities regarding site selection. The current Sand Point facility is 179,000 gross square feet in size. The square footage of the proposed replacement facility will be determined based, in part, upon the results of the stakeholder engagement and program of requirements development processes; however, the replacement facility is anticipated to be smaller.

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF TRANSPORTATION,
KANSAS CITY, MO

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 204,607 rentable square feet of space, including 104 official parking spaces, for the Department of Transportation (DOT), currently located at 901 Locust Street in Kansas City, Missouri, at a proposed total annual cost of \$5,299,321 for a lease term of up to three years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 461 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 461 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 Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, 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 further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS – LEASE
DEPARTMENT OF TRANSPORTATION
KANSAS CITY, MO**

Prospectus Number: PMO-03-KC24
Congressional District: 05

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to 3 years for approximately 204,607 rentable square feet (RSF) for the Department of Transportation (DOT), currently located at 901 Locust Street in Kansas City, Missouri. DOT has occupied space in the building since 2009 under a lease that expires on October 14, 2024.

Extension of the current lease will enable DOT to provide continued housing for current personnel and meet its current mission requirements. The office and overall utilization rates will increase from 196 to 239 and 377 to 461 usable square feet (USF) per person respectively.

Description

Occupant:	DOT
Current RSF:	204,607 (Current RSF/USF = 1.20)
Estimated/Proposed Maximum RSF:	204,607 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	377
Estimated/Proposed USF/Person:	461
Expiration Dates of Current Lease(s):	10/14/2024
Proposed Maximum Leasing Term:	3 years
Delineated Area:	North: I-70/I-35; East: I-70/Campbell Street; South: 31st Street; West: Summit Street/I-35
Number of Official Parking Spaces:	104
Scoring:	Operating
Current Total Annual Cost:	\$ 5,185,006 (lease effective 10/15/2009)
Estimated Rental Rate ¹ :	\$ 25.90 / RSF
Estimated Total Annual Cost ² :	\$ 5,299,321

¹ This estimate is for fiscal year 2025 and may be escalated by 2.8 percent per year to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSAPBS

**PROSPECTUS – LEASE
DEPARTMENT OF TRANSPORTATION
KANSAS CITY, MO**

Prospectus Number: PMO-03-KC24
Congressional District: 05

Background

The DOT mission is to deliver the world’s leading transportation system, serving the American people and economy through the safe, efficient, sustainable, and equitable movement of people and goods. This location houses the administration offices of the following five DOT operating administrations: the Federal Aviation Administration (FAA); the Federal Railroad Administration (FRA); the National Highway Transportation Safety Administration (NHTSA); the Federal Transit Administration (FTA); and the Pipeline and Hazardous Materials Safety Administration (PHMSA).

Justification

DOT is currently housed at 901 Locust Street in a lease that expires on October 14, 2024. This FAA location houses the regional office and the functions of oversight of airport planning, development, and certification, as well as administration of regulations for airmen, air carriers, and air agencies. The remaining DOT components execute mission functions necessary to perform vital operations. DOT requires continued housing to carry out its mission while it executes a replacement lease project, and while DOT and GSA jointly investigate a future long-term plan to relocate DOT into the Richard Bolling Federal Building (Bolling FB).

A 3-year lease extension will provide DOT and GSA with sufficient time for DOT to secure short-term housing until DOT and GSA formulate a relocation plan to the Bolling FB as well as budget for move and replication costs accordingly.

Resolutions of Approval

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

Interim Leasing

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

GSA

PBS


**PROSPECTUS – LEASE
DEPARTMENT OF TRANSPORTATION
KANSAS CITY, MO**

Prospectus Number: PMO-03-KC24
Congressional District: 05

Certification of Need

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

Submitted at Washington, DC, on 9/28/2023

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration

Housing Plan
Department of Transportation

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage ²	Special ²	Total
901 Locust Street, Kansas City, MO												
DOT - FAA (Federal Aviation Administration)	294	294	87,833	13,760	37,728	139,321						
DOT - FRA (Federal Railroad Administration)	7	7	2,968	963	673	4,604						
DOT - NHTSA (National Highway Traffic Safety Administration)	10	10	2,184	834	555	3,573						
DOT - FTA (Federal Transit Administration)	20	20	4,279	131	668	5,078						
DOT - PHMSA (Pipeline & Hazardous Materials Safety Admin)	40	40	6,988	375	1,085	8,448						
VA - Veterans Health Administration	82	82	9,400	123	423	9,946						
Estimated/Proposed Lease												
DOT - FAA (Federal Aviation Administration)							294	294	87,833	13,760	37,728	139,321
DOT - FRA (Federal Railroad Administration)							7	7	2,968	963	673	4,604
DOT - NHTSA (National Highway Traffic Safety Administration)							10	10	2,184	834	555	3,573
DOT - FTA (Federal Transit Administration)							20	20	4,279	131	668	5,078
DOT - PHMSA (Pipeline & Hazardous Materials Safety Admin)							40	40	6,988	375	1,085	8,448
Vacant									9,400	123	423	9,946
Total	453	453	113,652	16,186	41,132	170,970	371	371	113,652	16,186	41,132	170,970

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	196	239

UR = average amount of office space per person
 Current UR excludes 25,003 USF of office support space.
 Proposed UR excludes 25,003 USF of office support space.

Overall UR ³		
	Current	Proposed
Rate	377	461

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	170,970	1.20	204,607
Estimated/Proposed	170,970	1.20	204,607

Special Space ⁶	USF
ADP Space	3,052
Conference/Training	18,023
Copy Center	1,434
Fitness Center	1,973
Food Service	5,527
Health Units	135
High Density File Rooms	3,570
Mail Rooms	2,034
IT Laboratory	1,291
Restrooms/Shower	1,124
Lobby/Security	1,741
Telco Room	1,228
Total	41,132

NOTES:

- ¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
- ² Calculation excludes the judiciary, Congress and agencies with fewer than 10 people.
- ³ USF/Person = housing plan total USF divided by total personnel
- ⁴ R/U Factor (R/U) = Max RSF divided by total USF
- ⁵ Storage excludes warehouse, which is part of special space.

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

COMMITTEE RESOLUTION

LEASE—U.S. IMMIGRATION AND CUSTOMS
ENFORCEMENT, NEW YORK, NEW YORK

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease extension of up to 181,280 rentable square feet of space for the U.S. Immigration and Customs Enforcement (ICE), currently located at 601 West 26th Street in New York, New York, at a proposed total annual cost of \$15,408,800 for a lease term of up to two years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 222 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 222 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 Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, 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 further, the Administrator of General Services shall require tenant agency(ies) to agree to reporting actual utilization data on at least an annual basis during occupancy and such reports are transmitted to the Committee.

GSA

PBS

**PROSPECTUS-LEASE
U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT
NEW YORK, NEW YORK**

Prospectus Number: PNY-02-NY24
Congressional District: 10

Executive Summary

The General Services Administration (GSA) proposes a lease extension of up to two (2) years for approximately 181,280 rentable square feet (RSF) for the U.S. Immigration and Customs Enforcement (ICE), currently located at 601 West 26th Street in New York, NY. U.S. Immigration and Customs Enforcement has occupied space in the building since 2002 under a lease that expires on December 31, 2023.

Extension of the current lease will enable the U.S. Immigration and Customs Enforcement to provide continued housing for current personnel and meet its current mission requirements. ICE will maintain the office and overall utilization at 106 and 222 usable square feet (USF) per person respectively.

Description

Occupant:	ICE
Current RSF:	181,280 (Current RSF/USF = 1.34)
Estimated/Proposed Maximum RSF:	181,280 (Proposed RSF/USF = 1.34)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	222
Estimated/Proposed USF/Person:	222
Expiration Dates of Current Lease(s):	12/31/2023
Proposed Maximum Lease Term:	2 years
Delineated Area:	North: West 34th St.; East: 6th Ave.; South: West 14th St.; West: West Side Highway
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$ 14,114,848 (lease effective 11/04/2002)
Estimated Rental Rate ¹ :	\$ 85.00 / RSF
Estimated Total Annual Cost ² :	\$ 15,408,800

¹ This estimate is for fiscal year 2024 and may be escalated by 2.8 percent per year to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSAPBS

**PROSPECTUS-LEASE
U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT
NEW YORK, NEW YORK**

Prospectus Number: PNY-02-NY24
Congressional District: 10

Background

The U.S. Immigration and Customs Enforcement's mission is to protect America through criminal investigations and enforcing immigration laws to preserve national security and public safety.

This location serves as the New York Field Office of ICE's **Homeland Security Investigations (HSI)** group, which is the principal investigative component of the Department of Homeland Security. HSI investigates, disrupts, and dismantles transnational criminal organizations and terrorist networks that threaten or seek to exploit the customs and immigration laws of the United States. Unlike other HSI offices, the New York Field Office houses a financial task force that investigates Wall Street and other financial institutions in Lower Manhattan and has historically been very successful in identifying fraud and other illegal activities on Wall Street.

Justification

The U.S. Immigration and Customs Enforcement is currently housed at 601 West 26th Street, New York, NY in a lease that expires December 31, 2023. U.S. Immigration and Customs Enforcement requires continued housing to carry out mission. until ICE can relocate under a long standing plan to move to the 201 Varick Street Federal Office Building in New York, NY. A 2-year lease extension will provide ICE with sufficient time to relocate. GSA will attempt to negotiate a lease term of 2 years with termination rights after the fifth month to provide flexibility for future plans.

Resolutions of Approval

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

Interim Leasing

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

GSA

PBS

**PROSPECTUS-LEASE
U.S. IMMIGRATION AND CUSTOMS ENFORCEMENT
NEW YORK, NEW YORK**

Prospectus Number: PNY-02-NY24
Congressional District: 10

Certification of Need

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

Submitted at Washington, DC, on 10/24/2023

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Admi Carnahan
Administrator, General Services Administration

**Housing Plan
U.S. Immigration and Customs Enforcement**

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage ⁵	Special ⁶	Total
601 West 26th St., New York, NY (ICE)	612	612	83,400		52,281	135,681						
601 West 26th St., New York, NY (ICE)							612	612	83,400		52,281	135,681
Total	612	612	83,400		52,281	135,681	612	612	83,400		52,281	135,681

Office Utilization Rate (UR) ²		
	Current	Proposed
Rate	106	106

UR = average amount of office space per person
 Current UR excludes 18,348 USF of office support space.
 Proposed UR excludes 18,348 USF of office support space.

Special Space ⁶	USF
Non-Standard	52,281
Total	52,281

Overall UR ³		
	Current	Proposed
Rate	222	222

R/U Factor ⁴			
	Total USF	RSF/USF	Max RSF
Current	135,681	1.34	181,280
Estimated/Proposed	135,681	1.34	181,280

NOTES:

- ¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
- ² Calculation excludes the judiciary, Congress and agencies with fewer than 10 people.
- ³ USF/Person = housing plan total USF divided by total personnel
- ⁴ R/U Factor (R/U) = Max RSF divided by total USF
- ⁵ Storage excludes warehouse, which is part of special space.
- ⁶ Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

COMMITTEE RESOLUTION

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

Resolved by the Committee on Transportation and Infrastructure of the United States House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for the repair and alteration project at the Anthony J. Celebrezze Federal Building located at 1240 E. Ninth Street in Cleveland, Ohio, to install new domestic water piping in the sub-

basement, basement, first, and mezzanine levels of the building at a design cost of \$781,000, an estimated construction cost of \$6,968,000, and a management and inspection cost of \$562,000, for a total estimated cost of \$8,311,000, a prospectus for which is attached to and included in this resolution.

Provided further, that the General Services Administration shall not delegate to any 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 the General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the program.

GSA

PBS

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

Prospectus Number: POH-0192-24
Congressional District: 11

FY 2024 Project Summary

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the Anthony J. Celebrezze Federal Building (Celebrezze Building) located at 1240 E. Ninth Street in Cleveland, OH. The proposed project will install new domestic water piping in the sub-basement, basement, first, and mezzanine levels of the building.

FY 2024 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$8,311,000

Major Work Items

Plumbing upgrades; demolition/hazardous materials abatement; sitework; interior construction

Project Budget

Design	\$781,000
Estimated Construction Cost (ECC)	6,968,000
Management and Inspection (M&I).....	562,000
Estimated Total Project Cost (ETPC)	\$8,311,000

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

Schedule

	Start	End
Design	FY 2024	FY 2025
Construction	FY 2026	FY 2027

Building

The Celebrezze Building was built in 1966 and houses approximately 4,000 Federal employees. The building has 1,459,000 gross square feet, including 321 inside parking spaces, and is located within the northeast section of downtown Cleveland. There are 32 floors and a mezzanine level above grade, a basement, and a sub-basement. The building is listed in the National Register of Historic Places as part of the Erieview Historic District.

Tenant Agencies

Department of Defense; Defense Financing and Accounting Service, Chief of Naval Personnel; Veterans Affairs-Veterans Benefits Administration; Internal Revenue Service;

GSA**PBS**

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

Prospectus Number: POH-0192-24
Congressional District: 11

Department of Homeland Security: U.S. Coast Guard, U.S. Citizenship & Immigration Services; Equal Employment Opportunity Commission; National Labor Relations Board.

Proposed Project

The proposed project will install new domestic cold, hot, and recirculation water piping in the lower levels of the building: the sub-basement, basement, first, and mezzanine levels, from the point of origin at the city water mains. The existing domestic water piping will be demolished. Asbestos-containing materials on the existing pipe and fittings will be abated. The piping replacement will require cutting, excavation, infill, and patching of the building's plaza and sidewalk areas. After the piping work is completed, architectural finishes that were disturbed will be repaired.

Major Work Items

Plumbing	\$3,814,000
Demolition/Hazardous Materials Abatement	\$1,195,000
Sitework	\$1,119,000
Interior Construction	\$840,000
Total ECC	\$6,968,000

Justification

The Celebrezze Building opened in 1966, and the expected service life of its domestic water piping is 50 years. Most of the domestic water piping is original to the building. In 2021, a GSA consultant's study of the domestic water system showed that the pipes are decaying and need to be replaced. The piping in the lower levels was found to be in the poorest condition. GSA has made two attempts to replace the piping with Basic Repairs and Alterations funding in 2023, but both of GSA's procurement attempts resulted in bids that exceeded GSA's annual prospectus threshold and without the necessary funding and approvals to award the contract, GSA was unable to undertake the repairs.

GSA's subject matter experts recently completed an onsite assessment, reviewed the scope of the project, and confirmed the pipe replacement is an exigent need. They also recommended the inclusion of additional scope and funding to account for related civil engineering work for the project.

If the piping in the lower levels is not replaced, there is a significant chance it will fail and flood the basement levels. Mechanical and electrical systems are also located in the basement levels. If a pipe ruptures, water could cause major damage to these systems, lead to a building shutdown, and create expensive repairs. These system failures would require

GSA

PBS

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

Prospectus Number: POH-0192-24
Congressional District: 11

the displacement and rehousing of the 30 tenant agencies that currently occupy 665,000 usable square feet in the building. GSA estimates that it could take upwards of 5 years before the repairs/replacements would be completed and the tenants would be able to return to the building.

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

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles, reduce the environmental impact of materials, and address climate risk liabilities 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
POH-0192-FY18	VBA renovation - design	2018	\$ 7,835,000
POH-0192-FY20	VBA renovation - construction	2020	\$63,928,000

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

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

Recommendation

ALTERATION

GSA

PBS

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

Prospectus Number: POH-0192-24
Congressional District: 11

Certification of Need

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

Submitted at Washington, DC, on 8/7/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Adm. Carahan
Administrator, General Services Administration

REMEMBERING DR. CLAY DOTSON

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

Mr. CARTER of Georgia. Mr. Speaker, I rise today to mourn the passing of Dr. Clay Dotson.

Dr. Dotson, the former Young Harris academic dean and, at times, the interim president, spent over 40 years working in higher education. Even in retirement, he stayed involved through his work on this college board.

He is noted for hiring most of the staff at Young Harris College as well as developing the faculty growth and development program, which helped the university grow enormously.

Dr. Dotson's legacy to Young Harris College reaches beyond the college and into the community. He was an active member of the Towns County Lions Club, which created the Georgia Mountain Fair. He was also a member of the Sharp Memorial United Methodist Church and served on the board of directors for the Bank of Hiawassee.

Dr. Dotson left a lasting impact on Young Harris College and Georgia as a whole. I extend my sympathies and prayers to Dr. Dotson's friends and family.

HONORING REVEREND DR. BOB DENTON

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

Mrs. SYKES. Mr. Speaker, today, I rise to honor the life and mourn the loss of Reverend Dr. Bob Denton, a true advocate and champion for the most vulnerable in Ohio's 13th Congressional District.

Throughout his life, Reverend Denton held many titles. He was an ordained minister, police academy graduate, police chaplain, Ph.D. sociologist, adjunct professor at the University of Akron, and, what he is best known for, the founder of the Victim Assistance Program in Akron.

For over 40 years, Reverend Denton served the program he founded as the executive director, a program that was the first victim assistance agency in Ohio and a pioneer in the national victim assistance advocacy movement, which led to the changes in State and Federal laws to help victims across this country. His leadership in this space was deeply respected across our Nation, as Reverend Denton served as the first president of the National Organization for Victim Assistance.

Without a doubt, Reverend Denton left a mark on Ohio's 13th Congressional District, the State of Ohio, and this country.

Though his presence will be missed, his memory will live on through those he advocated for and the family and friends he so deeply loved. Thus, with deepest sympathy, I pay tribute to a

truly phenomenal individual, Reverend Dr. Bob Denton.

EV MANDATES LIMIT CHOICE, RAISE COSTS

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

Mr. LAMALFA. Mr. Speaker, an electric vehicle mandate presents serious challenges for our economy, families, and everyday life. While these vehicles are often promoted as the future, they come with significant limitations and costs.

Long-distance travel can be difficult due to fewer charging stations than are needed, by far, and longer refueling times, rather than just the few minutes it takes to fill up with gasoline or diesel, this compared to gas-powered cars.

Also, we have this futile program with the Federal Government that has so far put aside \$8 billion a while back, and what have we got of it? Seven charging stations. There might be more by now, but it is pathetic.

This is particularly problematic in rural areas like I represent where there isn't the infrastructure at all to have the electricity. The amount of load the power lines would need to carry isn't even there yet.

How are you supposed to travel outside of a city area? Maybe it could just be a city mandate. Who knows?

They have high upfront costs and horrifically high costs when you go to replace the batteries. Heaven knows, we have seen what happens when they catch fire. You can't put them out.

We need not force these vehicles on a public that does not want to buy them.

CLOSING 8,000 CONSTITUENT SERVICE CASES

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

Ms. PORTER. Mr. Speaker, I rise to celebrate the amazing casework team in my Orange County office, which recently closed over 8,000 constituent cases. Their hard work and dedication have given Orange County residents a voice with Federal agencies and gotten them the answers that they deserve.

Our casework team has facilitated efficient immigration proceedings, secured last-minute passports, and directly returned over \$24 million to the people of Orange County in Social Security benefits, IRS tax returns, veteran benefits, and more.

Navigating our Federal processes and programs should not be complicated, and my office has helped make that a reality for the people I represent. I am incredibly proud of how this team has cut through red tape, promoted transparency, and delivered for Orange County families.

It is my honor to help constituents with Federal agency issues, and I am

grateful for the trust they have placed in my office.

REPUBLICANS' ANTI-ESG AGENDA

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

Ms. HOULAHAN. Mr. Speaker, what happened to the Republican Party that once stood for free market capitalism, for for-profit businesses to be allowed to run their companies as they wanted, to be able to have people not be fettered by people like us here in Congress? Seriously, what happened to them?

I rise in opposition to my Republican colleagues and their efforts to strip Americans of their freedom to build, invest in, and do what is right for them, themselves, and their businesses. These bills that these Republican Members are passing and advancing this week will take away these rights from these businesses, investors, and consumers alike.

What does this mean? It means businesses can't account for record storms that impact their bottom line, retirees' hard-earned savings will suffer under limited investment options, or company policies that elevate women and minorities will be ignored.

Simply put, Republicans are trying to cancel freedoms that have been studied and proven to increase profits long term. It is absurd, and dare I say, it is pretty weird.

As co-chair of the Stakeholder Capitalism Caucus and a proud Pennsylvanian business leader, I urge my colleagues to reject this anticapitalist agenda.

END SENIOR HUNGER NOW

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

Mr. MCGOVERN. Mr. Speaker, I rise today to highlight a recent article in "Generations Now," a publication from the American Society on Aging, titled "Food is Medicine" and authored by several experts in both nutrition and aging services.

The article makes the case for better leveraging the expertise and broad reach of community-based food programs through the Federal Older Americans Act Nutrition Program to combat hunger, prevent malnutrition, and reduce diet-related chronic disease among older Americans.

Seniors all across the country and from all walks of life trust and rely on Older American Act programs' nutritious meals and community connections.

These programs continue to innovate and bring people together. My home State of Massachusetts is highlighted for its efforts to encourage more locally grown foods and for partnering with local schools to promote intergenerational meals among participants.