There was no objection.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

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

HOUSE OF REPRESENTATIVES, COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE,
Washington, DC, December 2, 2010.

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

DEAR MADAM SPEAKER: On December 2, 2010, the Committee on Transportation and Infrastructure met in open session to consider 17 resolutions to authorize appropriations for the General Services Administration's (GSA) FY 2011 Capital Investment and Leasing Program, including seven alteration resolutions (authorizing $354.1 million), one design resolution (authorizing $51.2 million), six construction resolutions (authorizing $1,639.5 million), and three lease resolutions (authorizing $20.6 million per year). The Committee adopted the resolutions by voice vote with a quorum present.

Enclosed are copies of the resolutions adopted by the Committee on Transportation and Infrastructure on December 2, 2010.

Sincerely,

JAMES L. OBERSTAR, M.C.,
Chairman.

Enclosures.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

ALTERATION
FIRE PROTECTION AND LIFE SAFETY PROJECTS
VARIOUS BUILDINGS
PFP-2011

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for alterations to upgrade, replace, and improve life safety features and fire protection systems in Government-owned buildings during fiscal year 2011, at a proposed cost of $20,000,000, a prospectus for which is attached to and included in this resolution.

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

Adopted: December 2, 2010

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS - ALTERATION
FIRE PROTECTION AND LIFE SAFETY PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PFP-2011

Program Summary

This prospectus proposes alterations to upgrade, replace, and improve life safety features and fire protection systems in government-owned buildings during Fiscal Year 2011. Projects in Federal buildings throughout the country are currently being identified through surveys and studies and will vary in size, location, and delivery method. The authority requested in this prospectus is for a diverse set of retrofit projects with engineering solutions to reduce fire and life safety hazards. Typical projects include the following:

- Replacing antiquated fire alarm and detection systems that are in need of repair or for which parts are no longer available.
- Installing emergency voice communication systems to facilitate occupant notification and/or evacuation.
- Installing and/or expanding fire sprinkler coverage to protect Federal property.
- Constructing additional or enclosing existing exit stairs to ensure timely evacuation of buildings in the event of an emergency.

Justification

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

Authorization Requested.....$20,000,000

GSA PBS

PROSPECTUS - ALTERATION
FIRE PROTECTION AND LIFE SAFETY PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PFP-2011

Certification of Need

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

Submitted at Washington, DC. on May 13, 2010

Recommended: _____
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM
VARIOUS BUILDINGS
PEW-2011

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized to implement energy and water retrofit and conservation measures in Government-owned buildings during fiscal year 2011, at a proposed cost of $20,000,000, a prospectus for which is attached to and included in this resolution.

Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that procurements executed pursuant to this authority include minimum performance requirements requiring energy efficiency and the use of renewable energy.

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

Adopted: December 2, 2010

James L. Oberstar

James L. Oberstar, M.C.
Chairman

PROSPECTUS - ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PEW-2011

Program Summary

GSA proposes the implementation of energy and water retrofit and conservation measures, as well as high performance energy projects, in government-owned buildings during fiscal year 2011.

The Energy and Water Conservation Measures program is designed to reduce on-site energy consumption, through building alteration projects or retrofits of existing buildings systems. These projects are an important part of GSA's approach to reducing energy consumption in the existing inventory, to reach mandated percentage reduction goals through 2015.

Projects to be accomplished in Federal buildings throughout the country are currently being identified through surveys and studies. The projects to be funded will have positive savings-to-investment ratios, will provide reasonable payback periods, and may generate rebates and savings from utility companies and incentives from grid operators. Projects will vary in size, by location, and by delivery method. This prospectus requests authority to fund energy and water retrofit work, geothermal and other High-Performance Green Building retrofit work, as well as designs for new facilities that incorporate these technologies. The authority requested in this prospectus is for a diverse set of design and retrofit projects with engineering solutions to reduce energy or water consumption and/or costs.

Justification:

The Energy Policy Act of 2005 (Public Law 109-58) required a 2% energy usage reduction as measured in BTU/GSF per year from 2006 through 2015 over a 2003 baseline. Additionally, this act sets a mandate to install advanced meters for electricity in all buildings by 2012. Guidance issued by the Department of Energy pursuant to this requirement states that savings anticipated from advanced metering can range from 2% to 45% annually when used in combination with continuous commissioning efforts. Executive Order 13423 on Strengthening Federal Environmental, Energy, and Transportation Management concerning energy consumption reduction, was incorporated into law as the Energy Independence and Security Act of 2007. Both increased the energy reduction mandates to 3% per year, and the Executive Order also established a water reduction mandate of 2% per year based on a 2007 baseline as measured in gallons/gsf.

By the year 2015, all Federal agencies are directed to reduce overall energy use in buildings they operate by 30 percent from 2003 levels and reduce overall water use by 16 percent from 2007 levels. Increased energy and water efficiency in buildings and operations will require capital investment for changes and modifications to physical systems which consume energy and water, as well as other high performance green building initiatives and infrastructure designs and retrofits.

PROSPECTUS - ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PEW-2011

Justification: (continued)

In addition, the Energy Independence and Security Act of 2007 (EISA) included provisions that exceed the requirements of the Energy Policy Act of 2005. One such long-term requirement is to eliminate fossil fuel-generated energy consumption in new and renovated Federal buildings by FY 2030 by achieving targeted reductions beginning with projects designed in FY 2010. Other shorter-term measures include increasing the use of solar hot water heating (to 30%); installation of advanced meters for water and gas (previously only electricity was covered); and broader application of energy efficiency in all major renovations.

Approval of this FY 2011 request will enable GSA to continue to provide leadership in energy/water conservation and efficiency to both the public and private sectors.

Authorization Requested.....$20,000,000

Potential projects to be accomplished in Federal buildings throughout the country are currently being identified through surveys and studies, along with potential new designs. The projects to be funded will have positive savings-to-investment ratios, will provide reasonable payback periods, and may generate rebates and savings from utility companies and incentives from grid operators. Projects will vary in size by location and by delivery method. Typical projects include the following:

- Upgrading heating, ventilating, and air-conditioning (HVAC) systems with new, high efficiency systems including the installation of energy management control systems.
- Altering constant volume air distribution systems to variable air flow systems by the addition of variable air flow boxes, fan volume control dampers, and related climatic controls.
- Installing building automation control systems, such as night setback thermostats and time clocks, to control HVAC systems.
- Installing automatic occupancy light controls, lighting fixture modifications, and associated wiring to reduce the electrical consumption per square foot through the use of higher efficiency lamps and use of non-uniform task lighting design.
- Installing new or modifying existing temperature control systems.
- Replacing electrical motors with multi-speed or variable-speed motors.
- Insulating roofs, pipes, HVAC duct work, and mechanical equipment.

PROSPECTUS - ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PEW-2011

- Installing and caulking storm windows and doors to prevent the passage of air and moisture into the building envelope.
- Providing advanced metering projects which enable building managers to better monitor and optimize energy performance.
- Providing and implementing water conservation projects.
- Providing renewable projects including photovoltaic systems, solar hot water systems, and wind turbines.
- Providing distributed generation systems.
- Designing new facilities to conform to EISA and to incorporate these new technologies.
- Designing new facilities to incorporate other sustainable, green building technologies, such as solar power, wind power, green roofs, and photovoltaic techniques.
- Drilling to install vertical and horizontal geothermal loops.
- Installing heat pumps and other types of geothermal equipment.
- Installing building insulation and seals to enhance equipment performance and reduce the size and energy consumption of geothermal and other energy-efficient equipment.
- Installing new or modifying existing green building materials.
- Installing wastewater recycling processes for use on lawns, in toilets, and for washing cars.
- Insulating roofs, pipes, HVAC duct work, and mechanical equipment.
- Installing other green building technologies such as hot water heat recycling, renewable heating systems, seasonal thermal storage systems, and solar air conditioning, green roofs, and cool roofs.

GSA PBS

PROSPECTUS - ALTERATION
ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PEW-2011

Certification of Need:

It has been determined that the practical solution to achieving the identified building energy and water management goals is to proceed with the energy and water retrofit and conservation work indicated above.

Submitted at Washington, DC, on May 13, 2010

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

ALTERATION
WELLNESS AND FITNESS PROGRAM
VARIOUS BUILDINGS
PHW-2011

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized to upgrade, replace, and improve space within Government-owned buildings in support of employee wellness during fiscal year 2011, at a proposed cost of $7,000,000, a prospectus for which is attached to and included in this resolution.

Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that procurements executed pursuant to this authority include minimum performance requirements requiring energy efficiency and the use of renewable energy.

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

Adopted: December 2, 2010

James L. Oberstar, M.C.
Chairman

PROSPECTUS - ALTERATION
WELLNESS AND FITNESS PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PHW-2011

Program Summary

The General Services Administration (GSA) proposes alterations to upgrade, replace, and improve space within Government-owned buildings in support of employee wellness in fiscal year 2011. Projects in Federal buildings throughout the country are currently being identified through surveys and studies and will vary in size, location, and delivery method. The authority requested is for a diverse set of upgrade/modernization projects which will provide improved facilities for developing employee fitness and health. Typical projects include:

- Fitness center upgrades to include design and construction for improved layouts more focused on wellness and expansion needed to accommodate increased use.
- Cafeteria and snack bar upgrades and alterations to include new equipment, changes in layout to allow for changes in menu and food preparation, and product placement opportunities.
- Health unit upgrades and alterations required for expansion of services and support.

Justification

On May 12, 2009, President Obama met with Chief Executive Officers from several major corporations to discuss their initiatives to improve employee health and reduce health care costs through worksite wellness and other initiatives. Following that meeting, he requested that the Office of Personnel Management (OPM), Office of Management and Budget (OMB), National Economic Council (NEC), and the Department of Health and Human Services (HHS) explore the development of similar programs for the Federal workforce.

GSA is currently working to develop a model for the Federal wellness campus concept in designated locations around the country. GSA's responsibility for this campus effort is to develop a prototype that showcases a building amenities program in support of government-wide efforts to improve employee health and fitness. These efforts encompass employee programs such as education and assistance, along with building amenities such as fitness centers, cafeterias, and health unit programs.

GSA facilities support over one million Federal employees nationwide and are the location for wellness programs across the country. These facilities house fitness centers, food service programs, health units, and child care centers, thereby helping support Federal employees to balance their lives. GSA plays a key role if wellness programs are to succeed.

This request will provide upgrades to a number of GSA Federal buildings to accommodate wellness improvements.

GSA PBS

PROSPECTUS - ALTERATION
WELLNESS AND FITNESS PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PHW-2011

Authorization Requested.....**$7,000,000**

Certification of Need

It has been determined that the practical solution to achieving the identified wellness goals is to proceed with the wellness program work described above.

Submitted at Washington, DC, on May 13, 2010

Recommended: _____
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

ALTERATION
JAMES C. CORMAN FEDERAL BUILDING
VAN NUYS, CA
PCA-0198-LA11

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for the build-out of space for the Department of State's Consular Affairs Office and Internal Revenue Service, and roof replacement at the James C. Corman Federal Building at 6230 Van Nuys Boulevard, Van Nuys, CA, at a proposed total cost of $11,039,000, a prospectus for which is attached to and included in this resolution.

Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for the project and if such systems are not used for the project, the specific rationale for GSA's decision.

Adopted: December 2, 2010

James L. Oberstar

James L. Oberstar, M.C.
Chairman

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

Prospectus Number: PCA-0198-LA11
Congressional District: 28

Project Summary

The General Services Administration (GSA) proposes the build-out of space for the Department of State's Consular Affairs Office and IRS, and roof replacement at the James C. Corman Federal Building at 6230 Van Nuys Boulevard, Van Nuys, CA. This work is essential to the long-term positioning of this asset and it provides an excellent accommodation for the State Department relocation required for the repair and alteration of the Wilshire Federal Building.

Major Work Items

Roof replacement, exterior enclosure, interior construction, mechanical, fire protection, electrical repairs, demolition, and hazardous materials abatement.

Project Budget

Design and Review	$894,000
Estimated Construction Cost (ECC)	9,541,000
Management and Inspection (M&I)	604,000
Estimated Total Project Cost (ETPC)*	**$11,039,000**

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

Authorization Requested (Design and ECC) $11,039,000

Prior Authority and Funding - None

Prior Prospectus-Level Projects in Building (past 10 years): - None

Schedule	**Start**	**End**
Design	FY2011	FY2012
Construction	FY2012	FY2012

Building

Located in the heart of the Van Nuys Civic Center, the James C. Corman Federal Building rises four stories and measures approximately 231,000 gross square feet. It is a mid-twentieth century, precast concrete and stone clad office building with a basement and both indoor and outdoor parking.

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

Prospectus Number: PCA-0198-LA11
Congressional District: 28

It is in close proximity to several other municipal and Federal buildings, including Van Nuys City Hall, the Northwest District Superior Court, the Van Nuys State Office Building, the Van Nuys Branch Library, the Marvin Braude Constituent Service Center, and the Los Angeles Police Department.

Tenant Agencies
Department of the Treasury is the major tenant, while other tenants include Bureau of Alcohol, Tobacco, Firearms, and Explosives; US Army Corps of Engineers; Defense Contract Audit Agency; GSA-Federal Acquisition Service; Federal Bureau of Investigation; GSA-Public Buildings Service; Consular Affairs; and United States Postal Service.

Proposed Project
This project proposes the build-out of 29,266 usable square feet of space for the Department of State Los Angeles Passport Office and 27,312 useable square feet of space for the IRS, and the replacement of the roof. Structural, mechanical, electrical, fire protection, interior, exterior enclosure, and hazardous material abatement work undertaken is incidental to the tenant improvements.

Major Work Items

Roof replacement	$1,034,000
Tenant improvements	5,421,000
Exterior enclosure	240,000
Interior construction	477,000
Mechanical	579,000
Fire protection	130,000
Electrical	1,016,000
Demotion & abatement	644,000
Total ECC	**$9,541,000**

Justification
State Department Consular Affairs Passport office and IRS require improvements to meet their requirements, and the roof is deteriorated beyond repair. Passport is a newly assigned tenant relocating from 11000 Wilshire Blvd making way for the FBI expansion; IRS is a current Corman FB tenant that requires new space in exchange for giving up its current space to Passport. Passport requires the existing IRS space in order to meet its mission visibility and accessibility to the public. The roof is aged, deteriorated, and leaking and needs replacement for acceptable long-term service.

GSA PBS

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

Prospectus Number: PCA-0198-LA11
Congressional District: 28

Summary of Energy Compliance

This project is designed to conform to the requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet Congressionally-required energy efficiency and performance requirements in effect during design.

Recommendation
ALTERATION

Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended: _____
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

February 2010

Housing Plan
James C. Corman Federal Building

Los Angeles CA
PCA-0198-LA11

Location	Current							Proposed						
	Personnel		*Usable Square Feet (USF)*				*RSF*	*Personnel*		*Usable Square Feet (USF)*				*RSF*
	Office	Total	Office	Storage	Special	Total	Total	Office	Total	Office	Storage	Special	Total	Total
James C. Corman Federal Building														
Bureau of Alcohol, Tobacco, Firearms and Explosives	10	10	4,522			4,522	6,227	10	10	4,522			4,522	6,227
Department of Army-Corps of Engineers	31	31	6,795		794	7,589	10,451	31	31	6,795		794	7,589	10,451
Department of Army	8	8	627			627	863			0			0	0
Internal Revenue Service	167	167	26,442	870		27,312	37,612	167	167	26,442	870		27,312	37,612
Federal Bureau of Investigation	2	2	1,243			1,243	1,712	2	2	1,243			1,243	1,712
General Services Administration	1	1	340	158		656	686	1	1	340	158		498	686
Office of the Secretary of Defense	24	24	3,913			3,913	5,389	24	24	3,913			3,913	5,389
State Department-Bureau of Consular Affairs	0	0	0			0	0	100	100	29,266			29,266	40,303
US Postal Service	80	80	13,505			13,505	18,598	80	80	13,505			13,505	18,598
Vacant			26,390	3,318	2,440	32,148	44,272			2,461	2,800		5,261	7,245
Joint Use			1,678	195	1,070	2,943	4,053			386		805	1,191	1,640
Total:	**323**	**323**	**85,455**	**4,541**	**4,304**	**94,300**	**129,864**	**415**	**415**	**88,873**	**3,828**	**1,599**	**94,300**	**129,864**

Special Space	
Conference/Class	805
Physical Fitness	794
Total:	**1,599**

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA
PCA-0213-RI11

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a multi-phase repair and alteration project for the Frank Hagel Federal Building at 1221 Nevin Avenue, Richmond, CA, at a proposed total cost of $221,670,000, a prospectus for which is attached to and included in this resolution.

Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Adopted: December 2, 2010

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS - ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA

Prospectus Number: PCA-0213-R111
Congressional District: 07

Project Summary

The General Services Administration (GSA) proposes a multi-phase repair and alteration project for the Frank Hagel Federal Building (FHFB) located at 1221 Nevin Avenue, Richmond, CA. The FHFB serves as the regional headquarters for the Social Security Administration (SSA).

Major Work Items

Interior construction; exterior construction; repair/replacement of HVAC, electrical, plumbing systems; demolition and hazardous materials abatement; fire/life safety upgrades; roof replacements and security upgrades.

Project Budget

Design and Review	
Design (FY2011 Request)	$20,945,000
(Design and Review) Subtotal	20,945,000
Estimated Construction Cost (ECC)	
Phase I Construction (FY2011 Request)	$80,575,000
Phase II (Future Year Request)	36,600,000
Phase III (Future Year Request)	57,350,000
(ECC) Subtotal	174,525,000
Management and Inspection (M&I)	
Phase I (FY2011 Request)	$12,100,000
Phase II (Future Year Request)	5,500,000
Phase III (Future Year Request)	8,600,000
(M&I) Subtotal	26,200,000
Estimated Total Project Cost (ETPC)*	**$221,670,000**

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

Authorization Requested

(Design, and Phase I, II, and III ECC, and M&I) $221,670,000

FY 2011 Funding Request

(Design, Phase I Construction and M&I) $113,620,000

GSA PBS

PROSPECTUS - ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA

Prospectus Number: PCA-0213-R111
Congressional District: 07

Prior Authority and Funding:
None

Prior Prospectus-Level Projects in Building (past 10 years):
None

Schedule	Start	End
Design		
Phase I	FY2011	FY2013
Phase II	FY2011	FY2013
Phase III	FY2011	FY2013
Construction		
Phase I	FY2011	FY2014
Phase II	TBD	TBD
Phase III	TBD	TBD

Building

The Frank Hagel Federal Building, constructed in 1975, is located at 1221 Nevin Avenue within the downtown central business area of Richmond, California. The approximately 619,000 gross square foot building consists of six stories with a one story basement. The building has an auditorium, childcare center and both secured structured and surface parking. The building serves as the regional headquarters for SSA who has been the sole tenant agency of FHFB since its construction.

Tenant Agencies
Social Security Administration

Proposed Project
The proposed project is planned as a three phase project with each phase designed as a stand-alone project. The full project will address insufficient seismic resistance, and base building deficiencies along with a total realignment of the building layout and includes HVAC, electrical, and life safety/fire alarm upgrades, along with roof replacement, blast protection, security improvements, waterproofing, and the removal of hazardous materials. SSA will maintain operations in the building during construction. To facilitate the phasing aspects of the project, approximately 17 percent of the staff or 33 percent of the space will be temporarily relocated to off-site lease space and temporary modular buildings on site at the beginning of the construction of Phase I. The building will maintain this vacancy throughout the project until its completion. Upon project completion, staff will then re-occupy in the space.

PROSPECTUS - ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA

Prospectus Number: PCA-0213-R111
Congressional District: 07

As a significant portion of the proposed scope involves the seismic retrofit of the building, construction must be sequenced beginning in the basement and progress floor by floor to the sixth floor. Shear walls will be added at the basement and first floor levels with all column/beam connections throughout the building being upgraded. The upgrades to the columns requires both connection from below, accessed through the ceiling plenum, and from above, which will require removal of a portion of the slab above, including ducts to reinforce these connections. The installation of the connection upgrades and the associated demolition of the interior space will determine the phasing plan sequencing.

Phase I consists of a design-build seismic retrofit and tenant space realignment for the basement and first floors as well as the design for Phases II and III. Phase I construction also includes the relocation and construction of the computer center to a water resistant structure in the basement; repair and replacement of the roof system over the main building, auditorium, child care and penthouse; replacement of plaza waterproof membrane and associated plaza repairs; reconfiguration of impacted ductwork; improvements to the fire/life safety infrastructure including stairwell pressurization and modification of sprinkler system and installation of fire alarm devices; and installation of energy saving motion sensor controlled and/or photocell sensor controlled advanced lighting system and wiring. Security improvements including the application of anti-blast film to windows, installation of anti-ram bollards, boulders and planters and security devices will also be undertaken.

Phase II construction consists of space realignment and seismic retrofit for the second and third floors. Phase III construction consists of realignment and seismic retrofit for floors four through six. These phases also include interior construction, repairs/replacements of the HVAC, electrical, life safety, and plumbing systems along with the removal and abatement of hazardous materials and the application of anti-blast film to the windows.

GSA PBS

PROSPECTUS - ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA

Prospectus Number: PCA-0213-R111
Congressional District: 07

Major Work Items

Interior Construction	$39,426,500
Exterior Construction	32,828,000
Repair/Replace HVAC	27,750,000
Demolition and Abatement	23,100,000
Repair/Replace Electrical	22,410,000
Fire/Lifesafety Upgrades	12,530,000
Replace Roofing	7,570,000
Security Upgrades	5,940,500
Repair/Replace Plumbing	2,970,000
Total ECC	**$174,525,000**

Justification

The Frank Hagel Federal Building is of high importance to SSA since it serves as both the regional headquarters and a major processing facility. Execution of the proposed work will address known deficiencies, extend the useful life of the building and provide a more productive and safer work environment for the employees. Combining space realignment with the seismic and building systems work minimizes disruption to the agency's mission and also minimizes overall cost to the government.

Since its construction in 1975, the tower building has not undergone any significant major renovations except for an auditorium seismic retrofit in 1991, a child care center addition and building systems repair (waterproofing, exterior sitework, security and elevator) that was completed in 1996. SSA operations have continued to expand and evolve resulting in operating groups being inefficiently spread across a floor and/or multiple floors. The current configuration of workstations within the building is haphazard, creating wasted space and confusing circulation, which could become a major life safety issue. The realignment of the building space will allow for the accommodation of the anticipated growth in personnel, absorb the new functions assigned to the SSA regional office, allow for the reconfiguration of space to correct the current layout inefficiencies, and eliminate the need for acquisition of additional space outside of the Federal Building.

Existing membranes and sealants at the basement, plaza, roof and exterior are leaking in multiple locations and in need of repair and/or replacement. This permits water intrusion into the building effecting interior space with continued leakage over critical electrical equipment.

PROSPECTUS - ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA

Prospectus Number: PCA-0213-RI11
Congressional District: 07

The electrical and communication distribution on the office floors occurs through the ducts and many of the main ducts are overfilled. The pressure of rolling carts and heavy foot traffic has caused circuit breakers to trip. The HVAC system is deficient from current standards in a number of areas which results in equipment replacement due to age and condition beyond its useful life. The replaced equipment will support the mandated energy reduction and LEED certification.

The project also provides the opportunity to upgrade the fire alarm/life safety and plumbing systems, undertake the necessary security upgrades including blast protection, and remove the existing asbestos containing materials and lead based paint that exist throughout the building.

Summary of Energy Compliance

This project will be designed to conform to the requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet Congressionally-required energy efficiency and performance requirements in effect during design.

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

New Construction	$219,936,000
Alteration	$217,926,000
Lease	$247,274,000

The 30 year, present value cost of alteration is $2,010,000 is less than the cost of new construction, an equivalent annual cost advantage of $123,000.

GSA PBS

PROSPECTUS - ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA

Prospectus Number: PCA-0213-RI11
Congressional District: 07

Recommendation
ALTERATION

Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

February 2010

Housing Plan
Frank Hagel Federal Building

PCA-0213-RI11
Richmond, CA

	Current							Proposed						
	Personnel		*Usable Square Feet (USF)*				*RSF*	*Personnel*		*Usable Square Feet (USF)*				*RSF*
Locations	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**	**Total**	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**	**Total**
FRANK HAGEL FEDERAL														
Social Security Administration	1,554	15,554	289,794	16,264	82,081	**388,139**	**534,599**	1,666	1,666	271,055	16,977	100,087	**388,119**	**534,599**
Total:	**1,554**	**15,554**	**289,794**	**16,264**	**82,081**	**388,139**	**534,599**	**1,666**	**1,666**	**271,055**	**16,977**	**100,087**	**388,119**	**534,599**

Special Space	
Clinic	1,623
Physical Fitness	3,984
Child Care	10,647
Conference	53,791
Auditorium	9,037
ADP	8,440
Food Service	4,741
Light Industrial	7,824
Total:	**100,087**

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

ALTERATION
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER
INDIANAPOLIS, IN
PIN-1703-IN11

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for an alteration of the Major General Emmett J. Bean Federal Center at 8899 East 56th Street, Indianapolis, IN, at a proposed total cost of $46,426,000, a prospectus for which is attached to and included in this resolution.

Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that the Administrator of General Services is authorized to undertake design and construction of only those security features which will bring the Major General J. Bean Federal Center and grounds into compliance with the security standards promulgated by the Interagency Security Committee.

Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Adopted: December 2, 2010

James L. Oberstar

James L. Oberstar, M.C.
Chairman

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

Prospectus Number: PIN-1703-IN11
Congressional District: 07

Project Summary

The General Services Administration (GSA) proposes an alteration of the Major General Emmett J. Bean Federal Center (Bean FC) at 8899 East 56th Street in Indianapolis, IN to provide Defense Department (DOD) security requirements, building and site improvements, and additional parking.

Major Work Items

Site work, security upgrades, and common area improvements

Project Budget

Design and Review Cost (Design) (FY 2009)	$6,080,000
Estimated Construction Cost (ECC)	60,224,000
Management and Inspection (M&I)	5,589,000
Estimated Total Project Cost (ETPC)*	**$71,893,000**

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

Authorization Requested (ECC & M&I) **$65,813,000**

Prior Authority and Funding

Under the American Recovery and Reinvestment Act (ARRA) of 2009, Congress appropriated $4.5 billion for GSA to transition selected existing Federal buildings to high performance green buildings (HPGB). GSA allocated $36,650,000 for the Bean Building. Funds of $6,080,000 are devoted for the design of this project. The remaining $30,570,000 is for the design, construction, and management and inspection of the installation of a photovoltaic cell roof system.

Prior Prospectus-Level Projects in Building (past 10 years) - None

Schedule	Start	End
Design	FY 2009	FY 2011
Construction	FY 2011	FY 2014

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

Prospectus Number: PIN-1703-IN11
Congressional District: 07

Building

The Bean FC is a three-story 1,660,353 gross-square-foot concrete and masonry office building with a basement, a detached daycare center, and 3,154 inside and outside parking spaces on 72 acres at 8899 East 56th Street in Indianapolis, IN. Constructed in 1953 by DOD as a records storage facility at Fort Benjamin J. Harrison military base, the Bean FC was fully modernized and converted to an office building in 2003. DOD fully funded the modernization through a reimbursable work authorization agreement with GSA. Upon closure of Fort Harrison due to the BRAC Act in 1995, the building was transferred to GSA.

Tenant Agencies

The major tenant is the Defense Financing & Accounting Service.

Proposed Project

This project proposes: the construction of building security features, site improvements, parking additions, and interior common area improvements, including the construction of a truck dock, a barricade wall, a sallyport, and a temporary parking area; relocation of the mail and trash rooms, and building air intake ports; anchoring of equipment: upgrading of security devices; installation of blast-resistant windows, concrete security bollards, and a security fence; alteration of the fire alarm, and paving of the truck dock access.

Additionally, the project proposes: the construction of new and rebuilt parking lots, site access roads, a maintenance building, and a food service space; the installation of walkway and parking lighting, courtyard and site landscaping, a stormwater drainage system with equipment housing structure, a rainwater reuse system, food service equipment, parking area signage, security features, and artwork; reworking of parking lighting; grading of the site; upgrading of common areas; and the rebuilding of the mailroom.

Major Work Items

Expansion of Parking Capacity and Site Work	$28,934,000
DoD Security Upgrades	19,387,000
Common Area Improvements	11,903,000
Total ECC	**$60,224,000**

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

Prospectus Number: PIN-1703-IN11
Congressional District: 07

Justification

DOD currently requires its agencies to occupy space that meets its Unified Facilities Criteria DOD Minimum Antiterrorism Standards for Buildings (UFC 4-010-01). The facility must comply with the standards before DFAS, the building's largest tenant, with over one million square feet of space, will commit to continued occupancy of the building.

On November 9, 2005, Congress approved the recommendation of the Base Realignment and Closure Commission to consolidate DFAS operations at select locations throughout the country. As a result, the Major General Emmett J. Bean Center has absorbed staffs and functions of several DFAS locations around the country. From 2007 to 2009, approximately 1,700 additional employees relocated to the Bean FC. The additional personnel resulted in the need for expanded support areas and parking to avoid crowded working conditions and limited site access.

The current stormwater drainage is deficient, leading to water backups and debris blockage, a condition that would worsen with the runoff from the installation of new parking surfaces under this proposed project.

Summary of Energy Compliance

The project will integrate and implement sustainable design principles and energy efficiency effort where possible into both the design and construction process. The goal is to obtain certification through the Leadership in Energy and Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council.

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

New construction $683,951,000
Alteration $381,236,000
Lease $615,425,000

The 30-year, present value cost of alteration is $234,189,000 less than the cost of lease, an equivalent annual cost advantage of $14,377,000.

Recommendation
ALTERATION

GSA PBS

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

Prospectus Number: PIN-1703-IN11
Congressional District: 07

Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended: _____
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

February 2

Housin
Major General Emmett J. Bean Federal Center

PIN IN-11
Indianapolis, IN

Locations	Current							Proposed						
	Personnel		*Usable Square Feet (USF)*				*RSF*	*Personnel*		*Usable Square Feet (USF)*				*RSF*
	Office	**Total**	**Office**	**Storage**	**Special**	**Total**	**Total**	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**	**Total**
Bean Federal Center														
Army Reserve	2	2	25,641	-	-	**25,641**	**34,345**	2	2	25,641	-	-	**25,641**	**34,563**
Defense Contract Audit Agency	-	-	5,712	-	-	**5,712**	**7,654**	-	-	5,712	-	-	**5,712**	**7,702**
Defense Financing & Accounting Service	5,235	5,235	835,353	27,750	33,455	**896,558**	**1,192,602**	5,235	5,235	835,353	27,750	33,455	**896,558**	**1,200,156**
Defense Logistics Agency	100	100	9,922	-	-	**9,922**	**13,290**	100	100	9,922	-	-	**9,922**	**13,374**
Department Of Army	330	330	60,315	1,906	6,472	**68,693**	**92,011**	330	330	60,315	1,906	6,472	**68,693**	**92,594**
DoD Def Cont Mgt Agy - National	15	15	11,910	-	-	**11,910**	**15,953**	15	15	11,910	-	-	**11,910**	**16,054**
DoD Inspector General	45	45	9,993	-	-	**9,993**	**13,385**	45	45	9,993	-	-	**9,993**	**13,470**
Federal Acquisition Service	1	1	100	-	-	**100**	**134**	1	1	100	-	-	**100**	**135**
Food And Nutrition Service	7	7	965	-	-	**965**	**1,293**	7	7	965	-	-	**965**	**1,301**
GSA Outleased Space	9	9	3,269	-	1,067	**4,336**	**5,814**	9	9	3,269	-	1,067	**4,336**	**5,851**
Joint Use	-	-	24,186	13,276	27,511	**64,973**	**87,062**	-	-	24,186	13,276	27,511	**64,973**	**87,613**
Military Enlistment Processing Command	75	75	27,700	-	3,216	**30,916**	**41,411**	75	75	27,700	-	3,216	**30,916**	**41,673**
Public Buildings Service, Field Offices	18	18	4,627	6,434	128	**11,189**	**14,987**	18	-	4,627	6,434	128	**11,189**	**15,082**
USA Criminal Investigation Command	28	28	1,442	-	-	**1,442**	**1,931**	28	28	1,442	-	-	**1,442**	**1,943**
USA Hq Army Ren Cmd	3	3	1,826	-	2,720	**4,546**	**6,089**	3	3	1,826	-	2,720	**4,546**	**6,128**
USA Nat Guard Bur	50	50	11,931	-	315	**12,246**	**16,402**	50	50	11,931	-	315	**12,246**	**16,506**
USDA NAD	1	1	351	-	-	**351**	**470**	1	1	351	-	-	**351**	**473**
Vacant Unassigned Space	-	-	18,449	341	-	**18,790**	**34,030**	-	-	18,449	341	-	**18,790**	**34,245**
Total:	**5,919**	**5,919**	**1,053,692**	**49,707**	**74,884**	**1,178,283**	**1,578,863**	**5,919**	**5,901**	**1,053,692**	**49,707**	**74,884**	**1,178,283**	**1,588,863**

Special Space	
Restroom	4,267
Clinic	1,284
Physical Fitness	4,381
Child Care	5,818
Conference	3,265
Auditorium	10,887
ADP	23,797
Food Service	20,574
Other - Vaults	611
Total:	**74,884**

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

ALTERATION
DANIEL PATRICK MOYNIHAN U.S. COURTHOUSE
NEW YORK, NY
PNY-0351-NY11

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for alterations to the Daniel Patrick Moynihan U.S. Courthouse at 500 Pearl Street, New York, NY, at a proposed total cost of $28,000,000, a prospectus for which is attached to and included in this resolution.

Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Adopted: December 2, 2010

James L. Oberstar

James L. Oberstar, M.C.
Chairman

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

Prospectus Number: PNY-0351-NY11
Congressional District: 08

Project Summary

The General Services Administration (GSA) proposes alterations to the Daniel Patrick Moynihan U.S. Courthouse at 500 Pearl Street, New York, NY, that will restore space for use by the Courts upon the vacation by the District judges. In support of the building-wide modernization project currently underway for the Thurgood Marshall Courthouse, New York, NY, it was necessary to relocate Probation and Pretrial Services from the Moynihan Courthouse to leased swing space to provide temporary chambers for the District judges from the Marshall Courthouse. When the District judges move back into the Marshall Courthouse in 2012, approximately 138,000 rentable square feet (rsf), will be vacant in the Moynihan Courthouse. In addition, GSA will address entrance security and screening.

Major Work Items

Demolition, interior alterations, security and entrance screening, HVAC, fire and life safety measures, and electrical replacement.

Project Budget

Design and Review	$2,031,000
Estimated Construction Cost (ECC)	22,000,000
Management and Inspection (M&I)	3,969,000
Estimated Total Project Cost (ETPC)*	**$28,000,000**

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

Authorization Requested (Design, ECC and M&I) $28,000,000

Funding Requested (ETPC) $28,000,000

Prior Authority and Funding

None

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

None

Schedule	Start	End
Design and Construction	FY 2011	FY 2014

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

Prospectus Number: PNY-0351-NY11
Congressional District: 08

Building

The Moynihan Courthouse is a 27-story, 933,715 gross square foot building located at 500 Pearl Street in lower Manhattan. Upon its completion in 1994, it was the largest Federal courthouse in the nation. The building has 29 district judge courtrooms, 14 magistrate judge courtrooms, a special courtroom for mega trials and ceremonies, and 42 chambers. It offers state-of-the-art telecommunications, energy-efficient lighting, heating and air-conditioning..

Tenant Agencies

Judiciary and GSA

Proposed Project

Temporary judges' chambers were constructed and other spaces throughout the building were modified to accommodate the District judges and other Court-related agencies from the Marshall Courthouse. The original tenants, Probation and Pretrial Services, were temporarily relocated to leased space in the Woolworth Building at 233 Broadway, New York, NY. The proposed project includes the demolition, retrofit, and realignment of space in order to meet the Courts' current needs. In addition, due to revised space requirements for the Courts, three new additional District chambers will be constructed. Finally, GSA will address entrance security and screening.

Major Work Items

Demolition	$1,371,000
Interior Alterations	7,932,000
Security/Enhanced Screening	5,511,000
HVAC	4,121,000
Electrical Replacement	1,865,000
Fire and Life Safety	1,200,000
Total ECC	**$22,000,000**

Justification

The proposed alterations will allow for the recapture of approximately 138,000 rsf of vacated space in the Moynihan Courthouse after the District judges return to the Marshall Courthouse. Ongoing costs to the Government include additional rental expenses as long as Probation and Pretrial Services remain in their temporary leased space.

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

Prospectus Number: PNY-0351-NY11
Congressional District: 08

Summary of Energy Compliance

This project will integrate and implement sustainable design principles and energy efficiency effort as seamlessly as possible into all aspects of both the design and construction process. The goal is to obtain certification through the Leadership in Energy and Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council.

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

There are no feasible alternatives to this project.

Recommendation

ALTERATION

GSA PBS

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

Prospectus Number: PNY-0351-NY11
Congressional District: 08

Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended: _____
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

DESIGN
FEDERAL BUILDING/PARKING GARAGE
11000 WILSHIRE BOULEVARD
LOS ANGELES, CA
PDS-02011

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for the design of alterations for the Federal Building/Parking Garage at 11000 Wilshire Boulevard, Los Angeles, CA, at a proposed cost of $51,217,000, a prospectus for which is attached to and included in this resolution.

Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Adopted: December 2, 2010

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Description
The General Services Administration (GSA) is seeking authorization for design projects during fiscal year 2011 that we will schedule for construction in future years. Project descriptions are attached.

Justification
By seeking authority to start the design for projects prior to construction phase funding, an orderly and timely accomplishment of a planned program is ensured. Under the separate funding approach, we will submit construction prospectuses for each project along with the budget requests.

Included are projects for improvements to building and safety systems, remodeling and recapture of vacant space, security upgrades, hazardous materials abatement, building exterior repairs, and seismic strengthening.

Recommendation
Authorize design for $96,453,000 for the projects attached. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

Authority Requested in this Prospectus.....$96,453,000

Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

FISCAL YEAR 2011 ALTERATION DESIGN PROJECTS
(Alphabetical by State)

LOCATION	FY 2011 FUNDING
Los Angeles, CA	
Federal Building Complex (11000 Wilshire Boulevard)	$51,217,000
San Diego, CA	
Edward J. Schwartz Federal Building & U.S. Courthouse	$22,336,000
Washington, DC	
Elijah Barrett Prettyman U.S. Courthouse	$22,900,000
TOTAL	**$96,453,000**

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS-02011
Congressional District: 30

PROJECT: Federal Building/Parking Garage (11000 Wilshire Boulevard)

LOCATION: Los Angeles, CA

ESTIMATED TOTAL PROJECT COST:	$627,557,000
DESIGN:	$51,217,000
CONSTRUCTION:	$527,000,000
MANAGEMENT & INSPECTION:	$49,340,000
AMOUNT REQUESTED IN FY2011 (Design):	$51,217,000

WORK ITEMS SUMMARY:
Seismic retrofit and blast-resistance upgrades, exterior construction, roof replacement, clean and repair exterior, interior construction, replacement of HVAC/electrical/plumbing systems, fire and life safety upgrades, elevator upgrades, and hazardous materials abatement.

DESCRIPTION:
The Federal Building Complex, located at 11000 Wilshire Boulevard in the Westwood area of Los Angeles is comprised of four buildings totaling approximately 725,000 gross square feet. The complex incorporates a 17-story office tower, two ancillary buildings connected to the office tower, and a parking garage. The proposed project will renovate the 561,559 gross square foot U.S. Federal Building and the 192,192 gross square foot parking garage. The Federal Bureau of Investigation (FBI) is the primary occupant.

Since the attacks of September 11, 2001, and the subsequent enactment by Congress on October 24, 2001 of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism (USA PATRIOT) Act of 2001, the FBI has grown in size and has incorporated new programs and assumed new operational responsibilities. Over the past several years, the FBI offices and operations in the Los Angeles, CA, area have grown significantly in their response to increasing concerns about national security, occupying six locations across the Los Angeles area.

The amount of office and related space has not kept pace with the significant growth in personnel and technical and investigative/operational needs. Local offices of the FBI are overcrowded, constraining normal office operations and the amount of support and special space is also inadequate for the designated functions and unable to support new programs. The decentralized critical functions and the inability to expand has fractured organization, supervisory oversight and information management and coordination.

PROSPECTUS – ALTERATION
Prospectus for Design

Continued occupancy of the Federal Building allows for the utilization of an existing asset, the avoidance of costly lease payments, and minimal disruption to FBI operations. The proposed project will allow FBI to expand by consolidating various lease locations into one building at the 11000 Wilshire Federal Building and occupy all facilities on site with the exception of the existing U.S. Post Office and GSA Field Office. All other building tenants will be permanently relocated allowing for swing space during construction. The expansion space that will become available through the renovation of 11000 Wilshire Boulevard will address the anticipated growth in requirements over the next ten years.

Repair and alteration of the Federal Building complex is urgently needed due to the age and condition of the facilities. Most building systems will be replaced and the entire Federal Building will undergo significant structural seismic and blast-resistance upgrades and energy efficiency measures. Construction is to be accomplished in three phases. A future site enhancement prospectus proposal will address long-term site use, security and other parameters.

U.S. House of Representatives
Committee on Transportation and Infrastructure

James L. Oberstar
Chairman

Washington, DC 20515

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

CONSTRUCTION
U.S. COURTHOUSE
SALT LAKE CITY, UT

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for the management and inspection costs and construction costs of the U.S. courthouse, Salt Lake City, UT, not to exceed 409,397 gross square feet (including inside parking), at a combined cost of $185,700,000, a fact sheet for which is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that the Salt Lake City, Utah courthouse contains no more than 10 courtrooms.

Provided further, that the Administrator of General Services shall ensure that the courtroom sharing policies approved by the Judicial Conference in September 2008 for senior District Judges and in March 2009 for Magistrate Judges are utilized in the design and construction of the Salt Lake City, Utah courthouse;

Provided further, that the Administrator of General Services shall require that any excess space not allocated to courtroom or other court-related use in the Salt Lake City, Utah courthouse shall be used to provide office space to Executive Branch agencies that are not ancillary or related to the Federal judiciary;

Provided further, that the Administrator of General Services shall submit a prospectus for any additional expansion space, after completion of construction and occupancy of the Salt Lake City, Utah courthouse, for court or other court-related use requested in such courthouse;

Provided further, that prior to acceptance of the Guaranteed Maximum Price (GMP), the Administrator of General Services shall advise the Committee on Transportation and Infrastructure of the House of Representatives of the number of courtrooms, chambers, court space, and other agency space to be provided in the entire Salt Lake City, Utah courthouse complex (including the Moss Courthouse);

Provided further, that no additional funds, beyond the GMP, in effect on the date of this resolution, for the construction of the Salt Lake City, Utah courthouse, as of the adoption of this resolution, shall be authorized or obligated for this project;

Provided further, that prior to the design of the Moss Courthouse renovation, the Administrator of General Services shall provide the Committee on Transportation and Infrastructure of the House of Representatives a report on the optimal housing plan for the courts, including recommendations about the preferred asset management strategy, with accompanying economic analyses of alternatives for the Moss Courthouse as: a Federal building and courthouse; a Federal building without a court presence; or a plan to reposition the Moss Courthouse out of Federal ownership;

Provided further, that to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project;

Provided further, that within 180 days of adoption of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for the project, and if such systems are not used for the project, the specific rationale for GSA's decision.

Provided further, that beginning on July 19, 2006, the Judicial Conference of the United States shall specifically approve each departure from the *U.S. Courts Design Guide* for each U.S. courthouse construction project which results in additional estimated costs of the project (including additional rent payment obligations) and that the Judicial Conference provide a specific list of each departure and the justification and estimated costs (as supplied by GSA) of such departure for each U.S. courthouse construction project to GSA. Each U.S. courthouse construction prospectus submitted by GSA shall include a specific list of each departure and the justification and estimated cost (including additional rent payment obligations) of such departure and GSA's recommendation on whether the Committee on Transportation of the House of Representatives and the Committee on Environment and Public Works of the Senate should approve such departure.

Adopted: December 2, 2010

James L. Oberstar

James L. Oberstar, M.C.
Chairman

FACTSHEET
U.S. COURTHOUSE
SALT LAKE CITY, UT
July 23, 2010

Description

This project involves the construction of a 409,397 gross square foot Courthouse (CT), including 101 inside parking spaces, in Salt Lake City, UT. The CT will be constructed to meet the 10-year space needs of the District Court and court-related agencies and the site will accommodate the 30-year expansion requirements. The Judiciary's Five-Year Plan, which reflects construction priorities approved by the Judicial Conference, includes a courthouse in Salt Lake City, UT.

Project Summary

Site Information

Acquired ..... 4.5 acres

Building Area

Gross Square Feet (excluding inside parking) 357,524
Gross Square Feet (including inside parking) 409,397

Project Budget

Site (FY97, FY02, FY03, FY07)	$28,024,000
Design (FY97, FY03, FY07)	12,640,000
Management and Inspection	8,700,000
Estimated Construction Cost ($432/gsf including parking)	177,000,000
Estimated Total Project Cost	**$226,364,000**

House Authorization Requested

(ECC and M&I) $185,700,000

Senate Authorization Requested

(ECC and M&I) $185,700,000

GSA PBS

FACTSHEET
U.S. COURTHOUSE
SALT LAKE CITY, UT
July 23, 2010

Description

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Senate Authorization Requested

(ECC and M&I) $185,700,000

FACTSHEET
U.S. COURTHOUSE
SALT LAKE CITY, UT
July 23, 2010

Schedule

FY 2007	Additional Site and Design
FY 2010	Construction
FY 2013	Occupancy

Overview of Project

The new CT will provide 13 courtrooms and 16 chambers to accommodate 16 judges (5 active district, 4 senior district, 4 magistrate, and 3 bankruptcy) and the U.S. Marshals Service. When complete, the new CT will provide for the 10-year space requirements of the U.S. District Court in Salt Lake City, UT. The site will accommodate the 30-year space requirements of the court.

Tenant Agencies

The new CT will house the District Court, Probation and the U.S. Marshals Service. The Public Defender Service and U.S. Attorneys Office will have trial preparation space.

Delineated Area

The site is located in the Central Business District of Salt Lake City, UT, adjacent to the existing Moss CT.

Justification

The Moss CT, constructed in 1905, is listed on the National Register for Historic Places as a part of the Exchange Place Historic District and has been maintained in good condition. It consists of five stories and a basement and contains 234,288 gross square feet of space. The building's primary tenants are the U.S. Courts and U.S. Marshals. However, the building is structurally unable to meet the U.S. Courts Design Guide (USCDG) minimum standards for district courtrooms and does not provide for secure prisoner circulation (sallyport, elevators, corridors and courtroom holding cells).

In addition, space needs for support services are also expected to grow. The number of deputy clerks will increase from 30 to 57 for the District Court and from 43 to 95 for the Bankruptcy Court. Other court-related activities such as the Probation Office, Pretrial Services, U.S. Attorney, U.S. Marshals, will all need significant amounts of additional space.

Explanation of Changes

The square footage for the proposed project is based on design drawings rather than pre-design programmatic formulas used previously.

FACTSHEET
U.S. COURTHOUSE
SALT LAKE CITY, UT
July 23, 2010

The proposed project is 79,500 gsf larger than currently authorized by the House Committee on Transportation and Infrastructure. Inside parking accounts for 34,273 gsf of the increase due to an increase of 57 in the number of inside parking spaces from 44 to 101 and an increase in the standard per car from 400 to 450. The building excluding parking increased 45,228 gsf. Judiciary space increased 40,132 gsf including increases for the District Court (27,298 gsf including one additional magistrate courtroom and chambers and assignable circulation), Bankruptcy Court (2,945 gsf - this is a tunnel connection from the CT to Moss CT), Circuit Library (9,222 gsf), and Probation (678 gsf), with a decrease for Federal Public Defender (-11 gsf). Non-judiciary space decreased 4,781 gsf including increases for U.S. Attorney (2,674 gsf), U.S. Marshal Service (1,623 gsf), and DHS/FPS (1,178 gsf previously included in GSA space), and decreases for GSA (-1,758 gsf), and Joint Use (-8,498 gsf). Vertical penetrations, mechanical space and circulation account for 9,877 gsf.

The proposed project is 40,951 gsf larger than currently authorized by the Senate Committee on Environment and Public Works. Inside parking accounts for 6,423 gsf of the increase. Judiciary space increased 23,595 gsf including increases for the District Court (18,277 gsf primarily due to assignable circulation), Bankruptcy Court (2,945 gsf – this is a tunnel connection from the CT to Moss CT), Probation (1,675 gsf) and the Circuit Library (709 gsf). Federal Public Defender decreased (-11 gsf). Non-judiciary space increased 724 gsf including increases for the U.S. Marshal Service (3,618gsf),

U.S. Attorney (458 gsf), and DHS/FPS (1,178) and decreases for GSA (-2,462 gsf) and Joint Use (-2,068 gsf). Vertical penetrations, mechanical space and circulation account for 10,206 gsf.

The estimated total project cost (ETPC) of the proposed project reflects an increase of $111,310,000 from the ETPC of the project currently authorized by the House Committee (which is the result of program growth, construction escalation, lost design effort, additional site costs and changes in the projected start of construction from FY 2004 to FY 2011). The ETPC reflects an increase of $40,945,000 from the ETPC of the project currently authorized by the Senate Committee (which is the result of program growth, construction escalation, lost design effort, additional site costs and changes in the projected start of construction from FY 2004 to FY 2011).

The project complies with the requirement in the House Transportation and Infrastructure Committee resolution dated July 19, 2006, that one courtroom be provided for every two senior district judges.

FACTSHEET
U.S. COURTHOUSE
SALT LAKE CITY, UT
July 23, 2010

Space Requirements of the U.S. Courts

	Current		Request	
	Courtrooms	Judges	Courtrooms Annex	Judges
District				
- Active	4	5	5	5
- Senior	3	4	2	4
Magistrate				
- Active	3	4	3	4
Bankruptcy				
- Active	3	3	3**	3**
Total:	**13***	**16**	**13**	**16**

*Only 1 courtroom meets the minimum USCDG standards for district courtrooms. Four other meet minimum standards for magistrate or bankruptcy.

**The courthouse as designed envisions 14 courtrooms and 16 chambers. One district and two magistrate courtrooms and chambers will be temporarily assigned to the bankruptcy judges during the renovation of the Moss Courthouse. A temporary chamber will be constructed in lieu of the 14th district courtroom. The renovation is planned to start after the completion of the Annex and is expected to last approximately 3 years. The use of these courtrooms and chambers provides $7.9 million in lease cost avoidance.

Prior to the design of the Moss Courthouse renovation, GSA shall provide the Committee a report on the optimal housing plan for the courts. This report shall identify GSA's housing plan for the Courts in Salt Lake City. It shall include recommendations about the preferred asset management strategy for the Moss Courthouse and whether or not the Moss Courthouse should continue to be a courthouse and federal building, a federal building without a courts presence or should the building be repositioned out of federal ownership.

Summary of Energy Compliance

This project is designed to conform to the requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet energy efficiency and performance requirements in effect during design. GSA will encourage exploration of opportunities to gain increased energy efficiency above the measures achieved in the design.

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

CONSTRUCTION
U.S. LAND PORT OF ENTRY
CALEXICO, CA
PCA-BSC-CA11

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for the reconfiguration and expansion of the existing land port of entry in downtown Calexico, CA, at management and inspection costs of $28,119,000 and estimated construction costs of $246,344,000, for a combined cost of $274,463,000, a prospectus for which is attached to and included in this resolution.

Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Adopted: **December 2, 2010**

James L. Oberstar

James L. Oberstar, M.C.
Chairman

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

Prospectus Number: PCA-BSC-CA11
Congressional District: 51

Description

The General Services Administration (GSA) proposes reconfiguration and expansion of the existing land port of entry (LPOE) in downtown Calexico, CA. The project includes new pedestrian processing and privately owned vehicle (POV) inspection facilities, a new headhouse to provide supervision and services to the non-commercial vehicle inspection area, new administration offices and a parking structure. The expanded facilities will occupy both the existing inspection compound and the site of the former commercial inspection facility, decommissioned in 1996 when commercial traffic was redirected to the newly completed LPOE six miles east of downtown Calexico.

Project Summary

Site Information

Government Owned ..... 13.5 acres
To Be Acquired ..... 4.0 acres

Building Area

Building (including canopies) ..... 260,410 gsf
Building (excluding canopies and inside parking) ..... 106,605 gsf
Outside parking spaces[1] 76
Structured parking spaces 264

Cost Information

Site Development Cost[2] $164,238,000
Building Costs (includes inspection canopies) ($315/gsf) $82,106,000

[1] Parking configuration has changed from that stated in Prospectus No. PCA-BSD-CA10. Additional southbound lanes will displace surface parking stalls and require construction of a parking deck. Therefore, the prospectus realigns the number of outside spaces and structured spaces.

[2] Site development costs include grading, utilities, paving, extensive fill work for soil stabilization, and demolition of existing facilities.

GSA PBS

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

Prospectus Number: PCA-BSC-CA11
Congressional District: 51

Project Budget

Site Acquisition

Site Acquisition (FY 2007)	$2,000,000
Additional Site Acquisition (FY 2010)	3,000,000
Total Site Acquisition	**$5,000,000**

Design

Design (FY 2007)	$12,350,000
Additional Design (FY 2010)	6,437,000
Total Design	**$18,787,000**

Estimated Construction Cost (ECC)

Phase I	$78,462,000
Phase II (future fiscal year request)	167,882,000
Total ECC	**$246,344,000**

Management and Inspection (M&I)

Phase I	$5,897,000
Phase II (future fiscal year request)	22,222,000
Total M&I	**$28,119,000**

Estimated Total Project Cost (ETPC)* **$298,250,000**

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

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

Prospectus Number: PCA-BSC-CA11
Congressional District: 51

Authorization Requested
(Phases I & II ECC; Phases I & II M&I) ..... $274,463,000[3]

Funding Requested (Phase I ECC; Phase I M&I) $84,359,000

Prior Authority and Funding

- The House Committee on Transportation and Infrastructure authorized $14,350,000, including $2,000,000 for site acquisition and $12,350,000 for design, on April 5, 2006.
- The House Committee on Transportation and Infrastructure authorized $9,437,000, including $3,000,000 for additional site acquisition and $6,437,000 for additional design on November 5, 2009.
- The Senate Committee on Environment and Public Works authorized $14,350,000 for site acquisition and design on May 23, 2006.
- The Senate Committee on Environment and Public Works authorized $9,437,000 for additional site acquisition and design on February 4, 2010.
- Through Public Law 110-5, GSA's Spending Plan included $14,350,000 for site acquisition and design.
- Through Public Law 111-117, Congress appropriated $9,437,000 in FY 2010 for additional site acquisition and design.

[3] GSA has worked closely with DHS program offices responsible for developing and implementing security technology at the Land Ports of Entry (LPOE's). These programs include United States Visitor and Immigrant Status Indicator Technology (US-VISIT), Radiation Portal Monitors (RPM's) and Advanced Spectroscopic Portal (ASPs) monitors, Western Hemisphere Travel Initiative (WHTI) and Non-Intrusive Inspection (NII). This prospectus contains the funding of infrastructure requirements for each program known at the time of prospectus development since these programs are at various stages of development and implementation. Additional funding by a Reimbursable Work Authorization (RWA) may be required to provide for as yet unidentified elements of each of these programs to be implemented at this port.

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

Prospectus Number: PCA-BSC-CA11
Congressional District: 51

Schedule	Start	End
Design	FY 2007	FY 2010
Construction		
Phase I	FY 2011	FY 2013
Phase II	TBD	TBD

Overview of Project

The existing LPOE is a pedestrian and vehicle inspection facility constructed in 1974. It comprises a main building and a decommissioned commercial inspection building. The project includes the creation of new pedestrian and POV inspection facilities, and expansion of the port onto the site of the former commercial inspection facility. The commercial inspection operation was moved to Calexico East in 1996. Primary POV inspection facilities will include 16 northbound inspection lanes, five southbound inspection lanes, and a parking structure. There will be new administration space, a new headhouse, and 32 secondary inspection stations serving both northbound and southbound traffic.

The project will be constructed in two phases. Phase I will consist of ten northbound POV inspection lanes, a headhouse and site work necessary to accommodate those facilities on the sloping site. Phase II will consist of the balance of the project, including additional site work, a pedestrian processing facility, administrative offices, five southbound POV inspection lanes, six additional northbound POV inspection lanes and the parking structure.

Tenant Agencies

Defense–Joint Mexican-U.S. Commission; Department of Homeland Security–Animal Plant Health Inspection Service; Customs and Border Protection; Immigration and Customs Enforcement; United States Department of Agriculture–Food Safety and Inspection; State Department–Consular Affairs.

Location

The site is located at the existing LPOE in Calexico, CA at 200 First Street.

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

Prospectus Number: PCA-BSC-CA11
Congressional District: 51

Justification

On an average day, over 16,000 privately operated vehicles and 20,000 pedestrians enter the U.S. through this LPOE. The existing facilities are undersized relative to existing traffic loads and obsolete in terms of inspection officer safety and border security. The space required to accommodate modern inspection technologies is not available in the existing facility. When completed, the project will provide the port operation with adequate operational space, reduced traffic congestion, and a safe environment for port employees and visitors.

Summary of Energy Compliance

The Calexico LPOE project will be designed to conform to the requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet energy efficiency and performance requirements in effect during design. GSA will encourage exploration of opportunities to gain increased energy efficiency above the measures achieved in the design.

Alternatives Considered

GSA owns and maintains the existing facilities at this port of entry; thus no alternative other than Federal construction was considered.

Recommendation

CONSTRUCTION

GSA PBS

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

Prospectus Number: PCA-BSC-CA11
Congressional District: 51

Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended: _____
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

September 2009

Housing Plan
US Land Port of Entry

PCA-BSC-CA11
Calexico, CA

Locations	Current							Proposed						
	Personnel		*Usable Square Feet (USF)*				*RSF*	*Personnel*		*Usable Square Feet (USF)*				*RSF*
	Office	**Total**	**Office**	**Storage**	**Special**	**Total**	**Total**	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**	**Total**
US BORDER STATION														
DHS - Customs & Border Protection	155	155	31,569	31,455	10,169	73,193	98,042	479	479	30,947	4,213	184,222	219,382	239,675
DHS - APHIS	10	10	1,708	1,008	771	3,487	4,864	0	0	657	165	1,600	2,422	2,847
Department of Army	0	0	0	0	0	0	0	2	2	660	0	0	660	784
DHS - Immigration And Customs Enforcement	0	0	0	0	0	0	0	35	35	6,913	0	0	6,913	8,210
Public Bldgs Service, Field Office	0	0	0	0	0	0	0	1	1	2,157	0	0	2,157	2,562
SD Consular Affairs	0	0	0	0	0	0	0	0	0	0	0	125	125	148
Joint Use	0	0	2,180	0	796	2,976	4,151	0	0	0	0	720	720	855
Total:	**165**	**165**	**35,457**	**32,463**	**11,736**	**79,656**	**107,057**	**517**	**517**	**41,334**	**4,378**	**186,667**	**232,379**	**255,081**

Special Space	
Laboratory	1,600
Holding Cell	11,379
Restroom	5,136
Physical Fitness	990
Conference	3,780
ADP	1,040
Vehicle Lift	336
Inspection Canopy	153,805
Control Booth	995
Vaults	400
Interview Rooms	1,605
Break Rooms	990
Lockers	3,780
Sallyport	491
Secured Elevator	176
Hazmat Shower & Eyewash	64
Telephone Room	100
Total:	**186,667**

U.S. House of Representatives
Committee on Transportation and Infrastructure

James L. Oberstar
Chairman

Washington, DC 20515

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY
CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISTION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC
PDC-0002-WA11

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, additional appropriations are authorized for the consolidation of the Department of Homeland Security headquarters at St. Elizabeths West Campus, Washington, DC, for an additional combined estimated project cost of $1,149,406,000, a prospectus for which is attached to and included in this resolution.

Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that no new pedestrian tunnels shall be constructed between the East Campus and West Campus of St. Elizabeths.

Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Adopted: December 2, 2010

James L. Oberstar

James L. Oberstar, M.C.
Chairman

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

Description

The Department of Homeland Security (DHS) is consolidating its headquarters in the National Capital Region (NCR). DHS's current facilities are dispersed across more than 40 locations in the NCR, which is adversely impacting critical communication, coordination, and cooperation across DHS's many components. A unified, secure campus that brings together DHS's executive leadership and operational management will enable more efficient and effective execution of DHS's incident management and command-and-control functions.

In accordance with the final Master Plan approved by the Commission of Fine Arts (CFA) on November 20, 2008 and by the National Capital Planning Commission (NCPC) on January 8, 2009, GSA proposes to develop a secure facility for DHS at St. Elizabeths, a National Historic Landmark. DHS's program will be housed on both the West Campus and East Campus but will function as one unified campus. This new complex will also result in significant taxpayer savings in the long run.

St. Elizabeths West Campus was transferred to the General Services Administration (GSA) from the Department of Health and Human Services (HHS) in 2004. It was identified as the best GSA-controlled site in the District of Columbia (DC) to meet DHS's minimum consolidation requirement of approximately 4.5 million gross square feet (gsf) of office and related space and parking in a secure setting on an acceptable timetable.[1] GSA proposes a phased development strategy beginning with the construction of the United States Coast Guard (USCG) headquarters as outlined below. In conjunction with the development of the site for use as the national headquarters of DHS, GSA has begun and proposes to continue repairing and upgrading the existing infrastructure on a phased basis in tandem with the development of St. Elizabeths. GSA also proposes site acquisitions to enhance access to the site and to mitigate traffic impacts to the local community as outlined in the Record of Decision dated December 16, 2008. There will also be a GSA field office on the campus.

[1] The approved Master Plan places up to 750,000 gsf and parking on the St. Elizabeths East Campus that is owned by the District of Columbia (DC). GSA is working closely with DC on this portion of the DHS headquarters consolidation.

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

The goal of the infrastructure portion of this project is to prepare St. Elizabeths for redevelopment as a Federal facility by providing a reliable infrastructure that will serve the needs of tenants for many years. The infrastructure will support the overall development and will be timed with the development phases. Its overall scope includes planning, repairs, security and historic preservation mitigation included in the Programmatic Agreement for the undertaking executed on December 9, 2008.

GSA also needs to acquire portions of adjacent sites as part of the overall development of the West Campus. The final Master Plan approved by the National Capital Planning Commission (NCPC) is based, in part, on GSA's ability to construct an access road from Firth Sterling Avenue, S.E., through the site and into National Park Service (NPS) land that will connect to an interchange to be modified at Malcolm X Avenue S.E., and Interstate-295. To develop the access road GSA must first acquire land from DC and CSX Corporation along Firth Sterling Avenue, S.E., northwest of the West Campus (funding appropriated in Fiscal Year 2009). Second, GSA needs to acquire a portion of historic parkland from NPS. This land, known as Shepherd Parkway, S.E. is required to provide access to Malcolm X Avenue, S.E. to the south of the West Campus. Third, GSA needs to acquire land from DC along the western border of St. Elizabeths East Campus to provide a left turn lane into the West Campus from northbound Martin Luther King, Jr. Avenue. (Note: Funding for Shepherd Parkway and St. Elizabeths East Campus was appropriated by Public Law 111-5, the American Recovery and Reinvestment Act of 2009 (ARRA).) All of these purchases are necessary to develop additional access points to the West Campus to mitigate the increased traffic generated by the new Federal campus. It should be noted that the planned impact to the historic Shepherd Parkway falls under the requirements of The Department of Transportation Act (DOT Act) of 1966, Section 4(f) - which stipulates that the Federal Highway Administration (FHWA) and other DOT agencies cannot approve the use of land from publicly owned parks, recreational areas, wildlife and waterfowl refuges, or public and private historical sites unless: 1) there is no feasible and prudent alternative to the use of land, and 2) the action includes all possible planning to minimize harm to the property resulting from use. FHWA is working closely with GSA and NPS to comply with these requirements. As a result of this project, it is anticipated that NPS will require mitigation to offset impacts to Shepherd Parkway. A request for authority and funding for those mitigations will be included in future requests.

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

Overview of Project

GSA seeks funding for acquisition, infrastructure, and development of St. Elizabeths for the development of the Department of Homeland Security Headquarters at St. Elizabeths Campus. The West Campus is a 176–acre National Historic Landmark that includes 70 existing buildings containing approximately 1.2 million gsf of existing space. The portion of the DHS program to be housed on the East Campus will require the development of approximately 8 acres of land with supporting infrastructure and access to ensure that the Headquarters facility operates as one secure campus. GSA also requests funding for the balance of design of Development Phase 3 which includes significant presence of the Transportation Security Administration (TSA), Customs and Border Protection (CBP), and Immigration and Customs Enforcement (ICE). Infrastructure requirements do not require authorization. Furthermore, GSA seeks authorization for all remaining aspects of acquisition and development including a portion of the East Campus to be developed for FEMA headquarters. Infrastructure requirements (Sections I and III of this prospectus) do not require authorization.

As noted above, the Commission of Fine Arts (CFA) approved the Master Plan on November 20, 2008 and the National Capital Planning Commission (NCPC) approved it on January 8, 2009. The site will be developed in accordance with guidelines set out in the Master Plan.[1]

Authorization and appropriation for Phase 1 of the project – construction of a new headquarters facility for the USCG – has already been obtained. This prospectus proposes the construction of a new headquarters facility for DHS and FEMA in two phases. Development Phase 2-a includes construction of office space to consolidate DHS headquarters and the NOC and provide amenity space; Phase 2-b proposes the construction of a new headquarters facility for FEMA plus amenity space. Parking will also be included with both sub phases. Development Phase 3 will accommodate remaining elements of DHS headquarters units, that is, primarily significant presences of the TSA, CBP, and ICE plus a liaison presence of other DHS elements such as the Secret Service that will not be relocating to St. Elizabeths. The project will include existing space rehabilitated and updated to current building standards plus construction of new space. GSA seeks funding in Fiscal Year 2011 for design funds (Infrastructure including Highway Interchange plus the balance of Phase 3), management and inspection funds (Phase 2-a and Infrastructure), and construction (Phase 2-a and Infrastructure). Funds for historic preservation mitigation are also sought.

[1] The Master Plan can be found at the project's web site: http://www.stelizabethswestcampus.com/

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

Project Phasing

Phase 1-a	USCG – HQ:	Coast Guard Headquarters
Phase 1-b	USCG – CC:	Coast Guard Command Center/shared use space/GSA Field Office
Phase 2-a	DHS:	Headquarters
Phase 2-a	NOC:	National Operations Center
Phase 2-b	FEMA:	Headquarters
Phase 3	TSA:	Transportation Security Administration HQ – significant presence
	CBP:	Customs and Border Protection HQ – significant presence
	ICE:	Immigration and Customs Enforcement HQ – significant presence

Project Summary

Site Information	
Government-owned	176 acres
Building without parking (gsf)[1]	up to 4,535,000
Building with parking (gsf)[2]	up to 6,016,900
Number of structured parking spaces [3]	up to 4,234

Cost Summary at St. Elizabeths	
Site Acquisition	11,000,000
Design and Review Cost	131,876,000
Management and Inspection	122,759,000
Estimated Construction Cost	1,903,758,000
Estimated Total Project Cost[4]	**$2,169,393,000**

[1] Based on Master Plan approved by CFA and NCPC.
[2] Based on 350 gsf per parking space including circulation.
[3] Parking spaces have been reduced by 1,073 as result of negotiation with the consulting parties during the master planning process.
[4] Does not include planning and stabilization costs of approximately $20 million.

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

Fiscal Year 2011 Requirements

Design & Review (Infrastructure)	5,625,000
Design & Review (Development Phase 3)	17,000,000
Design & Review (Highway Interchange)	2,800,000
Management & Inspection (Development Phase 2-a)	13,135,000
Management & Inspection (Infrastructure)	16,094,000
Estimated Construction Cost (Development Phase 2-a)	237,540,000
Estimated Construction Cost (Infrastructure)	77,562,000
Estimated Construction Cost (Highway Interchange)	5,550,000
Estimated Mitigation (Historic Preservation)	4,990,000
Total Fiscal Year 2011 Funding Request	**$380,296,000**

Total Fiscal Year 2011 Project Authorization Request ..... $1,149,406,000[1]

Prior Authority and Funding

The funding history of the DHS consolidation is as follows:

- The House Committee on Transportation and Infrastructure authorized $24,900,000 for design of the US Coast Guard HQ at St. Elizabeths on October 26, 2005.
- The Senate Committee on Environment and Public Works authorized $24,900,000 for design of the US Coast Guard HQ at St. Elizabeths on July 20, 2005.
- Through Public Law 109-115, Congress appropriated $24,900,000 for design of the US Coast Guard HQ at St. Elizabeths in FY2006.
- The House Committee on Transportation and Infrastructure authorized $383,997,000 for construction and management and inspection of the US Coast Guard HQ (Phase 1-a) and USCG Command Center and Amenity Use Space (Phase 1-b) at St. Elizabeths on April 5, 2006.
- The House Committee on Transportation and Infrastructure authorized $318,887,000 for design, review, management and inspection, and estimated construction costs for the St. Elizabeths West Campus on May 23, 2007.
- The Senate Committee on Environment and Public Works authorized $318,887,000 for design, review, management and inspection, and estimated construction costs for the St. Elizabeths West Campus on September 20, 2007.

[1] This represents the balance of the project less the remaining Infrastructure needed. The Infrastructure Program is not subject to the requirements of 40 U.S.C. Section 3307.

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

Prior Authority and Funding (continued)

- The House Committee on Transportation and Infrastructure authorized $7,000,000 for site acquisition for the St. Elizabeths West Campus on May 23, 2007.
- The Senate Committee on Environment and Public Works authorized $7,000,000 for site acquisition for the St. Elizabeths West Campus on September 20, 2007.
- Through Public Law 109-115, Congress appropriated $13,095,000 in FY 2006 for infrastructure design, construction, and management and inspection.
- Through Public Law 110-5, Congress appropriated $6,444,000 in FY 2007 for additional infrastructure construction and management and inspection.
- Through Public Law 111-5, Congress appropriated $450,000,000 in FY 2009 for construction and development to consolidate the Department of Homeland Security headquarters in Washington, D.C.
- The House Committee on Transportation and Infrastructure authorized $525,236,000 for design, review, management and inspection, and estimated construction costs for the consolidation of the Department of Homeland Security headquarters at the St. Elizabeths West Campus in Washington, D.C. on September 24, 2008.
- The Senate Committee on Environment and Public Works authorized additional construction cost of $140,140,000 for the design and construction of DHS consolidation and development of the West Campus of St. Elizabeths Hospital in Washington, D.C. on September 17, 2008.
- Through Public Law 111-8, Congress appropriated $346,639,000 in FY 2009 for site acquisition, design and review, infrastructure and development construction, and management and inspection.

Primary Occupants

USCG, DHS Headquarters Elements, FEMA, NOC, TSA, CBP, ICE, and a liaison presence of other DHS elements not relocating to the St. Elizabeths Campus.

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

INFRASTRUCTURE PROGRAM SUMMARY

Infrastructure repair/replacement costs include: demolition of specific buildings identified by the Master Plan; replacement of site utilities including electricity substations and local utility requirements; distribution systems for electricity, natural gas, domestic water, storm water, waste water, data systems and telecommunications; roadways, surface parking and sidewalks; refurbishment of historical landscape and creation of new landscape features including flora; cleanup / repair of existing tunnels on site to improve safety and for potential use as systems distribution pathways; and site security fencing, entry gates, guard stations, and other site security features.

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

Major Work Items for Infrastructure

Demolition	$16,816,000
Replace Telecommunication Systems	16,975,000
Replace Electric Systems	29,833,700
Replace Natural Gas Systems	1,092,000
Replace Water Systems	5,774,000
Replace Sanitary Sewer	2,389,300
Storm Water Management	12,063,000
Upgrade Selected Fire Systems	495,000
Repair Roads and Perimeter Wall	12,092,000
Site Perimeter Security	115,125,000
Exterior Road Construction	46,000,000
Repair Historical Landscape Features	30,428,000
Repair and Upgrade Exterior Lighting	1,480,000
Repair Underground Tunnels	400,000
Construct New Pedestrian Tunnels	9,631,000
Soil Remediation	2,000,000
Stabilize Selected Buildings	22,478,000
Total ECC	**$325,072,000**

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

Total Infrastructure Project Budget

Design and Review	
Design and Review (FY2006) Phase 1-a	$7,645,000
Design and Review (FY2009) Phase 1-b	3,000,000
Design and Review (ARRA) Phase 1-b	15,846,000
Design and Review (ARRA) Phase 2-a	700,000
Design and Review (FY2011) Phase 2-b and Phase 3	5,625,000
Design and Review Subtotal	**$32,816,000**
Estimated Construction Cost (ECC)	
ECC (FY2006) Phase 1-a	$5,080,000
ECC (FY2007) Phase 1-a	5,912,000
ECC (FY2009) Phase 1-a	5,249,000
ECC (ARRA) Phase 1-b	165,525,000
ECC (FY2011) Phase 2-a	77,562,000
ECC (future year request) Phase 2-b and Phase 3	65,744,000
Estimated Construction Cost Subtotal	**$325,072,000**
Management and Inspection (M&I)	
M&I (FY2006) Phase 1-a	$370, 000
M&I (FY2007) Phase 1-a	532,000
M&I (ARRA) Phase 1-b	5,382,000
M&I (FY2011) Phase 2	16,094,000
M&I (future year request) Phase 3	13,884,000
M&I Subtotal	**$36,262,000**
Estimated Total Project Cost (ETPC) for Infrastructure	**$394,150,000**
FY2011 Funding Request (Design, ECC, and M&I)	**$99,281,000**

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

SITE ACQUISITION PROGRAM SUMMARY

Delineated Areas for Site Acquisition

The proposed sites to be acquired are as follows:

1. Approximately two acres of land located on Firth Sterling Avenue in southeast Washington, DC; the land is currently controlled by DC and CSX Corporation.
2. Approximately one acre of land located along the east side of Martin Luther King, Jr. Avenue in southeast Washington, DC. The land is currently controlled by DC.
3. Approximately fourteen (14) acres of land located on Shepherd Parkway in southeast Washington, DC. The land is currently controlled by NPS.

Total Site Acquisition Project Budget

Site Acquisition (Firth Sterling Avenue, S.E.) (FY2009)	$7,000,000
Site Acquisition (Martin Luther King, Jr. Avenue, S.E.) (ARRA)	500,000
Site Acquisition (Shepherd Parkway) (ARRA)	3,500,000
Total Acquisition Budget	**$11,000,000**

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

HIGHWAY INTERCHANGE PROGRAM SUMMARY

The Transportation Management Program that was developed as part of the Master Plan proposes an access road to the St. Elizabeths West Campus that extends between Firth Sterling Avenue to the north and Malcolm X Avenue to the south, parallel to Interstate 295. Construction of the access road is included in the Infrastructure program described above, but a new, reconfigured interchange between Malcolm X Avenue and Interstate 295 is not described. This reconfiguration will be necessary to direct St. Elizabeths traffic onto the access road that, in turn, will mitigate the impacts of additional traffic that is anticipated as the result of the redevelopment of St. Elizabeths.

Major Work Items for the Interchange

Mobilization/Surveying/Testing	3,050,000
Remove Existing Ramps	230,000
Construct New Ramps	2,864,000
Resurface and Reconstruction of Malcolm X Avenue	628,000
Traffic Signals	324,000
Retaining Walls	17,370,000
I-295 Widening	397,000
I-295 Bridge and Sidewalks	1,468,000
Maintenance of Traffic	2,296,000
Drainage/Signage/Striping and Related Work	4,591,000
Right of Way of 10 Acres	2,500,000
Total ECC	**$35,718,000**

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

Total Highway Interchange Project Budget

Design and Review	
Design and Review (FY2011)	2,800,000
Design and Review Subtotal	**$2,800,000**
Estimated Construction Cost (ECC)	
ECC (FY2011) Right of Way	2,500,000
ECC (FY2011) Mobilization/Surveying/Testing	3,050,000
ECC (future year request) Construction	30,168,000
Estimated Construction Cost Subtotal	**$35,718,000**
Management and Inspection (M&I)	
M&I (future year request)	2,898,000
M&I Subtotal	**$2,898,000**
Estimated Total Project Cost (ETPC) for Highway Interchange	**$41,416,000**
FY 2011 Funding Request (Design and ECC)	**$8,350,000**

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

HISTORIC PRESERVATION MITIGATIONS PROGRAM SUMMARY

As of December 9, 2008, GSA and DHS along with NCPC entered into a Programmatic Agreement (PA) with the Advisory Council on Historic Preservation (ACHP), the District of Columbia Historic Preservation Office (DCHPO), and the U.S. Federal Highway Administration (FHWA). The PA outlines five (5) specific mitigation actions that must be undertaken by GSA to "resolve adverse effects from certain complex project situations".[1] These actions are:

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

GSA requires funding to accomplish these mitigation actions.

Major Work Items for Mitigation[2]

Archaeology	$700,000
Landscape	300,000
Education	365,000
Museum	1,600,000
Staffing	1,400,000
Other	625,000
Total	**$4,990,000**

Funding Request for FY2011 ..... **$4,990,000**

[1] Programmatic Agreement dated December 9, 2008, page 1.
[2] The total amount is included in ECC summarized on page 4 of this prospectus.

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

DEVELOPMENT PROGRAM SUMMARY

PHASE 1-a – USCG Headquarters

Building Area Development Phase 1-a [1]

Office	1,049,000 gsf
Commandant's Suite/Situation Room [2]	12,100 gsf
Data Facility	25,800 gsf
Clinic	28,100 gsf
Meeting Facility	19,500 gsf
Child Care[3]	15,600 gsf
Food Services	6,100 gsf
Mail/Loading Dock/Security Operations/Lobby and Entrances	16,100 gsf
Law Library/Storage	7,200 gsf
Estimated Total Phase 1-a	**1,179,500 gsf**

Cost Information Development Phase 1-a

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

Schedule for Development Phase 1-a

FY 2009 Design Completion
FY 2009 Start Construction
FY 2013 Complete Construction for USCG Headquarters

[1] Square footage is based on USCG housing plan, approved Master Plan, and design documents.

[2] This is the Coast Guard's portion of the National Operations Center (NOC), the remainder of which is scheduled for construction in Phase 2-a.

[3] The scope of work has been refined since submission of PDC-0002-WA09, therefore the child care portion of the project has been transferred from Phase 1-b to Phase 1-a.

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

PHASE 1-b – USCG Command Center and Amenity Space

Building Area Development Phase 1-b

Command and Communications Center	22,700 gsf
Marine Safety Center	27,200 gsf
Cafeteria (shared)	26,650 gsf
Shipping/Receiving/Mail/Warehouse	13,000 gsf
Fitness Center	25,000 gsf
Chapel/Training / Historian	18,300 gsf
Auditorium/Credit Union/Barber Shop/Dry Cleaner / Exchange	25,600 gsf
GSA Field Office[1]	20,800 gsf
Estimated Total Phase 1-b	**179,250 gsf**
Structured Parking (983 cars)[2]	up to 344,050 gsf

Cost Information Development Phase 1-b

Design and Review (ARRA)	$10,659,000
Management and Inspection (M&I) (ARRA)	15,674,000
Estimated Construction Cost (ECC) (ARRA)	167,513,000
Estimated Total Cost Phase 1-b	**$193,846,000**

Proposed Schedule for Development Phase 1-b

FY 2010 Design Completion
FY 2010 Start Construction
FY 2013 Complete Construction for Command Center and Amenity Space

[1] The field office is in addition to the USCG housing plan, not included with it, and is needed to be ready upon completion of Phase 1 and occupancy by USCG.
[2] Revised number of spaces based on Master Plan approved by CFA and NCPC.

GSA PBS

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

PHASE 2-a – DHS Headquarters Elements and the NOC

Building Area Development Phase 2-a

Office for DHS Headquarters[1]	510,600 gsf
Central Utility Plant (CUP) Addition*	69,200 gsf
National Operations Center (including Operations Directorate)	320,000 gsf
Estimated Total Phase 2-a	**899,800 gsf**
Structured Parking (990 cars)	up to 346,500 gsf

Cost Information Development Phase 2-a

Design and Review Cost (FY2009)	$5,000,000
Design and Review Cost (ARRA)	11,300,000
Management and Inspection (M&I) (FY2011)	13,135,000
Estimated Construction Cost (ECC) (ARRA)	26,000,000
Estimated Construction Cost (ECC) (FY2011)	237,540,000
Estimated Total Cost Phase 2-a	**$292,975,000**

Proposed Schedule for Development Phase 2-a

FY 2011 – Design Completion
FY 2011 - Start Construction
FY 2014 - Complete Construction

FY2011 Funding Request (M&I and ECC) $250,675,000

* Infrastructure funds will be used to construct an addition to the existing power plant for a fully functional CUP with co-generation capability.

[1] This includes rehabilitation of the Center Building.

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

PHASE 2-b – FEMA

Building Area Development Phase 2-b

Office for FEMA Headquarters on East Campus	717,500 gsf
Special Space for FEMA on East Campus	32,500 gsf
Amenity Space on West Campus	128,300 gsf
Estimated Total Phase 2-b	**878,300 gsf**
Structured Parking (775 cars)	up to 271,250 gsf
Structured Parking for Visitors (496 cars)	up to 173,600 gsf

Cost Information Development Phase 2-b

Design and Review Cost (ARRA)	17,401,000
Management and Inspection (M&I) (future year request)	11,865,000
Estimated Construction Cost (ECC) (future year request)	283,460,000
Estimated Total Cost Phase 2-b	**$312,726,000**

Proposed Schedule for Development Phase 2-b

FY 2012 Design Completion
FY 2012 Start Construction
FY 2014 Complete Construction

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

PHASE 3 – TSA, CBP, and ICE

Building Area Development Phase 3

Office for CBP Headquarters	338,000 gsf
Office for ICE Headquarters	377,000 gsf
Office for TSA Headquarters	345,000 gsf
Office for DHS Liaison Elements	158,350 gsf
SCIF, Storage, IT, Other Special Space	179,800 gsf
Estimated Total Phase 3	**1,398,150 gsf**
Structured Parking (846 cars)	up to 296,100 gsf
Structured Parking for Visitors (144 cars)	up to 50,400 gsf

Cost Information Development Phase 3

Design and Review Cost (ARRA)	$10,000,000
Design and Review Cost (FY11)	$17,000,000
Management and Inspection (M&I) (future year request)	30,000,000
Estimated Construction Cost (ECC) (future year request)	510,000,000
Estimated Total Cost Phase 3	**$567,000,000**

Proposed Schedule for Development Phase 3

FY 2013 Design Completion
FY 2013 Start Construction
FY 2016 Complete Construction

FY 2011 Funding Request (Design) **$17,000,000**

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

SHEPHERD PARKWAY MITIGATIONS PROGRAM SUMMARY

The expansion of the Malcolm X Avenue, S.E. interchange and construction of the access road from the interchange to the St. Elizabeths site will have an impact on Shepherd Parkway, public parkland under the control of the National Park Service (NPS). The extent of the impact has yet to be determined. Likewise, the extent of mitigation to address the impact has yet to be established, there GSA cannot yet determine the cost of such mitigation that will be incurred in a future year. These costs will be addressed in a future prospectus.

Justification

The major driving factors for this project include tenant need for secure and consolidated space, current department-wide demand for space in the NCR, lack of large Federal land sites remaining for development in DC, high-level security requirements, in addition the need to correct existing deficiencies and attend to deferred maintenance at St. Elizabeths. The proposed project will provide a cost-efficient alternative to leasing while preserving a National Historic Landmark.

Due to recent hiring, the USCG has outgrown its current primary headquarters at the Transpoint Building where it has been housed for more than 30 years. A lease prospectus was authorized in FY2006 to continue leasing this building until 2013 when the space at St. Elizabeths is expected to be ready for occupancy. Other USCG locations will also be included in this consolidation.

Elements of DHS (including USCG) are located in more than 6 million usable square feet of federally-owned and leased space throughout the NCR.[1] This has led to much operational inefficiency. DHS's mission requires an integrated approach but legacy facilities occupied by agencies merged into the department at dispersed locations do not maximize the department's effectiveness and efficiency. These issues are addressed in the DHS NCR Housing Master Plan dated October 2006.

A consolidated, secure campus would correct these deficiencies by collocating senior leadership, thereby fostering greater communication among the various departmental elements. Mission support functions can be realigned in other locations to improve functional and physical relationships. Direct benefits of locating at St. Elizabeths include enhanced communications, coordination, operational effectiveness, and physical security. Efficiencies can also be gained in direct support, shared services, and functional integration.

[1] Between 2007 and 2009, DHS personnel grew approximately 25%.

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

The proposed consolidation should foster a "One DHS" culture thus enhancing the flow and fusion of information while optimizing prevention and response capabilities across the spectrum of operations.

Many agencies, including DHS, require the highest security protection levels available including deep setbacks, blast protection, and progressive collapse mitigation. The West Campus currently provides deep setbacks from neighboring properties and limited facility access, reducing the cost of other security requirements.

St. Elizabeths is the preferred site for this development. Other large federally owned sites in DC are not available, such as Public Reservation 13 for the DC General Hospital which is currently under development by DC. The Southeast Federal Center has been transferred to private ownership; this remainder of the former Navy Yard is planned for residential and retail development. The Armed Forces Retirement Home is being redeveloped under special legislation and is unavailable to GSA. The Walter Reed Army Medical Center site that is being disposed of under Base Realignment and Closure (BRAC) cannot be developed in time to meet DHS's schedule. The National Geospatial-Intelligence Agency site that is also being disposed of under BRAC does not contain enough developable space to meet DHS's requirements.

The site acquisition portion of this project will assist in the preparation of the West Campus for redevelopment as a secure Federal facility by providing additional means of ingress/egress to the site that will improve the traffic flow around the site and minimize the time delays entering and exiting the West Campus during peak hours. At full capacity, as many as 14,000 Federal workers will be housed on site, and as many as 4,234 vehicles (including 640 spaces for visitors) will require access. This is a 1:4 parking ratio for employees (one space for every 4 employees) but a 1:3 ratio for watch employees at the NOC and the security guard force. The proposed acquisition of land at Firth Sterling Avenue, S.E., will provide necessary additional access for USCG's proposed relocation of up to 3,860 employees. The proposed acquisition of land from DC's East Campus along Martin Luther King, Jr. Avenue, S.E. will enable GSA, in conjunction with the DC Department of Transportation, to add a left turn lane with appropriate traffic signal leading into the West Campus at Gate No. 1. The proposed acquisition of land from the NPS will allow GSA to provide another access point to St. Elizabeths.

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

Summary of Energy Compliance

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

Solar Energy: Photovoltaic energy-collection arrays were considered for electric street lighting, central utility plant control power, and for lawn irrigation systems. However, this was found to be untenable at the site due to the limited acreage that could be used to house photovoltaic solar panels. Solar energy-collecting roofing membranes, however, may be incorporated on portions of the new construction roof tops.

Geothermal: Geothermal wells were considered in limited areas to support heat pump systems for some of the adaptive reuse historic buildings, such as the fire station, and some new construction support buildings, such as the remote delivery facility and the visitors' center. These wells were also found to be untenable due to the distance of the water source (Anacostia River) from the site.

GSA's goal is to provide DHS with a headquarters campus that has a silver LEED (Leadership in Energy and Environmental Design) rating.

Alternatives Considered (30-year, present value costs)

New Construction:	$5,168,478,000
Lease:	$5,684,557,000

The 30-year, present value cost of new construction is $516,079,000 less than the cost of leasing, or an equivalent annual cost advantage of $31,683,000

Recommendation

CONSTRUCTION

GSA PBS

PROSPECTUS – CONSTRUCTION
DEPARTMENT OF HOMELAND SECURITY, CONSOLIDATION, INFRASTRUCTURE, SITE ACQUISITION, AND DEVELOPMENT OF ST. ELIZABETHS CAMPUS
WASHINGTON, DC

Prospectus Number: PDC-0002-WA11

Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended _____
Commissioner, Public Buildings Service

Approved _____
Administrator, General Services Administration

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Department eland Security
Consolidation and Dev nt of St. Elizabeths Campus

.0002-WA11

Components and Locations	Current Locations							Proposed Headquarters						
	Personnel		Usable Square Feet (USF)				RSF	Personnel		Usable Square Feet (USF)				RSF
	Office	Total	Office	Storage	Special	Total	Total	Office	Total	Office	Storage	Special	Total	Total
DHS - Coast Guard - Phase 1 Move								3,860	3,860	806,923		222,270	1,029,193	1,235,032
TRANSPOINT	2,664	2,664	405,451		99,077	492,528	577,907							
JEMAL RIVERSIDE	1,540	1,540	290,201		30,000	320,201	368,231							
470/490 L'ENFANT PLAZA	15	15	1,889			1,889	2,172							
Sub Total	4,219	4,219	695,541	0	129,077	824,618	948,311	3,860	3,860	806,923	0	222,270	1,029,193	1,235,032
GSA - Field Office - Phase 1 Move								10	10	16,000			16,000	19,200
Sub Total	0	0	0	0	0	0	0	10	10	16,000	0	0	16,000	19,200
DHS - Secretary & Management - Phase 2 Move								1,805	1,805	392,769		299,385	692,154	830,585
GSA-ROB	375	375	107,984			107,984	296,745							
1201-1225 NEW YORK AVENUE	85	85	17,500			17,500	25,875							
TRANSPORTATION SECURITY OPERATIONS CENTER - HERNDON, VA	151	151	90,400			90,400	103,960							
NEBRASKA AVENUE COMPLEX	1,473	1,473	205,683			205,683	238,592							
Sub Total	2,284	2,284	421,567	0	0	421,567	667,372	1,805	1,805	392,769	0	299,385	692,154	830,585
DHS - FEMA - Phase 2 Move								3,100	3,100	551,923		25,000	576,923	692,308
FEDERAL CENTER PLAZA	1,625	1,625	268,502		3,407	271,909	312,695							
WORLD TRADE CENTER	35	35	3,245			3,245	3,732							
999 E STREET NW	100	100	15,800			15,800	18,170							
PATRIOTS PLAZA	337	337	64,107			64,107	73,723							
TECHWORLD PLAZA I	400	400	74,796		9,463	84,259	96,898							
WASHINGTON DESIGN	150	150	27,353			27,353	31,456							
CRYSTAL MALL 1	400	400	83,456			83,456	95,974							
Sub Total	3,037	3,037	537,259	0	12,870	550,129	632,648	3,100	3,100	551,923	0	25,000	576,923	692,308
DHS Amenity Space - Phase 2 Move												98,692	98,692	118,430
Sub Total												98,692	98,692	118,430
DHS - Transportation Security - Phase 3 Move								1,400	1,400	265,000	50,000		315,000	378,000
ORACLE BUILDING - RESTON, VA	175	175	34,800			34,800	40,020							
MCI BUILDING - ARLINGTON, VA	1,045	1,045	103,200			103,200	118,680							
TTAC - ANNAPOLIS JUNCTION, MD	180	180	36,500			36,500	41,975							
Sub Total	1,400	1,400	174,500	0	0	174,500	200,675	1,400	1,400	265,000	50,000	0	315,000	378,000
DHS - Customs & Border Protection - Phase 3 Move								1,500	1,500	260,000			260,000	312,000
RONALD REAGAN BUILDING	1,500	1,500	260,000			260,000	301,600							
Sub Total	1,500	1,500	260,000	0	0	260,000	301,600	1,500	1,500	260,000	0	0	260,000	312,000
DHS - Immigration & Customs - Phase 3 Move								1,250	1,250	290,000			290,000	348,000
800 N CAPITOL STREET NW	135	135	57,200			57,200	71,200							
POTOMAC CENTER NORTH	865	865	175,000			175,000	198,950							
TECHWORLD PLAZA I	250	250	50,000			50,000	57,500							
Sub Total	1,250	1,250	250,200	0	0	250,200	287,730	1,250	1,250	290,000	0	0	290,000	348,000
DHS - Nat'l Protection & Programs Directorate - Phase 3 Move								400	400	60,602			60,602	72,722
BALLSTON PLAZA II	60	60	11,900			11,900	13,685							
NEBRASKA AVENUE COMPLEX	295	295	47,800			47,800	55,448							
GSA-ROB	45	45	9,200			9,200	12,788							
Sub Total	400	400	68,900	0	0	68,900	81,921	400	400	60,602	0	0	60,602	72,722

Septem 19 Department eland Security
Consolidation and Dev t of St. Elizabeths Campus 0002-WA11

Components and Locations	Current Locations							Proposed Headquarters						
	Personnel		Usable Square Feet (USF)				RSF	Personnel		Usable Square Feet (USF)				RSF
	Office	Total	Office	Storage	Special	Total	Total	Office	Total	Office	Storage	Special	Total	Total
DHS - Office of Intelligence & Analysis - Phase 3 Move								400	400	60,602			60,602	72,722
NEBRASKA AVENUE COMPLEX	400	400	69,577			69,577	80,014							
Sub Total	**400**	**400**	**69,577**	**0**	**0**	**69,577**	**80,014**	**400**	**400**	**60,602**	**0**	**0**	**60,602**	**72,722**
DHS - Office of Health Affairs - Phase 3 Move								50	50	7,500			7,500	9,000
1120 VERMONT AVENUE	268	268	41,807			41,807	48,078							
NEBRASKA AVENUE COMPLEX	22	22	4,780			4,780	5,545							
Sub Total	**290**	**290**	**46,587**	**0**	**0**	**46,587**	**53,623**	**50**	**50**	**7,500**	**0**	**0**	**7,500**	**9,000**
DHS - Science & Technology - Phase 3 Move								10	10	2,231			2,231	2,677
NEBRASKA AVENUE COMPLEX	2	2	400			400	464							
Sub Total	**2**	**2**	**400**	**0**	**0**	**400**	**464**	**10**	**10**	**2,231**	**0**	**0**	**2,231**	**2,677**
DHS - Management OIG/DNDO - Phase 3 Move								20	20	3,000			3,000	3,600
1120 VERMONT AVENUE	8	8	1,700			1,700	1,955							
1125 15TH STREET	10	10	1,900			1,900	2,185							
Sub Total	**18**	**18**	**3,600**	**0**	**0**	**3,600**	**4,140**	**20**	**20**	**3,000**	**0**	**0**	**3,000**	**3,600**
DHS - Law Enforcement Training - Phase 3 Move								5	5	750			750	900
LINCOLN SQUARE	5	5	3,700			3,700	4,255							
Sub Total	**5**	**5**	**3,700**	**0**	**0**	**3,700**	**4,255**	**5**	**5**	**750**	**0**	**0**	**750**	**900**
DHS - Citizenship & Immigration - Phase 3 Move								10	10	1,500			1,500	1,800
CASIMIR PULASKI BUILDING	10	10	2,200			2,200	2,530							
Sub Total	**10**	**10**	**2,200**	**0**	**0**	**2,200**	**2,530**	**10**	**10**	**1,500**	**0**	**0**	**1,500**	**1,800**
DHS - Secret Service - Phase 3 Move								15	15	2,250			2,250	2,700
US SECRET SERVICE HEADQUARTERS	15	15	4,200			4,200	4,578							
Sub Total	**15**	**15**	**4,200**	**0**	**0**	**4,200**	**4,578**	**15**	**15**	**2,250**	**0**	**0**	**2,250**	**2,700**
DHS Special Space - Phase 3 Move												87,393	87,393	104,872
Sub Total												**87,393**	**87,393**	**104,872**
Totals	14,930	14,830	2,538,231		141,947	2,680,178	3,269,860	13,835	13,835	2,721,050	50,000	732,740	3,503,790	4,204,548

Utilization		
	Current	Proposed
Rate	134	153

Current UR excludes 558,411 USF of Office Support
Proposed UR excludes 598,631 USF of Office Support

Special Space	USF
Commandant's Suite	9,300
Data Facility	19,850
Clinic	21,615
Meeting Facility	15,000
Child Care	12,000
Food Services	35,200
Mail / Loading Dock / Security	12,585
Law Library / Storage	5,340
Command / Communications	17,460
Marine Safety Center	20,925
Shipping / Receiving / Warehouse	10,000
Fitness Center	19,230
Chapel / Historian / Training	14,075
Auditorium / Retail Services	19,690
National Operations Center	246,154
CUP	33,231
Amenity Space	98,692
FEMA Special Space	25,000
SCIF / Storage / IT	87,393
Total:	732,740

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

SITE ACQUISITION AND DESIGN
U.S. LAND PORT OF ENTRY
CALAIS, ME
PME-BSD-CA11

Resolved by the Committee on Transportation and Infrastructure of the. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for the redevelopment of the existing land port of entry at Ferry Point, Calais, ME, at site acquisition costs of $500,000 and design and review costs of $1,052,000, for a combined cost of $1,552,000, a prospectus for which is attached to and included in this resolution.

Provided, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Adopted: December 2, 2010

James L. Oberstar

James L. Oberstar, M.C.
Chairman

PROSPECTUS – SITE ACQUISITION AND DESIGN
U.S. LAND PORT OF ENTRY
CALAIS, ME

Prospectus Number: PME-BSD-CA11
Congressional District: 2

Description

The General Services Administration (GSA) proposes to redevelop the existing land port of entry (LPOE) at Ferry Point in Calais, Maine, to meet current and future needs. The proposed project will allow GSA to extend the useful life of the buildings while reconfiguring traffic flow to better accommodate a reduced commercial vehicle traffic function and growing non-commercial traffic. The renovated facility will support and work in conjunction with the much larger, newly constructed international crossing between Calais, Maine and St. Stephens, New Brunswick.

Project Summary

Site Information:
Government-owned..... .8 acres
To be acquired..... .7 acres

Building Area (after renovation):
Building (including canopies) .....23,863 gsf
Building (excluding canopies) .....14,395 gsf
Number of outside parking spaces:.....31
Number of inside parking spaces:.....2

Cost Information

Site Development Costs [1] $4,125,000
Building Costs (includes inspection canopies) ($403/gsf) $9,625,000

Project Budget

Site Acquisition.....$500,000
Design and Review $1,052,000
Estimated Construction Cost (ECC) $13,750,000
Management & Inspection (M&I) $704,000
Estimated Total Project Cost *.....$16,006,000

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

[1] Site Development includes site clearing, demolition, roadways, and utilities.

PROSPECTUS – SITE ACQUISITION AND DESIGN
U.S. LAND PORT OF ENTRY
CALAIS, ME

Prospectus Number: PME-BSD-CA11
Congressional District: 2

Authorization Requested (Site Acquisition and Design) ..... **$1,552,000**[2]

Prior Authority and Funding

Prior House and Senate Committee approval and appropriation.[3]

Schedule	Start	End
Design	FY2011	FY2012
Construction	FY2012	FY2014

Project Overview

The existing border station at Ferry Point consists of three structures totaling 14,710 gross square feet (gsf): a two and one-half story main inspection facility and a one-story truck inspection building both constructed in 1936; a one-story secondary inspection facility constructed in 1962. The main port building is eligible for listing on the National Register of Historic Places (NRHP).

[2] GSA has worked closely with DHS program offices responsible for developing and implementing security technology at the Land Ports of Entry (LPOEs). These programs include United States Visitor and Immigrant Status Indicator Technology (US-VISIT), Radiation Portal Monitors (RPM's) and Advanced Spectroscopic Portal (ASPs) monitors, Western Hemisphere Travel Initiative (WHTI) and Non-Intrusive Inspection (NII). This prospectus contains the funding of infrastructure requirements for each program known at the time of prospectus development because these programs are at various stages of development and implementation. Additional funding by a Reimbursable Work Authorization (RWA) may be required to provide for as yet unidentified agency specific elements of each of these programs to be implemented at this port.

[3] Prospectus No. PME-BSC-CA06 was authorized by the Senate Committee on Environment and Public Works on July 20, 2005 and the House Committee on Transportation and Infrastructure on October 26, 2005. The authorization provided for construction of facilities at the newly constructed international crossing between Calais, Maine and St. Stephens, New Brunswick, Canada. In addition, it provided for new facilities at Milltown and renovation of existing facilities at Ferry Point. Through Public Law 109-115, Congress appropriated $50,146,000. Due to the rise in material costs and competitive labor and its remote location, bids for the new Calais project were in excess of the original budgeted amount. To keep the Calais part of the project moving forward, GSA used the aforementioned appropriated funds to award the Calais project. Additionally, due to escalating project costs and changes in customer requirements at both Ferry Point and Milltown GSA is now seeking authorization and funding separately for Ferry Point. GSA will seek funding for Milltown through a future funding request.

PROSPECTUS – SITE ACQUISITION AND DESIGN
U.S. LAND PORT OF ENTRY
CALAIS, ME

Prospectus Number: PME-BSD-CA11
Congressional District: 2

The proposed project involves redeveloping the existing border station facilities on approximately 1.5 acres of land of which GSA currently owns approximately .8 acres and an additional .7 acres will be acquired. The full project includes: main administration building (upgrade of mechanical, plumbing, electrical, and fire systems); asbestos abatement; interior space reconfiguration and expansion; ADA enhancements: dog kennel; demolition and replacement of existing garage and truck inspection building; and generator storage. The facility will have three primary inspection lanes, five secondary non-commercial lanes, three non-commercial inspection bays, and an outbound inspection lane along with associated canopy and booth space for lanes.

Tenant Agencies

Department of Homeland Security-Customs and Border Protection

Location

Ferry Point is located in Calais, ME. Calais, in eastern Maine, is in Washington County on U.S. Highway One at the international border between the United States and Canada, separating the State of Maine and the Province of New Brunswick.

Justification

The existing Ferry Point port of entry is a primary crossing between the US and Canada in eastern Maine. This LPOE can no longer efficiently and effectively process traffic given the stringent security standards imposed since September 11, 2001.

The existing two and one half story main port building is situated on a site of less than one acre. Deficiencies of the main building include: insufficient office space; no search and inspection rooms; no detention cells; and insufficient storage, locker, lunch, and conference/training space to house the projected staff levels. The current site does not provide adequate space for sufficient parking, maneuvering areas, or a well-defined traffic pattern for visitor and employee parking and no secure parking for impounded vehicles. The main building is also in need of HVAC upgrade, asbestos abatement, and additional, more updated fire protection measures.

The renovated Ferry Point LPOE will complement the new, much larger LPOE in Calais. This new LPOE will handle most of the commercial traffic and some of the non-local traffic currently passing through Ferry Point.

PROSPECTUS – SITE ACQUISITION AND DESIGN
U.S. LAND PORT OF ENTRY
CALAIS, ME

Prospectus Number: PME-BSD-CA11
Congressional District: 2

Once the new LPOE is completed, the traffic utilizing Ferry Point will likely be limited to local van sized commercial vehicles and local non-commercial traffic. The proposed renovated facility will be able to efficiently process the projected level of traffic.

Summary of Energy Compliance

This project will be designed to conform with requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet energy efficiency and performance requirements in effect during design. GSA will encourage exploration of opportunities to gain increased energy efficiency above the measures achieved in the design.

Alternatives Considered

GSA owns and maintains the existing facilities at this port of entry; thus no alternative other than Federal construction was considered.

Recommendation

SITE ACQUISITION AND DESIGN

GSA **PBS**

PROSPECTUS – SITE ACQUISITION AND DESIGN
U.S. LAND PORT OF ENTRY
CALAIS, ME

Prospectus Number: PME-BSD-CA11
Congressional District: 2

Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended _____
Commissioner, Public Buildings Service

Approved Martha Johnson
Administrator, General Services Administration

September 2009

Housing Plan
US Land Port of Entry

PME-BSD-CA11
Calais (Ferry Point), ME

Locations	Current							Proposed						
	Personnel		*Usable Square Feet (USF)*				*RSF*	*Personnel*		*Usable Square Feet (USF)*				*RSF*
	Office	**Total**	**Office**	**Storage**	**Special**	**Total**	**Total**	**Office**	**Total**	**Office**	**Storage**	**Special**	**Total**	**Total**
Ferry Point LPOE														
DHS - Customs & Border Protection	6	6	5,361	54	1,505	**6,920**	**11,106**	15	15	10,500	600	12,763	**23,863**	**23,863**
Total:	**6**	**6**	**5,361**	**54**	**1,505**	**6,920**	**11,106**	**15**	**15**	**10,500**	**600**	**12,763**	**23,863**	**23,863**

Special Space	
Inspection/Canopies/Booths	11,315
Kennel	128
Enclosed Parking	720
Generator storage	600
Total:	**12,763**

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

DESIGN
PATRICK V. MCNAMARA FEDERAL BUILDING ANNEX
DETROIT, MI
PMI-FBD-DE11

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for the design of an annex to the Patrick V. McNamara Federal Building to provide an automotive maintenance shop and a secured parking garage for the Federal Bureau of Investigation, at a proposed cost of $3,658,000, a prospectus for which is attached to and included in this resolution.

Provided, that, to achieve cost savings, the Administrator of General Services, in coordination with the Federal Bureau of Investigation, shall critically examine all opportunities to reduce the number of parking spaces and/or the size of the garage, including the use of stacked parking, and by accounting for diversity factors (e.g., average number of agents on leave or travel) which may attenuate the daily total parking need.

Provided further, that, to the maximum extent practicable and considering life-cycle costs appropriate for the geographic area, that the General Services Administration (GSA) shall use energy efficient and renewable energy systems, including photovoltaic systems, in carrying out the project.

Provided further, that, within 180 days of approval of this resolution, GSA shall submit to the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate a report on the planned use of energy efficient and renewable energy systems, including photovoltaic systems, for such project and if such systems are not used for the project, the specific rationale for GSA's decision.

Adopted: December 2, 2010

James L. Oberstar

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS - DESIGN
PATRICK V. MCNAMARA FEDERAL BUILDING ANNEX
DETROIT, MI

Prospectus Number: PMI-FBD-DE11
Congressional District: 13

Description

The General Services Administration (GSA) proposes the design of a 246,000 gross square foot (gsf) annex to the Patrick V. McNamara Federal Building to provide an automotive maintenance shop and secured parking garage for the Federal Bureau Investigation (FBI). This project also includes the design of a unified perimeter security solution for the McNamara Federal complex.

Project Summary

Site Information
Government Owned ..... 6.8 acres

Building Area – Proposed Annex
Building without Parking ..... 36,000 gsf
Building with Parking ..... 246,000 gsf
Number of inside parking spaces 259

Project Budget

Design $3,658,000
Estimated Construction Cost (ECC) ($157/gsf including inside parking) 38,678,000
Management and Inspection (M&I) 3,315,000
Estimated Total Project Cost (ETPC)* $45,651,000

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

Authorization Requested
(Design) $3,658,000

Prior Authority and Funding

None

GSA PBS

PROSPECTUS - DESIGN
PATRICK V. MCNAMARA FEDERAL BUILDING ANNEX
DETROIT, MI

Prospectus Number: PMI-FBD-DE11
Congressional District: 13

Schedule	Start	End
Design	FY2011	FY2012
Construction	TBD	TBD

Overview of Project

GSA proposes to design an automotive maintenance and secured parking annex adjacent to the McNamara Federal Building for occupancy by the FBI as part of the ongoing FBI space realignment. The proposed annex will be constructed on a government-owned site currently used as a surface parking lot, and will be connected to the McNamara Federal Building by an enclosed walkway. In addition, this project will provide a unified perimeter security solution for the expanded facility.

Tenant Agencies

Federal Bureau of Investigation

Location

Detroit, Michigan

Justification

As part of the FY2006 Capital Investment and Leasing Program, GSA submitted a prospectus for a 266,200 rentable square foot lease with 271 parking spaces to house the FBI in Detroit, MI. The prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 20 and October 26, 2005, respectively, but due to market conditions, GSA was unable to successfully award a lease. In 2009, GSA identified the transition of the 1,168,142 gsf McNamara Federal Building into a high performance green building as one of many projects to be funded through the American Recovery and Reinvestment Act. The proposed alteration will provide the contiguous office and expansion space required by the FBI as part of its mission critical field office operations to accommodate the increased staffing and physical security needs.

PROSPECTUS - DESIGN
PATRICK V. MCNAMARA FEDERAL BUILDING ANNEX
DETROIT, MI

Prospectus Number: PMI-FBD-DE11
Congressional District: 13

While the alterations to the Federal Building will accommodate FBI's space needs and eliminate the need for costly leased space, FBI's Program of Requirements also calls for an automotive/radio maintenance facility and secured parking spaces for their government-owned vehicles to be located proximate to their office space. Relocation of the FBI parking and maintenance facility from leased space to federally owned space proximate to the FBI's field office operations will minimize impacts to the operations and the security of the agents while also reducing Federal costs.

The existing perimeter security consists of free standing concrete planters and barriers that are in poor condition and unsightly. GSA proposes a perimeter security solution to meet both the FBI and Department of Homeland Security/Federal Protective Service security standards.

Summary of Energy Compliance

The project will integrate and implement sustainable design principles and energy efficiency effort where possible into both the design and construction process. Currently we are evaluating options that will achieve the goal of obtaining certification through the Leadership in Energy and Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council.

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

Lease:	**$48,621,000**
New Construction:	**$38,105,000**

The 30-year, present value cost of new construction is $10,516,000 less than the lease alternative, an equivalent annual cost advantage of $646,000

Recommendation

CONSTRUCTION

GSA PBS

PROSPECTUS - DESIGN
PATRICK V. MCNAMARA FEDERAL BUILDING ANNEX
DETROIT, MI

Prospectus Number: PMI-FBD-DE11
Congressional District: 13

Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended: _____
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

John L. Mica
Ranking Republican Member

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

ACQUISTION
INTERNAL REVENUE SERVICE
145 MURALL DRIVE
MARTINSBURG, WV
PWV-0000-MA11

Resolved by the Committee on Transportation and Infrastructure of the House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for acquisition, through an existing purchase option, of the building located at 145 Murall Drive, Martinsburg, WV, at a proposed total cost of $24,767,000, a prospectus for which is attached to and included in this resolution.

Adopted: December 2, 2010

James L. Oberstar

James L. Oberstar, M.C.
Chairman

PROSPECTUS – BUILDING ACQUISITION
INTERNAL REVENUE SERVICE
145 MURALL DRIVE
MARTINSBURG, WV

Prospectus Number: PWV-0000-MA11
Congressional District: 2

Description

The General Services Administration (GSA) proposes to acquire, through an existing purchase option, the building located at 145 Murall Drive in Martinsburg, WV. The government has an option to purchase the building at the set price of $24,767,000 before the lease expires, provided 90 days notice has been given to the lessor.

Building

The building was a phased construction, build-to-suit lease with the Internal Revenue Service (IRS) occupying the building since its completion in 1995. The GSA currently leases the entire building, 122,457 rentable square feet, with approximately 50% of this space consisting of a data center and 295 parking spaces, under a 20-year lease agreement that expires in July 2015.

The building is adjacent to and within the secured boundary of the IRS Enterprise Computing Center located at 250 Murall Drive, a government-owned facility.

Project Budget

Building and Site Acquisition $24,767,000

Authorization Requested (Acquisition).....$24,767,000

Justification

The IRS has a continuing long-term requirement for this location. The operations of this facility are heavily integrated with the adjacent government-owned facility. Under the current lease agreement the government has responsibilities for all repair and alterations as well as operations and maintenance of the facility. IRS has made a significant investment in the building since lease commencement for improvements that are essential to their operation. The terms of the purchase option price were finalized with the completion of the final phase of construction in March 1996. In April 2008 a Fair Market Value (FMV) appraisal was completed for GSA which indicated that the building was in good condition and well maintained with no deferred maintenance and a FMV of $28,400,000.

PROSPECTUS – BUILDING ACQUISITION
INTERNAL REVENUE SERVICE
145 MURALL DRIVE
MARTINSBURG, WV

Prospectus Number: PWV-0000-MA11
Congressional District: 2

Tenant Agencies
Internal Revenue Service

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

Lease:	**$80,420,000**[1]
Purchase:	**$39,881,000**

The 30-year, present value cost of purchase is $40,539,000 less than the lease alternative, an equivalent annual cost advantage of $2,489,000

Recommendation

ACQUISITION

[1] Under the current lease agreement the government has responsibilities for all repair and alterations as well as operations and maintenance of the facility. This requirement offsets the usual benefits that government realizes in a standard lease agreement.

GSA PBS

PROSPECTUS – BUILDING ACQUISITION
INTERNAL REVENUE SERVICE
145 MURALL DRIVE
MARTINSBURG, WV

Prospectus Number: PWV-0000-MA11
Congressional District: 2

Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended _____
Commissioner, Public Buildings Service

Approved _____
Administrator, General Services Administration

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
GENERAL SERVICES ADMINISTRATION
FEDERAL ACQUISTION SERVICE
NORTHERN VIRGINIA
PVA-05-WA11

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a new lease of up to 103,684 rentable square feet for the General Services Administration Federal Acquisition Service currently located at several locations in Northern Virginia at a proposed total annual cost of $3,939,992 for a lease term of up to 10 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, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

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

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

Adopted: **December 2, 2010**

James L. Oberstar

James L. Oberstar, M.C.
Chairman

PROSPECTUS – LEASE
GENERAL SERVICES ADMINISTRATION
FEDERAL ACQUISITION SERVICE
NORTHERN VIRGINIA

Prospectus Number: PVA-05-WA11
Congressional District: 08

Project Summary

The General Services Administration (GSA) proposes a new lease of up to 103,684 rentable square feet with 6 inside secured parking spaces for the GSA Federal Acquisition Service (FAS). The lease will allow FAS to consolidate its workforce and substantially improve its mission of delivering comprehensive products and services across the government at the best value possible in an effective and timely manner.

FAS recently consolidated its headquarters operation by moving occupants from several locations in Washington DC and Northern Virginia into its locations in Crystal City, Arlington, VA. This consolidation effort resulted in significant cost savings and increased efficiencies. Consolidation of the remaining workforce will benefit FAS, as it will eliminate the time and expense of FAS staff travel between Arlington, VA and Fairfax, VA, and will enable FAS employees to work in a team atmosphere in serving its customer agencies.

Currently the majority of the FAS headquarters workforce (80 percent) occupies space in Crystal Park 1 (CPK1), Crystal Plaza 3 (CP3), and Crystal Plaza 4 (CP4) located at 2011, 2100 and 2200 Crystal Drive in Arlington, VA. The CPK1 lease expires May 31, 2010, while the CP3 and CP4 leases expire in 2016.

The remaining workforce occupies space in WillowWood 3 (WW3), located at 10304 Eaton Place, Fairfax, VA. The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved Prospectus PVA-09-WA09 on September 17 and 24, 2008, respectively. The prospectus provides authority to execute a succeeding lease for 92,992 rsf for up to 3 years at the current WW3 location. The lease has already been extended from May 3, 2009, to January 3, 2011, under the authority of the approved prospectus.

To continue with the successful FAS space consolidation initiative, FAS proposes to relocate its remaining headquarters workforce to be in closer proximity to the FAS Headquarters in Crystal City, GSA Central Office in Washington, DC, and the Department of Defense (DoD) in Crystal City and the Pentagon. This lease action will consolidate the occupants of WW3 and CPK1 into new space in Crystal City. The CPK1 lease will be extended to an expiration date consistent with the consolidation plans.

PROSPECTUS – LEASE
GENERAL SERVICES ADMINISTRATION
FEDERAL ACQUISITION SERVICE
NORTHERN VIRGINIA

Prospectus Number: PVA-05-WA11
Congressional District: 08

Description

Occupants:	FAS
Delineated Area:	Crystal City, VA
Lease Type:	New
Justification:	Leases Expire (05/31/10 & 01/03/11)
Number of Parking Spaces:	6 Official Government vehicles (inside)
Expansion Space:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	10 years
Maximum Rentable Square Feet:	103,684
Current Total Annual Cost:	$4,558,531
Proposed Total Annual Cost[1]:	$3,939,992
Maximum Proposed Rental Rate[2]:	$38.00

Summary of Energy Compliance

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

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in one or more facilities that will yield the required rentable area.

- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease(s).

[1] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.
[2] This estimate is for fiscal year 2011 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
GENERAL SERVICES ADMINISTRATION
FEDERAL ACQUISITION SERVICE
NORTHERN VIRGINIA

Prospectus Number: PVA-05-WA11
Congressional District: 08

Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended _____
Commissioner, Public Buildings Service

Approved _____
Administrator, General Services Administration

December 2009

General Services Administration
Federal Acquisition Service
Consolidation Housing Plan

Northern Virginia
PVA-05-WA11

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Crystal Park 1-Arlington, VA	25	25	4,554	-	2,190	6,744	-	-	-			
WillowWood 3-Fairfax, VA	474	474	73,159	-	10,600	83,759	-	-	-			
Proposed Lease							499	499	74,613	-	11,790	86,403
Total:	499	499	77,713	-	12,790	90,503	499	499	74,613	-	11,790	86,403

	Current	Proposed
	Utilization	
Rate	121	117

Special Space	USF
Conference	11,790
Total	11,790

Current UR excludes 17,097 USF of Office for support space
Proposed UR excludes 16,415 USF of office for support space

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure

James L. Oberstar
Chairman

Washington, DC 20515

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES COAST GUARD – OPERATIONS SYSTEMS CENTER
MARTINSBURG/KEARNEYSVILLE AND SURROUNDING PORTIONS OF
BERKLEY AND JEFFERSON COUNTIES, WV
PWV-01-MA11

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a new lease of up to 161,000 rentable square feet for partial consolidation/expansion requirements of the United States Coast Guard Operations System Center, currently located in multiple leased locations at a proposed total annual cost of $4,186,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

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

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

Adopted: December 2, 2010

James L. Oberstar

James L. Oberstar, M.C.
Chairman

PROSPECTUS - LEASE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES COAST GUARD – OPERATIONS SYSTEMS CENTER MARTINSBURG/KEARNEYSVILLE AND SURROUNDING PORTIONS OF BERKELEY AND JEFFERSON COUNTIES, WV

Prospectus Number: PWV-01-MA11
Congressional District: 02

Project Summary

The General Services Administration (GSA) proposes leasing up to 161,000 rentable square feet (rsf) to provide for the partial consolidation/expansion requirements of the United States Coast Guard Operations System Center (OSC), currently located in multiple leased locations in Martinsburg and Kearneysville, West Virginia, Washington, DC, and government-owned facilities in Topeka, KS, Elizabeth City, NC, New London, CT, Baltimore, MD, and Alameda, CA.

This prospectus is submitted in response to language included in the Conference Report on H.R. 2892, Department of Homeland Security Appropriations Act, 2010 (P.L. 111-83 enacted October 28, 2009).

Description

Occupants:	DHS US Coast Guard
Delineated Area[1]:	Martinsburg/Kearneysville and surrounding portions of Berkeley and Jefferson Counties, WV
Lease Type:	Partial Consolidation/Expansion
Number of Parking Spaces:	600 surface
Expansion Space:	68,400 rsf
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	20 years
Maximum Rentable Square Feet:	161,000
Current Total Annual Cost:	$1,602,907 (Existing leases and operating costs for Government-owned space)
Proposed Total Annual Cost[2]:	$4,186,000
Maximum Proposed Rental Rate[3]:	$26.00 per rentable square foot

[1] Bounded on the west by Back Creek from the West Virginia state line with Virginia to the West Virginia state line with Maryland, bounded on the north by the West Virginia state line with Maryland, bounded on the east by the West Virginia state line with Maryland and Virginia, and bounded on the south by the West Virginia state line with Virginia.

[2] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

[3] This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

PROSPECTUS - LEASE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES COAST GUARD – OPERATIONS SYSTEMS CENTER
MARTINSBURG/KEARNEYSVILLE AND SURROUNDING PORTIONS OF
BERKELEY AND JEFFERSON COUNTIES, WV

Prospectus Number: PWV-01-MA11
Congressional District: 02

Energy Performance

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

Justification

The OSC provides systems development and operations services for the Coast Guard and for the Department of Homeland Security. The Lowe Building, located at 408 Coast Guard Drive, Martinsburg, WV, acts as the primary facility for the OSC functions and provides 117,776 rsf of office/ADP space under a lease that expires February 9, 2015. Operations will remain at this facility and will not be included in leasing action proposed in this prospectus.

In addition to operations in the Lowe Building, OSC also occupies outlying facilities in the Martinsburg/Kearneysville area. OSC operations are located in trailers and small leased buildings, ranging from approximately 6,000 to 30,000 rsf. It is these operations, along with several other OSC functions housed throughout the United States for which this prospectus proposes partial consolidation and expansion.

While the OSC's operations do not require immediate proximity to the Lowe Building, they do need to remain in the designated delineated area of Martinsburg/Kearneysville, and surrounding portions of Berkeley and Jefferson Counties, WV. OSC operations may potentially be housed through leases in more than one building totaling 161,000 RSF, if a single building is not available to meet its requirements.

GSA PBS

PROSPECTUS - LEASE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES COAST GUARD – OPERATIONS SYSTEMS CENTER
MARTINSBURG/KEARNEYSVILLE AND SURROUNDING PORTIONS OF
BERKELEY AND JEFFERSON COUNTIES, WV

Prospectus Number: PWV-01-MA11
Congressional District: 02

Authorizations

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in one or more facilities that will yield the required rentable area.

- Approval of this prospectus will constitute authority to provide interim leases, if necessary, prior to the execution of the new lease(s).

Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended: _____
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

January 2010

PVA-01-MA11

Housing Plan
DHS-USCG
Operations Systems Center

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Martinsburg/Kearneysville, WV												
Lowe Building	385	385	102,592	-	-	**102,592**	385	385	102,592	-	-	102,592
Annex 2 Building	120	120	24 900	200	400	**25,500**						
Washington Building	-	-	5,300	-	-	**5,300**						
Jefferson Building	30	30	10,604	-	-	**10,604**						
Quad Trailers @ Lowe Building	40	40	6,000	-	-	**6,000**						
Washington, DC												
Jemal Riverside	35	35	3,500	-	-	**3,500**						
Transpoint	50	50	5,000	-	-	**5,000**						
Topeka, KS												
Carlson Federal Building	40	40	4,000	-	-	**4,000**						
Elizabeth City, NC												
Coast Guard Aviation Logistics Center	75	75	7,500	-	-	**7,500**						
Baltimore, MD/Alameda, CA/New London, CT												
Coast Guard PACAREA/Academy/SFLC	130	130	13,000	-	-	**13,000**						
Proposed Lease		-				-	520	520	96,900	1,000	42,000	139,900
Total	**905**	**905**	**182,396**	**200**	**400**	**182,996**	**905**	**905**	**199,492**	**1,000**	**42,000**	**242,492**

	Current	Proposed
Utilization Rate *	120	145

*Utilization Rate does not include the Lowe Building
Current UR excludes 25,537 USF of office support space
Proposed UR excludes 31,008 USF of office support space

Special Space	USF
Telecom	2,000
Lab	4,000
Conference	6,000
Training	5,000
ADP	11,000
SCIF	8,000
COOP	5,000
Receiving	1,000
Total	**42,000**

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars). Usable square footage does not include space devoted to building operations and maintenance (e.g., craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

U.S. House of Representatives
Committee on Transportation and Infrastructure
Washington, DC 20515

James L. Oberstar
Chairman

John L. Mica
Ranking Republican Member

David Heymsfeld, Chief of Staff
Ward W. McCarragher, Chief Counsel

James W. Coon II, Republican Chief of Staff

COMMITTEE RESOLUTION

LEASE
DEPARTMENT OF DEFENSE
OFFICE OF NAVAL RESEARCH
NORTHERN VIRGINIA
PVA-04-WA11

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that, pursuant to 40 U.S.C. § 3307, appropriations are authorized for a replacement lease of up to 329,000 rentable square feet for the Department of Defense, Office of Naval Research, currently located at 875 North Randolph Street, Arlington, VA, at a proposed total annual cost of $12,502,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided, that, to the maximum extent practicable, the Administrator of General Services shall require that the procurement includes minimum performance requirements requiring energy efficiency and the use of renewable energy.

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

Provided further, that the Administrator is authorized to apply only the security standards promulgated by the Interagency Security Committee (ISC) to this lease procurement.

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

Adopted: December 2, 2010

James L. Oberstar, M.C.
Chairman

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
OFFICE OF NAVAL RESEARCH
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA11
Congressional District: 8

Project Summary

The General Services Administration (GSA) proposes a replacement lease of up to 329,000 rentable square feet (rsf) of space for the Department of Defense (DoD), Office of Naval Research (ONR), currently located at 875 North Randolph Street, Arlington, VA.

Description

Occupants:	DoD-ONR
Delineated Area:	Arlington, VA
Lease Type:	Replacement
Justification:	Expiring Lease (9/30/2012)
Expansion Space:	None
Number of Parking Spaces:	None
Scoring:	Operating Lease
Proposed Maximum Leasing Authority:	15 years
Maximum Rentable Square Feet:	329,000
Current Total Annual Cost:	$11,709,883
Proposed Total Annual Cost:[1]	$12,502,000
Maximum Proposed Rental Rate[2]:	$38.00 per rentable square foot

Energy Performance

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

[1] Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

[2] This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF DEFENSE
OFFICE OF NAVAL RESEARCH
NORTHERN VIRGINIA

Prospectus Number: PVA-04-WA11
Congressional District: 8

Authorization

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

Certification of Need

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

Submitted at Washington, DC, on September 10, 2010

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

April 2010

Housing Plan
Department of Defense

PVA-04-WA11
Arlington, VA

Locations	Current						Proposed					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
One Liberty Center	1,360	1,360	216,589	-	57,274	273,863						
Proposed Lease							1,360	1,360	216,589	-	57,274	273,863
Total	1,360	1,360	216,589	-	57,274	273,863	1,360	1,360	216,589	-	57,274	273,863

	Current	Proposed
Utilization Rate	124	124

Current UR exludes 47,650 USF of office support space
Proposed UR exludes 47,650 USF of office support space

Usable square footage means the portion of the building available for use by tenants' personnel and furnishings, and space available jointly to the occupants of the building (e.g.,auditorium, health units and snack bars) Usable square footage does not include space devoted to building operations and maintenance (e.g. craft shops, gear rooms, building supply rooms, rest rooms and lobbies).

Special Space	USF
Conf Room	25,316
Reception	8,622
Break Area	2,204
Medical Library	2,170
File Room	2,593
ADP	5,150
Mail Room	1,291
Equip Rooms	5,778
SCIF	5,490
Copy Room	600
Total	57,274

There was no objection.

A TRIBUTE TO RAYMOND DEMETRIO GUTIERREZ

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

Mr. SCHIFF. Madam Speaker, I rise today to honor and pay tribute to Raymond Demetrio Gutierrez, a wonderful man, a husband, a father, a grandfather, and great-grandfather, who also served his country bravely during World War II.

Mr. Gutierrez, of San Gabriel, California, was born December 22, 1926, and was 18 years old when he left his family to answer the call of duty to his country. He served as Seaman First Class on the USS *BonHomme Richard*, which joined the Pacific Fleet during World War II.

Raymond Gutierrez passed away on October 28, 2010, at the age of 83. His memory will live on through his wife of 57 years, Norma; his son, David; and daughter, Theresa. He was also blessed with five grandchildren—Aundrea, Valerie, Alissa, Kimber, and Michael—and a great-grandson, Ryan.

He is fondly remembered by his family as a man of great personal conviction, always putting his family first and treating everyone with great respect. A man of great humor, Raymond would never directly disclose his age but would instead pay it out in change. At age 83 he would say, ''I am three quarters, one nickel, and three pennies.''

He is affectionately remembered in a poem written by his granddaughter, Alissa Cano, for his 84th birthday, which I submit for the RECORD.

We are indebted to Mr. Gutierrez for his life of service and for the fine family and extraordinary example he leaves behind.

THREE QUARTERS, ONE NICKEL AND FOUR PENNIES

With weak legs, a feeble body and a sharp mind
Tata you've lived an exciting life, ''one of a kind''
A mischievous child you always found trouble
From stories I've heard you were a lot to juggle
At one dime, one nickel and three pennies a navy man you were
Standing tall with pride aboard the Bon Homme Richard
Shortly after serving you settled down and tied the knot
And it wasn't long before you had a tinny little tot
A family man and hard worker with your hands
You still found time to venture out across the lands
Throughout many years the Gutierrez family grew in size
You became a storyteller and friend in your watchful granddaughter's eyes
We learned about Ferdinand loving flowers and Old Freddie Fewie
And we each earned our own nicknames like Sam, George & Lewie
At three quarters, one nickel and three Pennies
You're a great grandfather and one of Ryan's buddies
Your time has not come so keep your head high and stand a little taller
Because Tata I love you and want you to live for a dollar

SPECIAL ORDERS

The SPEAKER pro tempore. Under the Speaker's announced policy of January 6, 2009, and under a previous order of the House, the following Members will be recognized for 5 minutes each.

THANK YOU TO KELLY WRIGHT OF FOX NEWS AND DR. LEE MORGAN OF GEORGETOWN VETERINARY HOSPITAL

The SPEAKER pro tempore. Under a previous order of the House, the gentleman from North Carolina (Mr. JONES) is recognized for 5 minutes.

Mr. JONES. Madam Speaker, this past Saturday, the 27th of November, Fox News aired a story about the Lee family and Lex, the wounded military working dog that was adopted by the Lee family.

Corporal Dustin Lee was Lex's handler and the Lees' son. A rocket-propelled grenade ended the life of Corporal Lee and also injured Lex by sending shrapnel into his back in 2007. Lex's pain has been so very severe over the past 3 years, and he has also had a hard time walking.

□ 1810

Lex received adult canine stem cell therapy at Georgetown Veterinary Hospital, performed by Dr. Lee Morgan. Lex was released last Friday with much success.

I would like to thank Kelly Wright of the Fox News' show ''Fox and Friends,'' for taking interest in this story and understanding the importance of war dogs in our military. Through his kind work, many people were touched by this heartwarming story.

I would also like to thank Dr. Lee Morgan of Georgetown Veterinary Hospital. Dr. Morgan volunteered much of his personal time to Lex, his recovery, and the Lee family. He was very kind and devoted to this cause and gave this dog and family the attention they deserve.

Many individuals and organizations have made it possible for Lex to receive this therapy by donating time and money to the cause. I would like to thank the Humane Society, the American Kennel Club, the German Shepherd Dog Club of Northern Virginia, the Shoreline German Shepherd Dog Club, and the United States War Dogs Association.

Also, Marine General Mike Regner for his help in retiring this dog and making sure Lex was able to be a part of and placed with the Lee family.

Contributions came from all over the country, and I appreciate everyone who donated. A dog handler currently stationed in Afghanistan sent a donation, which speaks to the importance of these dogs and to the appreciation our servicemembers have for them.

With that, Madam Speaker, I close by asking God to please bless our men and women in uniform, to bless the families of our men and women in uniform. And I ask God to continue to bless America.

TRIBUTE TO IKE SKELTON

The SPEAKER pro tempore. Under a previous order of the House, the gentleman from Washington (Mr. SMITH) is recognized for 5 minutes.

Mr. SMITH of Washington. Madam Speaker, I rise today to honor IKE SKELTON, the Congressman who has been serving the Fourth District in the State of Missouri since 1976. I have had the great honor of working with Mr. SKELTON on the Armed Services Committee for my 14 years in Congress, and he will be leaving this body at the end of this year. And I think Ike simply embodies the best of Congress and the best of this country.

I remember I was traveling with him one time overseas to visit our troops, as he did relentlessly. And he was talking with someone from a foreign country about what the highest compliment was in America. And the highest compliment in America is, ''You know, he's a good guy.'' And when you think of IKE SKELTON, that is the absolute least you think of him. He is absolutely a good guy to so many people.

When most of us get into Congress in the first place, it is a very, very confusing place. Thousands of issues come at you from thousands of directions. And the first thing I noticed about IKE is he always took the time, with every single one of us who came to his Armed Services Committee, to work with us and help us understand the process.

In part, he did that because that's just the kind of person he is. He cares about other people to a degree that is fairly well unprecedented. He takes care of other people and cares about them. But also he cares about the military, and he cares about the Armed Services Committee. He wants to make sure that Members understand how important service on that committee is, and he's worked with all of us.

He has done a fabulous job, certainly, representing the Fourth District of the State of Missouri, but more than that, he has done a fabulous job of representing our troops.

When IKE SKELTON talks about this body, that is the first thing that he talks about—our obligation as Members of Congress to make sure that we take care of the men and women who serve in our military and their families. I can honestly say there are a lot of Members of Congress who place that as a high priority. I don't think there is a single Member of Congress who places that as high a priority as IKE SKELTON does.