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Congressional Record

PROCEEDINGS AND DEBATES OF THE 113th CONGRESS, SECOND SESSION

Vol. 160 WASHINGTON, FRIDAY, JULY 18, 2014 No. 113

Senate

The Senate was not in session today. Its next meeting will be held on Monday, July 21, 2014, at 2 p.m.

House of Representatives

FRIDAY, JULY 18, 2014

The House met at 11 a.m. and was called to order by the Speaker pro tempore (Mr. PETRI).

DESIGNATION OF THE SPEAKER PRO TEMPORE

The SPEAKER pro tempore laid before the House the following communication from the Speaker:

WASHINGTON, DC,
July 18, 2014.

I hereby appoint the Honorable THOMAS E. PETRI to act as Speaker pro tempore on this day.

JOHN A. BOEHNER,
Speaker of the House of Representatives.

PRAYER

The Chaplain, the Reverend Patrick J. Conroy, offered the following prayer:

Eternal God, we give You thanks for giving us another day.

Once again we come to You to ask wisdom, patience and peace for the Members of the people's House. As they encounter their constituents, endow them with grace and understanding, especially of those issues which are most pressing.

Please keep all who work for the people's House in good health, that they might faithfully fulfill the great responsibility given them in their service to the work of the Capitol.

Bless us this day and every day. May all that is done here this day be for Your greater honor and glory.

Amen.

THE JOURNAL

The SPEAKER pro tempore. The Chair has examined the Journal of the last day's proceedings and announces to the House his approval thereof.

Pursuant to clause 1, rule I, the Journal stands approved.

PLEDGE OF ALLEGIANCE

The SPEAKER pro tempore. The Chair will lead the House in the Pledge of Allegiance.

The SPEAKER pro tempore led the Pledge of Allegiance as follows:

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

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

COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,
Washington, DC, July 18, 2014.

Hon. JOHN BOEHNER,
Speaker of the House, House of Representatives, The Capitol, Washington, DC.

DEAR MR. SPEAKER: On July 16, 2014, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider resolutions to authorize 27 prospectuses, including 24 alteration projects, two construction projects, and one project design, included in the General Services Administration's FY 2014 and FY2015 Capital Investment and Leasing Programs.

Our Committee continues to work to cut waste and the cost of federal property and leases. The resolutions include eliminating or reducing previously approved construction projects, saving nearly $300 million. Many of the alteration resolutions will reconfigure government-owned space to consolidate agencies out of leased space and avoid $610 million in lease costs over the term of the leases. These savings more than offset the total cost of the approved projects by more than $80 million. All the projects approved are within amounts included in the relevant appropriations bills.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on July 16, 2014.

Sincerely,

BILL SHUSTER,
Chairman.

Enclosures.

COMMITTEE RESOLUTION

ALTERATION—CONSOLIDATION ACTIVITIES, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the reconfiguration and renovation of space within government-owned buildings during fiscal year 2014 to improve space utilization, optimize inventory, and decrease reliance on leased space at a total cost of $70,000,000, a prospectus as amended by the FY2014 Consolidation Activities Expenditure Plan for which is attached to and included in this resolution.

Provided, that consolidation projects result in reduced annual rent paid by the tenant agency.

☐ This symbol represents the time of day during the House proceedings, e.g., ☐ 1407 is 2:07 p.m.

Matter set in this typeface indicates words inserted or appended, rather than spoken, by a Member of the House on the floor.

Printed on recycled paper.

Provided, that no consolidation project exceeds $20,000,000 in costs.

Provided further, that preference is given to consolidation projects that achieve an office utilization rate of 130 usable square feet or less per person.

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

PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES
VARIOUS BUILDINGS

Prospectus Number: PFP-2014

FY2014 Project Summary

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within government-owned buildings during fiscal year 2014 to support the General Services Administration's (GSA's) ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the government's environmental footprint.

FY2014 Committee Approval and Appropriation Requested.....$100,000,000

Program Summary

As part of its ongoing effort to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the government's environmental footprint, GSA is identifying consolidation opportunities within its inventory of real property assets. These opportunities are presented through surveys and studies, partnering with client agencies, and through agency initiatives such as Client Portfolio Planning (CPP) and Transforming Real Property Information and Management (TRIM). Projects will vary in size by location and agency mission/operations, however, no single project will be more than $10M in costs or exceed a 5 year Estimated Economic Payback. All projects will aim for a typical Office Utilization Rate of 130 usf/per person or less.

Typical projects include the following:

- Reconfiguration and alteration of existing federal space to accommodate incoming agency relocation/consolidation. (Note: May include reconfigurations of existing occupied federal tenant space)
- Incidental alterations and system upgrades such as fire sprinklers or HVAC, needed as part of relocation and consolidation

Projects will be selected in line with the following criteria:

- First consideration will be given to projects that are identified as a reduction opportunity in a Customer Portfolio Plan which has been agreed to by both GSA and the subject agency and meet the remaining criteria.
- Proposed consolidation projects will result in a reduction in annual rent paid by the impacted customer agency.
- Consolidation of expiring leases into GSA owned buildings will have preference over those business cases for lease cancellations

PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES
VARIOUS BUILDINGS

Prospectus Number: PFP-2014

- Co-location with other agencies where there are shared resources/special space will receive preference over single agency occupancies
- Links to other consolidation projects will receive preference over stand-alone projects

Justification

Consistent with Administration initiatives such as the June 2010 Presidential Memorandum, *Disposing of Unneeded Federal Real Estate* and the Office of Management and Budget (OMB) Memorandum M-12-12, *Promoting Efficient Spending to Support Agency Operations*, as well as Congressional efforts to dispose of excess and underutilized properties, GSA is continually analyzing opportunities to improve space utilization and realize long-term cost savings for the government. Funding for space consolidations is essential to ensuring that GSA can execute those opportunities.

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

FY2014 Committee Approval and Appropriation Requested.....$100,000,000

GSA **PBS**

PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES
VARIOUS BUILDINGS

Prospectus Number: PFP-2014

Certification of Need

Current Administration and Congressional initiatives call for improved space utilization, lower costs for the government and a reduced environmental footprint. It has been determined that the proposed consolidation program is the most practical solution to meeting those goals.

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

U.S. General Services Administration
FY 2014 Consolidation Activities Expenditure Plan

Jacob K. Javits Federal Building & 201 Varick Street – NY, NY	5,000,000
George H. Fallon Federal Building – Baltimore, MD	621,000
Norfolk Federal Building - Norfolk, VA	1,811,000
Peachtree Summit – Atlanta, GA	509,000
Schiller Park – Vernon Hills, IL	520,000
Austin Federal Courthouse – Austin, TX	14,416,000
Wallace F. Bennett Federal Office Building – Salt Lake City, UT	4,400,000
Evo A. DeConcini Courthouse – Tucson, AZ	3,804,000
300 North Los Angeles - Los Angeles, CA	5,000,000
Guarantee Savings Building – Fresno, CA	155,000
Chet Holifield Federal Building – Laguna Niguel, CA	674,000
Ronald Dellums – Oakland, CA	1,470,000
Edward J. Schwartz FB & CH – San Diego, CA (2 projects)	5,020,000
U.S. Trustees	2,733,000
Federal Protective Service	2,287,000
911 Federal Building – Portland, OR	2,148,000
Bank of America Fifth Ave & Jackson FB – Seattle, WA	1,143,000
Hubert H. Humphrey Building – Washington, DC	6,740,000
Mary E. Switzer Building, 330 C Street SW – Washington, DC	10,384,000
7980 Science Applications Court – Vienna, VA	3,569,000
Total	$67,384,000

U.S. General Services Administration
FY 2014 Consolidation Activities Expenditure Plan

Jacob K. Javits FB & 201 Varick Street – New York, NY **$5,000,000**

The Internal Revenue Service (IRS) currently occupies 182,000 rentable square feet (RSF) at a leased location at 1133 Avenue of the Americas in New York, NY. The IRS is currently working on regional space reduction alternatives including desk sharing initiatives and plans to relocate the employees located at this location to approximately 92,000 RSF of space within several federally owned and leased locations. This project proposes consolidating 47,000 RSF of the 92,000 RSF within two Federal buildings -- 26 Federal Plaza and 201 Varick Street, prior to the lease expiration on September 21, 2014. The relocation into existing government-owned and leased space will eliminate the need for the 1133 Avenue of the Americas lease saving the taxpayer almost $9,000,000 annually in government leasing costs and will save IRS approximately $7,000,000 annually in rental payments. This project will reduce the Total Office Utilization Rate (UR) from 143 to 86.

In addition to the $5,000,000 in needed build-out costs, the project also will require $250,000 in move costs and $3,450,000 in IT, furniture, and security funded by IRS.

George H. Fallon Federal Building – Baltimore, MD **$621,000**

IRS currently occupies 200,697 RSF in the George H. Fallon Federal Building in Baltimore, MD; however this project only affects a 154,797 RSF area. This project proposes the release of approximately 62,815 RSF by 1st Quarter FY2015. The project includes consolidation of excess space and implementation of hoteling for frequent telework employees. The project will save IRS approximately $1,117,000 annually in rental payments. This project will reduce the Total Office UR from 318 to 190. GSA will continue to work with the Agency to accommodate a Total Office UR of 130 or less.

In addition to the $621,000 in needed build-out costs, the project will also require $453,000 in IT, security, move and other project costs funded by IRS. IRS is not purchasing furniture, but they will be disposing of 245 workstations.

Norfolk Federal Building – Norfolk, VA **$1,811,000**

Immigration and Customs Enforcement, Enforcement Removal Operations (ERO) currently occupies 6,440 RSF of a 20,125 RSF lease at 5280 Henneman Drive in Norfolk, VA. Citizenship and Immigration Services (CIS) occupied the remainder of the space until they moved to a new leased location in FY2013. GSA only may cancel the lease in full, so GSA proposes moving ERO to the Norfolk Federal Building to cancel the lease prior to expiration in 2016. The project will eliminate the need for 20,125 RSF of leased space, saving the taxpayer $300,000 annually in government leasing costs, and will save ERO $14,000 annually in rental payments. This project will reduce the Total Office UR from 108 to 94.

U.S. General Services Administration
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In addition to the $1,811,000 in needed build-out costs, the project also will require $57,000 in agency move costs and $614,000 in space fit-out funded by ICE.

Peachtree Summit – Atlanta, GA **$509,000**

The IRS proposes to reduce its footprint by 47,460 RSF in the Peachtree Summit Federal Building, Atlanta, GA. This project will reduce approximately $745,456 annually in rental payments. This project will reduce the Total Office UR from 195 to 144. GSA will continue to work with the Agency to accommodate a Total Office UR of 130 or less.

In addition to the $509,000 in needed build-out costs, the project also will require $380,902 in IRS funding for IT, security, move, and other project costs.

Schiller Park – Vernon Hills, IL **$520,000**

IRS will be terminating the Vernon Hills, IL, leased location, which expires June 30, 2015. This project proposes renovating the Schiller Park, IL, facility to incorporate the Vernon Hills lease, resulting in a reduction of 9,335 RSF from the release of the Vernon Hills lease location. In addition, IRS will release 9,944 RSF from the Schiller Park lease. Together, these space releases will reduce IRS' footprint by 19,279 RSF. This project will save the taxpayer approximately $450,000 annually in government leasing costs, and will save the IRS more than $370,000 annually in rental payments. This project will reduce the Total Office UR from 178 to 120.

In addition to the $520,000 in needed build-out costs, the project will also require $487,429 in IRS funding for furniture, IT, moves, and other project costs.

Austin Federal Courthouse – Austin, TX **$14,416,000**

GSA proposes a consolidation and backfill of federally owned space in Austin, TX. The project will consolidate the Court of Appeals, Bankruptcy Court, U.S. Trustees and Marshals operations from the Thornberry Federal Building into the historic Austin Federal Courthouse. This move will reduce the total RSF from 85,000 to 53,000 and will backfill the historic courthouse which has been 100% vacant since the District Court moved to the new Austin Courthouse in 2012. Additionally, the project proposes backfilling 27,000 RSF of space vacated in the Thornberry Federal Building with the U.S. Attorney's currently located in leased space. The project will eliminate the need for that lease saving the taxpayer over $700,000 annually in government lease costs. The project will also save the Courts and U.S. Marshalls over $750,000 annually in rental payments and allow the government to retain an asset that would otherwise be slated for disposal. GSA will continue to work with the Agency to improve their overall Total Office UR in the Austin Federal Courthouse.

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In addition to the $14 million needed for the consolidation project, $500,000 will funded by the agencies to cover moving and relocation costs not covered under the consolidation activities program.

Wallace F. Bennett Federal Office Building – Salt Lake City, UT **$4,400,000**

This project is part of a larger realignment strategy for the Federal inventory in Salt Lake City that includes the Wallace F. Bennett Federal Office Building (Bennett), Frank Moss Courthouse, and the Salt Lake City Annex.

The Farm Service Agency (FSA) and the U.S. Forest Service are currently co-located in 116,000 RSF of leased space in Salt Lake City. FSA plans to move into Bennett, and this project would relocate the Forest Service into 58,000 RSF at Bennett. Maintaining co-location will allow the two agencies to continue to share a 10 Gig bandwidth fiber optic connection that saves approximately $500,000 annually in IT costs. In addition, this project will eliminate the need for the lease saving the taxpayer more than $1,500,000 in annual government leasing costs, and will save the Forest Service approximately $220,000 in annual rental payments. This project supports the proposed FY2015 consolidation project at the Wallace F. Bennett Federal Office Building, but does not duplicate the work or scope requested as part of that request. This project will reduce the Total Office UR from 226 to 150. GSA will continue to work with the Agency to accommodate a Total Office UR of 130 or less.

In addition to the required construction costs, the project also will require $1,500,000 in U.S. Forest Service funding for moving and tenant fit-out costs.

Evo A. DeConcini Courthouse –Tucson, AZ **$3,804,000**

The U.S. Probation Office (Probation) currently occupies 18,305 RSF at a leased location at 407 West Congress and 25,117 RSF in the federally owned Evo A. DeConcini Courthouse. GSA plans to reconfigure 33,568 RSF of space within the DeConcini Courthouse to consolidate Probation into one location and eliminate the need for 9,854 RSF of space. The project will eliminate the need for the lease, saving the taxpayer $556,000 in annual government leasing costs, and will save Probation approximately $370,000 in annual rental payments. This project will reduce the Total Office UR from 206 to 108.

In addition to the $3,804,000 needed for build-out costs, the project also will require approximately $363,000 in moving costs and $640,000 telecommunications and furniture costs funded by the U.S. Probation Office.

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FY 2014 Consolidation Activities Expenditure Plan

300 North Los Angeles - Los Angeles, CA **$5,000,000**

The U.S. Department of Housing and Urban Development (HUD) currently occupies 82,741 RSF in a leased location at 611 6th Street, Los Angeles, CA, and is seeking to reduce their overall footprint and rental of space costs in Los Angeles. GSA proposes relocating HUD to approximately 59,000 RSF within the 300 North Los Angeles Federal Building prior to the 611 6th Street lease expiration March 19, 2016. The project will eliminate the need for the lease, saving the taxpayer $2.5 million annually in government leasing costs and will save HUD approximately $1.3 million annually in rental payments. This project will reduce the Total Office UR from 328 to 195. GSA will continue to work with the Agency to accommodate a Total Office UR of 130 or less.

In addition to the $5,000,000 in build-out costs, approximately $1,700,000 will be funded by HUD for moving and space fit-out costs.

Guarantee Savings Building – Fresno, CA **$155,000**

The IRS currently occupies 51,982 RSF in three leased locations in Fresno, California. This project proposes collapsing the current lease at the Van Ness building, which expires December 31, 2014, into the other two existing leased locations that do not expire until 2019 and 2021, respectively. This project will eliminate the need for 17,400 RSF of leased space, saving the taxpayer $489,636 annually in government leasing costs and will save IRS $398,962 annually in rental payments. This project will reduce the Total Office UR from 192 to 142. GSA will continue to work with the Agency to accommodate a Total Office UR of 130 or less.

In addition to the $155,000 in needed build-out costs, the project will also require $253,586 in IT, security, move and other project costs funded by IRS. IRS will utilize GSA's Total Workplace FIT program (TW/FIT) to purchase furniture, fixtures, equipment (FFE) at the new location.

The GSA TW/FIT program will fund $58,974 in project costs that will be amortized in their rent over five years.

Chet Holifield Federal Building – Laguna Niguel, CA **$674,000**

IRS currently occupies 197,864 RSF in the Chet Holifield Federal Building in Laguna Niguel, California. This project proposes the release of approximately 32,046 RSF of space on the third floor. The project includes repurposing an underutilized large computer room and shifting frequent telework employees into hoteling workstations. The project will save IRS $905,778 annually in rental payments. This project will reduce the Total Office UR from 187 to 115.

In addition to the $674,000 needed for build-out costs, the project will also require $569,943 in IRS funding for IT, security, move, and other project costs.

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Ronald Dellums Federal Building – Oakland, CA **$1,470,000**

IRS currently occupies 277,221 RSF in the Ronald Dellums Federal Building, 1301 Clay Street, Oakland, California. This project will optimize the space by releasing 26,373 RSF on the 10th floor of the South Tower, move employees to the 8th and 9th floors, and implement shared workstations. This project will affect 137 employees and reuse current furniture where needed. The project will save IRS $634,374 annually in rental payments. This project will reduce the Total Office UR from 203 to 119.

In addition to the $1,470,000 in needed build-out costs, the project will also require $1,271,576 in IRS funding for IT, security, move, and other project costs. IRS will utilize GSA's Total Workplace FIT program (TW/FIT) to purchase furniture, fixtures, and equipment (FFE) at the new location.

The GSA TW/FIT program will fund $338,882 in project costs, which will be amortized in their rent over five years for FFE.

Edward J. Schwartz FB & CH – San Diego, CA **$2,733,000**

The U.S. Trustees are currently located in 10,039 RSF of leased space at 402 West Broadway in San Diego, CA. This project proposes consolidating the U.S. Trustees into 9,008 RSF of space within the Edward J. Schwartz FB & CH. The project will eliminate the need for 10,039 RSF of leased space saving the taxpayer $396,000 annually in government leasing costs and will save the U.S. Trustees $127,000 annually in rental payments. This project supports the proposed FY2014 consolidation project at the Edward J. Schwartz FB & CH, but does not duplicate the work or scope requested as part of that request. This project will reduce the Total Office UR from 359 to 202. GSA will continue to work with the Agency to accommodate a Total Office UR of 130 or less.

In addition to the $2,733,000 needed in construction costs, approximately $225,000 will be funded by the U.S. Trustees for moving costs and space fit-out.

Edward J. Schwartz FB & CH – San Diego, CA **$2,287,000**

The Federal Protective Service (FPS) is currently located in 7,025 RSF of space at 101 West Broadway in San Diego, CA. This project proposes consolidating FPS into 6,500 RSF of space within the Edward J. Schwartz FB & CH. The project will backfill vacant federally owned space, eliminate the need for 7,025 RSF of leased space, and will save FPS approximately $72,000 annually in rental payments. This project supports the proposed FY14 consolidation project at the Edward J. Schwartz FB & CH, but does not duplicate the work or scope requested as part of

U.S. General Services Administration
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that request. This project will reduce the Total Office UR from 180 to 133. GSA will continue to work with the Agency to accommodate a Total Office UR of 130 or less.

In addition to $2,287,000 needed in build-out costs, $159,000 will be funded by FPS for moving costs and space fit-out.

911 Federal Building – Portland, OR **$2,148,000**

The U.S. Fish and Wildlife Service (FWS) is currently located in 109,000 RSF of space in the 911 Federal Building in Portland, OR. In order to improve FWS' space utilization and reduce their future rental of space costs, GSA proposes reducing their footprint by 25 percent within the 911 Building to 81,000 RSF. This project will save FWS almost $300,000 annually in rental payments. This project will reduce the Total Office UR from 194 to 140. GSA will continue to work with the Agency to accommodate a Total Office UR of 130 or less.

In addition to build-out costs, approximately $210,000 will be funded by FWS for moving costs. FWS will also use GSA's FIT program to provide the $3,800,000 needed for furniture.

Bank of America Fifth Ave & Jackson FB – Seattle, WA **$1,143,000**

IRS currently occupies 274,898 RSF at the Jackson Federal Building in Seattle, WA. This project proposes to reconfigure IRS' space within the building in order to relocate IRS Criminal Investigations (CI) from a lease location less than half a mile away, into the Jackson Federal Building. The current lease for IRS CI office is 10,929 RSF. By moving and consolidating from the lease, as well as eliminating 4,235 RSF of training space within the Jackson Federal Building, IRS is realizing a space reduction of 15,164 RSF. This project will save the taxpayer $524,000 annually in government leasing costs, save IRS $388,176 annually in rental payments. This project will reduce the Total Office UR from 166 to 153. GSA will continue to work with the Agency to accommodate a Total Office UR of 130 or less.

In addition to the $1,143,000 in needed build-out costs, the project will also require $493,000 in IT, security, move and other project costs funded by IRS.

Hubert H. Humphrey Building – Washington, DC **$6,740,000**

The Department of Health and Human Services (HHS) currently houses the majority of the Office of the Chief Information Officer (OCIO) in three locations: the Hubert H. Humphrey Building, Wilbur J. Cohen Building and one leased location at Silver Spring Centre, located at 8455 Colesville Road, Silver Spring, Maryland. This project proposed consolidating the Wilbur J. Cohen and Silver Spring Centre locations onto the third floor of the Humphrey Building. If completed, the project will result in OCIO's occupancy decreasing from 85,834 RSF to 58,339 RSF – a reduction of 27,495 RSF. This project will reduce the Total Office UR from 161 to 80.

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As evidenced by the low utilization rate, OCIO's consolidation is HHS's first opportunity to create a showcase space for employee mobility in its headquarters building - a strategic goal for HHS in its efforts to reduce its footprint. This project will save the taxpayer $1,816,472 annually in government leasing costs. Furthermore, it will save HHS approximately $750,000 in annual rental payments and further reduce HHS's portfolio of leased space by 57,165 RSF.

HHS will utilize GSA's Total Workplace FIT (TW/FIT) program to purchase furniture, fixtures, equipment (FFE) and IT at the new location. GSA TW/FIT program will fund $6.71 million costs, which will be amortized in their rent over three years for IT and five years for FFE.

Mary E. Switzer Building, 330 C Street SW – Washington, DC **$10,384,000**

The Department of Health and Human Services (HHS) currently houses five divisions, which comprise approximately 1,627 employees in 399,031 RSF, at seven different leased locations and two federally owned buildings throughout Washington, DC. The leased locations are: 1250 Maryland Avenue SW, 901 D Street SW, One Massachusetts Avenue NW, 800 North Capitol Street NW, 355 E Street SW, 425 3rd Street SW, 1425 New York Avenue NW. The two federally owned buildings include HHS's headquarters at 200 Independence Ave SW and 330 C Street, SW. HHS will consolidate these seven leased and two owned locations into the federally owned Mary E. Switzer Building located at 330 C St SW, Washington, DC. The rentable square feet will be reduced from 399,031 to 374,810 - a reduction of 24,221 RSF. The project will save the taxpayer $17,388,582 annually in government leasing costs and will save HHS approximately $969,015 annually in rental payments. This project will reduce the Total Office UR from 162 to 135. GSA will continue to work with the Agency to accommodate a Total Office UR of 130 or less. HHS will utilize GSA's Total Workplace FIT program (TW/FIT) to purchase furniture, fixtures, equipment (FFE) and IT at the new location.

In addition to the $10,384,000 needed in consolidation funding, the GSA TW/FIT program will fund $27 million costs which will be amortized in their rent over three years for IT and five years for FFE.

7980 Science Applications Court – Vienna, VA **$3,569,000**

IRS currently occupies 41,770 RSF in a leased location at One Skyline Place, Falls Church, Virginia, which expires March 31, 2014, and 19,034 RSF at 50/66 Office Plaza, 11166 Main Street, Fairfax, Virginia, which expires September 30, 2014, for a total of 60,804 RSF. This action proposes consolidation of these two leases plus 25,100 RSF from 6009 Oxon Hill Road, Oxon Hill, Maryland, which expires 1/9/2016 into 47,450 RSF of space at 7980 Science Applications Court, Vienna, Virginia, which is currently vacant. When complete, this project will eliminate the need for 85,904 RSF of leased space, saving the taxpayer more than $2.75 million annually in government leasing costs and will save IRS over $600,000 annually in rental payments. This project will reduce the Total Office UR from 230 to 125.

In addition to the $3.6 million in needed build-out costs, the project will also require $2.6 million in IT, security, move and other project costs funded by IRS. IRS will utilize GSA's Total

U.S. General Services Administration
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Workplace FIT program (TW/FIT) to purchase furniture, fixtures, equipment (FFE) at the new location.

The GSA TW/FIT program will fund $784,080 in project costs which will be amortized in their rent over five years for FFE.

AMENDED COMMITTEE RESOLUTION

ALTERATION—ROBERT F. PECKHAM FEDERAL BUILDING & U.S. COURTHOUSE, SAN JOSE, CA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for limited scope repairs and alterations for the Robert F. Peckham Federal Building and U.S. Courthouse located at 280 South First Street in San Jose, California at a design cost of $568,000, an estimated construction cost of $9,452,000, and a management and inspection cost of $660,853 for a total estimated project cost of $10,680,853, a prospectus for which is attached to and included in this resolution. This resolution amends and replaces the originally planned site acquisition, design and construction of a new U.S. courthouse approved on July 23, 1998, as amended July 18, 2001 and as further amended July 23, 2003.

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

GSA PBS

PROSPECTUS – ALTERATION
ROBERT F. PECKHAM FEDERAL BUILDING & U.S. COURTHOUSE
SAN JOSE, CA

Prospectus Number: PCA-0260-SJ13
Congressional District: 16

Project Summary

The General Services Administration (GSA) proposes a limited scope repair and alteration project for the Robert F. Peckham Federal Building and U.S. Courthouse (Peckham) in San Jose, California. Through Public Law 105-277, Congress appropriated $10,800,000 for acquisition of a site for new courthouse construction in San Jose. This prospectus proposes repair and alteration of the existing Peckham buildings in lieu of the originally planned site acquisition, design and construction of a new U.S. courthouse.

Major Work Items

Building systems (HVAC work and roof replacement) and electrical and accessibility upgrades in courtrooms.

Project Budget

Design and Review	$ 568,000
Estimated Construction Cost (ECC)	$ 9,452,000
Management and Inspection (M&I)	$ 660,853
Estimated Total Project Cost (ETPC)*	**$10,680,853**

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

Authorization Requested (Design, ECC and M&I) ..... **$10,680,853**[1]

Funding Requested ..... **$0**[2]

Prior Authority and Funding (Alteration of Peckham):

None

[1] The originally approved project for acquisition of a site to construct a new U.S. courthouse was funded at $10,800,000 in FY 1999 (PL 105-277). Although no funds are being requested in this prospectus, approval of the prospectus is needed for this repair and alteration project. Concurrently, GSA will request approval to transfer the remaining balance of the previously appropriated project funds to pay for the proposed repair and alteration project. Obligations to date include $119,146.48, thus leaving a remaining balance of $10,680,853. The U.S. Courts support redirection of site funds for this repair and alteration project.

[2] Same as note #1.

PROSPECTUS – ALTERATION
ROBERT F. PECKHAM FEDERAL BUILDING & U.S. COURTHOUSE
SAN JOSE, CA

Prospectus Number: PCA-0260-SJ13
Congressional District: 16

Prior Authority and Funding (New U.S. courthouse construction in San Jose, CA):

The House Committee on Transportation and Infrastructure authorized $39,922,000:

- $10,800,000 for acquisition of a site for the construction of a U.S. courthouse on July 23, 1998;
- $19,441,000 for additional site and design for a 420,635 gsf courthouse, including 112 inside parking spaces, on July 18, 2001; and
- $6,681,000 for additional site and design for a 404,361 gsf courthouse, including 76 inside parking spaces, on July 23, 2003.

The Senate Committee on Environment and Public Works authorized $51,341,000:

- $10,800,000 for acquisition of a site for the construction of a U.S. courthouse on September 23, 1998;
- $19,441,000 for additional site and design for a 420,635 gsf courthouse, including 112 inside parking spaces and 20 outside parking spaces, on September 25, 2001; and
- $21,100,000 for additional site acquisition for the construction of a U.S. courthouse on September 13, 2006.

Through Public Law 105-277, Congress appropriated $10,800,000 for FY 1999.

Schedule	Start	End
Design	FY2014	FY2014
Construction	FY2014	FY2015

Building

Peckham is located within the central business district at 280 South First Street, San Jose, California. Constructed in 1984, the property consists of two low-rise steel framed buildings: a five-story U.S. courthouse and a three-story federal building. The buildings are connected by a steel trussed sunshade structure and two exterior pedestrian bridges at the second and third levels. The buildings total 269,340 gross square feet, with a total of 231,455 rentable square feet. The building is named after the late Judge Robert F. Peckham, a former Chief Judge of the Northern District of California, who helped pioneer the use of legal means other than court trials to resolve disputes.

PROSPECTUS – ALTERATION
ROBERT F. PECKHAM FEDERAL BUILDING & U.S. COURTHOUSE
SAN JOSE, CA

Prospectus Number: PCA-0260-SJ13
Congressional District: 16

Tenant Agencies

District Court, Bankruptcy Court, Circuit Library, U.S. Probation, U.S. Pretrial Services, U.S. Public Defender Service; Justice Department - U.S. Trustees, U.S. Marshals Service, U.S. Attorney's Office, Bureau of Alcohol, Tobacco, Firearms; Department of Homeland Security - U.S. Secret Service, Immigration & Customs Enforcement, National Protection & Programs Directorate FPS, Customs and Border Protection Field Operations; GSA - Public Buildings Service, Federal Acquisition Service; Social Security Administration.

Proposed Project

The proposed project is a targeted repair and alteration project focused on building systems/infrastructure (HVAC, roofing, life safety, energy, exterior, and common areas) and courtroom electrical and accessibility upgrades. The courtroom improvement portion of the project proposes electrical upgrades for all eleven courtrooms and accessibility upgrades for two courtrooms. This results in improved courtroom functionality by upgrading electrical infrastructure to allow for the installation of audio and visual equipment and for enhanced accessibility for persons with disabilities in one District courtroom (shared by both District and Magistrate judges) and one Bankruptcy courtroom.

Major Work Items

Building Systems:	
HVAC, Life Safety & Energy	$6,656,000
Roofing, Exterior & Common Areas	$ 818,000
Electrical (courtrooms)	$1,704,000
Accessibility (courtrooms)	$ 274,000
Total ECC	**$9,452,000**

PROSPECTUS – ALTERATION
ROBERT F. PECKHAM FEDERAL BUILDING & U.S. COURTHOUSE
SAN JOSE, CA

Prospectus Number: PCA-0260-SJ13
Congressional District: 16

Justification

Since 1996, the Judiciary's Five-Year Courthouse Project Plan has included a new courthouse to replace Peckham. Based on the long-term operational and space requirements of the District Courts at that time, the facility did not meet their minimum standards. Although funding for site acquisition was approved in 1999, the balance of funding to design and construct a new Federal courthouse has not been authorized or appropriated to date. During the time since initial funding was received, Court priorities shifted, the Judiciary imposed a two-year moratorium (2004) on new construction and capital investment for new courthouses diminished over recent years.

GSA and the Courts continued to evaluate the project based on priorities as outlined in the Courts' Five-Year Plan. In June 2011, a GSA feasibility study showed a substantial reduction in the anticipated growth for the U.S. Courts and related agencies. This was due to a decline in anticipated caseload growth, courtroom sharing policies for senior District, Magistrate and Bankruptcy judges and the recent policy change to exclude courtrooms and chambers for projected judges from the Judiciary's Program of Requirements. Based on the new policies and growth projections, GSA and the Courts determined that a new courthouse is no longer required. Peckham can meet the Courts' space needs through 2024. With issuance of the Five-Year Courthouse Project Plan for FYs 2013-2017 on February 1, 2012, the Judicial Conference removed the San Jose new courthouse from the Plan. Of the originally appropriated $10.8 million, $10,680,853 is remaining to be repurposed for the proposed limited scope repair and alteration project at Peckham. The U.S. Courts support the redirection of site funds for this repair and alteration project.

Since the complex was constructed in 1984, it has not undergone any significant renovations. The existing Peckham building systems, such as enclosure (roof, window and curtain wall seals) and HVAC equipment, have reached the end of their useful lives. This proposed limited scope repair and alteration project will improve the HVAC systems, result in significant energy savings and extend the useful life of the HVAC systems. In addition, a new roof will better secure the buildings' envelopes. Long-term, a full modernization of the facility will be needed in the future to address remaining building systems, tenant standards and functionality, security, blast and seismic deficiencies.

GSA PBS

PROSPECTUS – ALTERATION
ROBERT F. PECKHAM FEDERAL BUILDING & U.S. COURTHOUSE
SAN JOSE, CA

Prospectus Number: PCA-0260-SJ13
Congressional District: 16

Summary of Energy Compliance

The project will integrate and implement sustainable design principles and energy efficiency efforts as seamlessly as possible into the design and construction process, as applicable.

Alternatives Considered (30-year, present value costs)

There are no feasible alternatives to this project.

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on JAN 10 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

CONSTRUCTION & ALTERATION—JOHN A. CAMPBELL U.S. COURTHOUSE, MOBILE, AL

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the design and construction of a U.S. Courthouse of up to 155,600 gross square feet (including 38 inside parking spaces), located in Mobile, Alabama, at additional design costs of $8,503,000, a total estimated construction cost of $71,050,000, and management and inspection costs of $6,388,000 at a proposed total cost of $85,941,000, for which a fact sheet is attached to, and included in, this resolution. This resolution amends the Committee on Transportation and Infrastructure resolution of November 5, 2009 authorizing appropriations pursuant to a May 11, 2000 11(b) report and fact sheet, and amending the Committee on Transportation and Infrastructure resolution of July 23, 2003.

Further resolved, that appropriations are authorized for the repair and alteration of the John A. Campbell U.S. Courthouse located at 113 St. Joseph Street in Mobile, Alabama, at a design cost of $3,406,000, an estimated construction cost of $26,611,000, and a management and inspection cost of $2,555,000 for a total estimated project cost of $32,572,000, a prospectus and fact sheet, amending the prospectus, for which is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse and renovation of space in the John A. Campbell U.S. Courthouse, combined, comply, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

Provided further, that the Administrator of General Services shall ensure that the construction of the new courthouse and renovation of space in the John A. Campbell U.S. Courthouse, combined, contains no more than nine courtrooms, including four for District and Senior District Judges, three for Magistrate Judges, and two for Bankruptcy Judges.

Provided further, that the Administrator of General Services submit a flood plain mitigation plan to the Committee on Transportation and Infrastructure on the new courthouse prior to construction award.

Provided further, that the design of the new courthouse shall conform with the requirements of the U.S. Courts Design Guide.

GSA PBS

PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL

Prospectus Number: PAL-0039-MO14
Congressional District: 01

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alterations of the John A. Campbell U.S. Courthouse (Campbell CT) at 113 St. Joseph Street in Mobile, Alabama.

Through Public Laws 107-67 (FY2002) and 111-117 (FY2010), Congress previously approved a total of $61,290,000 for site acquisition, design, and construction of a new standalone courthouse in Mobile, AL, which was to work in conjunction with the Campbell CT to house the long-term needs of the Judiciary. GSA, in collaboration with the Courts has determined that alteration to the existing Campbell Courthouse in conjunction with the construction of a Courthouse annex can meet the Courts' needs.

This prospectus proposes alteration of the Campbell CT to work in conjunction with a smaller adjoining courthouse annex in lieu of the originally planned standalone courthouse. The revised project will result in an estimated savings of $16,083,000 to the taxpayer.

FY2014 Campbell CT Committee Approval and Appropriation Requested

(Design, ECC, M&I) $41,000,000

(Approve the continued development of the Courthouse Complex in Mobile, AL to meet the reduced requirements of the Judiciary in that location in lieu of the originally planned standalone courthouse)

Major Work Items

Selective demolition, abatement of hazardous materials, interior construction, repair/replace HVAC, electrical, lighting, plumbing, fire protection, and roofing systems, repair/replace conveying systems and elevators, and provide fire and life-safety improvements.

Project Budget

Design and Review	$3,470,000
Estimated Construction Cost (ECC)	34,209,000
Management and Inspection (M&I)	3,321,000
Estimated Total Project Cost (ETPC)*	**$41,000,000**

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

PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL

Prospectus Number: PAL-0039-MO14
Congressional District: 01

Schedule

Constructing an adjoining annex to the Campbell Courthouse will require the integration of all major building systems and components together to work seamlessly as one building when the project is completed. To accomplish this and to ensure the continued safe and efficient operation of the facility during the construction of the new annex and follow-on repair and alteration work in the existing courthouse, it is necessary that both efforts be completed through a single design-build contract. Doing so will help ensure that the combined facility meets today's stringent energy goals, provides an efficient building for the court that meets their planned housing needs and allows for future changes in operations. Completing this courthouse complex under one contract will also ensure that the project is completed as quickly as possible, at the lowest cost to the American public, while minimizing the disruptions to court operations.

Courthouse Complex (Campbell CT R&A and New CT Annex)

FY2014	Design
FY2014-2019	Construction
FY2019	Occupancy

Building

The John A. Campbell U.S. Courthouse is a five-story, 115,014 GSF building constructed in 1932. The courthouse is limestone and brick construction and is listed on the National Register of Historic Places. This building is part of the John A. Campbell facility which also includes the Federal Building, located at 109 St. Joseph Street, and Combined Parking Facility, located at 167 St. Louis Street.

Tenant Agencies

The Courthouse Complex, Campbell CT and a new courthouse annex, will house a combination of Court and Court-related agencies, which will include: U.S. Court of Appeals; U.S. District Court, U.S. Bankruptcy Court; Federal Public Defender; U.S. Probation Office; U.S. Attorney's Office; and U.S. Marshals Service. Space for Senate and a GSA Field Office will also be included.

PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL

Prospectus Number: PAL-0039-MO14
Congressional District: 01

Proposed Project

GSA will reconfigure the existing space within the Campbell CT to work in conjunction with the construction of a new adjoining courthouse annex to provide for the Judiciary's long-term needs in Mobile, AL. The two buildings will meet the 10-year needs of the court and the court-related agencies and the site/building design will accommodate the Courts 30 year needs, including two chambers for the Court of Appeals, four courtrooms and five chambers for the District and Senior District judges, three courtrooms and four chambers for Magistrate judges, and one courtroom and two chambers for Bankruptcy judges. The Bankruptcy Court and Clerk will be relocated from their current leased space into one of these federally-owned facilities. The space within both the Campbell CT and the annex will be configured to address the Courts' design guide standards. The renovation of the Campbell CT will address several critical building needs, including repairs and replacements to the roofing, HVAC, electrical systems and lighting, plumbing, elevators, and the fire protection systems, as well as lobby reconfiguration to accommodate the proposed connection to the new annex.

It is anticipated that the construction of the new courthouse annex will be funded from the $50,000,000 appropriated in FY 2010 (PL 111-117).

The historic Hannah Houses are located on the site originally acquired for the new standalone courthouse. These historic structures will be rehabilitated under a future separate project and used to house other Federal agencies.

Major Work Items

Interior Alterations	$16,370,000
Roofing	684,000
HVAC	9,239,000
Electrical System & Lighting	3,128,000
Plumbing	1,647,000
Conveying Systems/Elevators	948,000
Fire & Life Safety	2,040,000
Demolition & Abatement	153,000
Total ECC	**$34,209,000**

PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL

Prospectus Number: PAL-0039-MO14
Congressional District: 01

Justification

For many years, the Judiciary's Five-Year Courthouse Project Plan included a project to construct a new courthouse in Mobile. The Judiciary's Plan for FY's 2013-2017, which reflects priorities approved by the Executive Committee for the Judicial Conference of the United States in February 2012, includes Mobile as its top priority for construction appropriation. Design for this new courthouse was originally funded in FY 2002 and completed in FY 2004. However, the construction for this project was put on hold during the Judiciary's moratorium on new courthouse from 2004 through 2006, and had not received construction appropriations until FY 2010. The appropriations received in FY 2010, in the amount of $50,000,000, only constituted a portion of the identified construction appropriation requirement, as the appropriation for the new courthouse was estimated in FY 2010 to be approximately $190 million. With only partial appropriation, GSA was unable to proceed with the award for the construction of this new courthouse appropriation.

Requirements for the original standalone courthouse concept were largely driven by the projected need for courtrooms and chambers for existing and incoming judges. The proposed changes in scope for the new annex and the Campbell CT renovation are based upon space reduction efforts undertaken by the Judiciary and meet Judiciary courtroom sharing policies and requirements. The US Attorney's Office (originally slated for the new courthouse) is not currently housed in the Complex, and will remain in leased space after the completion of the project, however, the USAO will be provided with trial preparation space.

The Campbell FB-CT currently provides inadequate security. There is no separate circulation for judges and prisoners. There are no courtroom holding cells and no secured parking. The combined projects (new annex and alteration of Campbell) will address separate circulation for the public, judges, and prisoners and secure parking.

The proposed renovation of the Campbell CT and the recommended changes to the project scope for the new courthouse construction reflect senior district and magistrate judge sharing policies and do not include courtrooms for projected new judgeships. The proposed project contains no exception to the US Courts Design Guide. The reconfiguration of existing space in the Campbell CT and the construction of a new courthouse annex in lieu of the previously proposed standalone courthouse will house the Court's current reduced program while reducing taxpayer costs. This strategy will also provide for the continued long-term use of a historic property and maintain GSA's focus on its sustainable design initiatives.

GSA PBS

PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL

Prospectus Number: PAL-0039-MO14
Congressional District: 01

Explanation of Changes

The project previously approved by the House and Senate Committees was for a new stand-alone courthouse and stipulated use of energy efficient and renewable systems. This project proposes renovation and modernization of the Campbell CT to address needed improvements to the building systems, infrastructure, and security as well as interior space modifications. Assuming construction of a smaller annex in lieu of the originally planned new stand-alone courthouse, the combination of both projects will address the space needs of the proposed tenants while providing energy efficient and renewable systems.

Space Requirements of the U.S. Courts

	Current		**Proposed**	
	Courtrooms	Chambers*	Courtrooms	Chambers
District	3	3	3	3
Senior District	1	1	1	2
Magistrate	4	4	3	4
Bankruptcy	2	2	1	2
Appeals	0	1	0	2
Total	**10**	**11**	**8**	**13**

* The Campbell Courthouse also has an additional visiting judge chamber, which is utilized by all visiting judges, regardless of Court.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL

Prospectus Number: PAL-0039-MO14
Congressional District: 01

Prior Committee Approval and Appropriation

Campbell CT - No prior Committee approval or appropriation for a renovation of the Campbell CT have been provided by Congress. See appropriation and approvals for new courthouse below.

New Courthouse - Prior Appropriations

Mobile, AL New Courthouse Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
107-67	2002	$11,290,000	Site, Design
111-117	2010	$50,000,000	Construction
Appropriation to Date		**$61,290,000**	

New Courthouse – Prior Committee Approvals

Mobile, AL New Courthouse Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T & I	7/26/2000	$7,537,000	Site, Design for 305,361 gsf; 50 inside parking spaces
Senate EPW	7/26/2000	$7,782,000	Site, Design for 321,722 gsf; 50 inside parking spaces
House T & I	7/18/2001	$3,753,000	Additional Site and Design for 325,452 gsf; 50 inside parking spaces.
House T & I	7/23/2003	$85,743,000	Additional Design, Construction, M&I for 342,273 gsf; 50 inside parking spaces

GSA PBS

PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL

Prospectus Number: PAL-0039-MO14
Congressional District: 01

Senate EPW	9/13/2006	$130,326,000	Balance of site and design not previously authorized; Construction and M&I for 346,691 gsf; 50 parking spaces.
House T & I	11/5/2009	$104,788,000	Additional Site = $2,603,000; Additional Design $6,009,000; Balance of construction and M&I not previously authorized for 346,691 gsf; 50 parking spaces.
Senate EPW	2/2/2010	$59,960,000	Balance of site, design, construction and M&I not previously authorized for 346,691 gsf; 50 parking spaces
Approvals to Date*		**$201,821,000**	

*** Approvals to Date includes a total of $201,821,000 for both House and Senate**

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

None

GSA **PBS**

PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL

Prospectus Number: PAL-0039-MO14
Congressional District: 01

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration

Mobile Fact Sheet
June 2014

Overview

The General Services Administration (GSA) will complete the design and construction of a 155,600 gross square foot New Courthouse, including 38 inside parking spaces, and rehabilitate the John A. Campbell Courthouse (Campbell CT) in Mobile, AL.

The Campbell CT is a five-story, 115,014 GSF building constructed in 1932. The courthouse is limestone and brick construction and is listed on the National Register of Historic Places. This building is part of the John A. Campbell facility which also includes the Federal Building, located at 109 St. Joseph Street, and Combined Parking Facility, located at 167 St. Louis Street.

GSA will construct a New Courthouse across St. Louis Street from the Campbell CT. The two buildings will provide four courtrooms and six chambers for the District and Senior District judges, three courtrooms and four chambers for Magistrate judges, and two courtrooms and two chambers for Bankruptcy judges. The Bankruptcy Court and Clerk will be relocated from their current leased space into one of these federally owned facilities. The space within both the New Courthouse and the Campbell CT will be configured to address the Courts' design guide standards. The rehabilitation of the Campbell CT will address several critical building needs, including repairs and replacements to the roofing, HVAC, electrical systems and lighting, plumbing, elevators, and the fire protection systems.

The Courthouse Complex (Campbell CT and New Courthouse) will house a combination of Court and Court-related agencies, including: U.S. Court of Appeals; U.S. District Court, U.S. Bankruptcy Court; Federal Public Defender; U.S. Probation Office; U.S. Attorney's Office (trial preparation space only); and U.S. Marshals Service. Space for Congressional offices and a GSA Field Office will also be included.

Mobile Fact Sheet
June 2014

Building Area

Gross square feet (including inside parking) ..... 155,600 gsf
Gross square feet (excluding inside parking) ..... 138,500 gsf
Structured parking spaces 38

Project Budget New Construction

Site Acquisition & Preparation (FY2002 & FY2010) $5,988,250
Previous Design (346,691 GSF Courthouse) $6,288,750

Total Spent for Site and Previous Design $12,277,000

New Design New Courthouse (155,600 GSF) $8,503,000
Estimated Construction Cost (ECC) New Courthouse $71,050,000
Management and Inspection (M&I) New Courthouse $6,388,000

Total Estimated New Courthouse Cost * $85,941,000

Project Budget Campbell Rehabilitation

Design $3,406,000
ECC $26,611,000
M&I $2,555,000

Total Rehabilitation Cost $32,572,000

Total Costs (New Courthouse and Campbell) $130,790,000

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

Location

The site is located in Central Business District of Mobile and bound by St Louis, N. Joachim, St. Anthony, and St. Joseph Streets.

Schedule

Design of New Courthouse	FY2015
Construction of New Courthouse	FY2016
Occupancy of New Courthouse	FY2018
Design of Campbell	FY2017
Construction of Campbell	FY2018
Occupancy of Campbell	FY2020

Mobile Fact Sheet
June 2014

Prior Appropriations

Mobile, AL New Courthouse Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
107-67	2002	$11,290,000	Site, Design
111-117	2010	$50,000,000	Construction
113-76	2014	$69,500,000	Construction and Repair to meet housing requirements of Judiciary's Southern District in Mobile
Appropriation to Date		**$130,790,000**	

Prior Committee Approvals

Mobile, AL New Courthouse Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T & I	7/26/2000	$7,537,000	Site, Design for 305,361 gsf; 50 inside parking spaces
Senate EPW	7/26/2000	$7,782,000	Site, Design for 321,722 gsf; 50 inside parking spaces
House T & I	7/18/2001	$3,753,000	Additional Site and Design for 325,452 gsf; 50 inside parking spaces.
House T & I	7/23/2003	$85,743,000	Additional Design, Construction, M&I for 342,273 gsf; 50 inside parking spaces
Senate EPW	9/13/2006	$130,326,000	Balance of site and design not previously authorized; Construction and M&I for 346,691 gsf; 50 parking spaces.

Mobile Fact Sheet
June 2014

House T & I	11/5/2009	$104,788,000	Additional Site = $2,603,000; Additional Design $6,009,000; Balance of construction and M&I not previously authorized for 346,691 gsf; 50 parking spaces.
Senate EPW	2/2/2010	$59,960,000	Balance of site, design, construction and M&I not previously authorized for 346,691 gsf; 50 parking spaces
Approvals to Date*		**$201,821,000**	

*** Approvals to Date includes a total of $201,821,000 for both House and Senate**

March 2014

Housing Plan
John A. Campbell U.S. Courthouse and New U.S. Courthouse

Mobile, AL
PAL-0039-MO14

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
New U.S. Courthouse												
U.S. District Court Clerk	0	0	0	0	0	0	62	62	19,717	1,005	1,395	**22,117**
U.S. District Judge Chambers/Courtrooms	0	0	0	0	0	0	0	20	0	0	26,398	**26,398**
U.S. Magistrate Judge Chambers/Courtrooms	0	0	0	0	0	0	0	12	0	0	19,362	**19,362**
U.S. District Court	0	0	0	0	0	0	0	0	1,055	0	2,433	**3,488**
United States Marshals Service	0	0	0	0	0	0	64	64	11,901	0	9,140	**21,041**
Joint Use	0	0	0	0	0	0	0	0	150	0	250	**400**
Sub Total	**0**	**0**	**0**	**0**	**0**	**0**	**126**	**158**	**32,823**	**1,005**	**58,978**	**92,806**
John A. Campbell U.S. Courthouse												
U.S. Circuit Judge Chambers	0	4	128	0	2,496	**2,624**	12	12	**0**	**0**	**4,675**	**4,675**
U.S. Circuit Libraries	1	1	2,555	0	0	**2,555**	2	2	**0**	**0**	**2,600**	**2,600**
U.S. District Court Clerk	28	28	7,523	0	2,373	**9,896**	0	0	**0**	**0**	**0**	**0**
U.S. District Judge Chambers/Courtrooms	0	13	4,201	0	33,620	**37,821**	0	0	**0**	**0**	**5,266**	**5,266**
U.S. Magistrate Judge Chambers/Courtrooms	0	15	71	0	10,231	**10,302**	0	0	**0**	**0**	**0**	**0**
U.S. District Court	0	0	817	0	996	**1,813**	0	0	**0**	**0**	**2,244**	**2,244**
U.S. Bankruptcy Judge Chambers/Courtrooms	0	0	0	0	0	**0**	0	6	**0**	**0**	**10,868**	**10,868**
U.S. Bankruptcy Court Clerk	0	0	0	0	0	**0**	27	27	**8,304**	**0**	**1,483**	**9,787**
U.S. Bankruptcy Court/Administrator	0	0	0	0	0	**0**	10	10	**4,808**	**0**	**450**	**5,258**
U.S. Probation	0	0	0	0	0	**0**	82	82	**16,108**	**0**	**1,525**	**17,633**
Federal Public Defender	0	0	0	0	0	**0**	0	0	**450**	**0**	**0**	**450**
Office of U.S. Attorneys	2	2	548	0	144	**692**	2	2	**350**	**0**	**330**	**680**
United States Marshals Service	22	22	3,939	0	2,178	**6,117**	0	0	**0**	**0**	**0**	**0**
Senate	2	2	0	0	813	**813**	2	2	**720**	**0**	**130**	**850**
Public Buildings Service, Field Offices	0	0	0	0	0	**0**	5	5	**679**	**0**	**550**	**1,229**
Joint Use	0	0	363	0	0	**363**	0	0	**0**	**0**	**1,250**	**1,250**
Vacant	0	0	38	0	0	**38**	0	0	**2,236**	**0**	**0**	**2,236**
Sub Total	**55**	**87**	**20,183**	**0**	**52,851**	**73,034**	**142**	**148**	**33,655**	**0**	**31,371**	**65,026**
LEASED LOCATIONS												
201 St. Michael Street												
U.S. Probation Office	53	53	19,095	0	0	**19,095**	0	0	0	0	0	**0**
Public Buildings Service, Field Offices	5	5	2,430	0	0	**2,430**	0	0	0	0	0	**0**
Sub Total	**58**	**58**	**21,525**	**0**	**0**	**21,525**	**0**	**0**	**0**	**0**	**0**	**0**
Parkview Office Building												
U.S. Bankruptcy Court	8	8	5,816	0	0	**5,816**	0	0	0	0	0	**0**
Sub Total	**8**	**8**	**5,816**	**0**	**0**	**5,816**	**0**	**0**	**0**	**0**	**0**	**0**
201 St. Louis Street												
U.S. Bankruptcy Clerk	17	17	6973	0	0	**6,973**	0	0	0	0	0	**0**
U.S. Bankruptcy Court	5	5	4,327	0	0	**4,327**	0	0	0	0	0	**0**
Sub Total	**22**	**22**	**11,300**	**0**	**0**	**11,300**	**0**	**0**	**0**	**0**	**0**	**0**
Riverview Plaza												
Office of U.S. Attorneys	50	50	34,352	0	0	**34,352**	50	50	34,352	0	0	**34,352**
Sub Total	**50**	**50**	**34,352**	**0**	**0**	**34,352**	**50**	**50**	**34,352**	**0**	**0**	**34,352**
Total	**193**	**225**	**93,176**	**0**	**52,851**	**146,027**	**318**	**356**	**100,830**	**1,005**	**90,349**	**192,184**

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

Special Space	
Courtrooms	42,147
Chambers	24,422
Grand Jury Suite	2,244
Library	2,600
Conference/Training	3,053
Fitness	2,800
Lab	175
ADP	3,623
Mailroom	800
Private Toilets	890
Weapons Vault	200
Holding Cells	5,100
Food Serv/Break Area	2,295
Total	**90,349**

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

AMENDED COMMITTEE RESOLUTION

ADDITIONAL DESIGN—U.S. LAND PORT OF ENTRY, COLUMBUS, NM

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 additional design of new replacement land port of entry (LPOE) facilities in Columbus, New Mexico at an additional design cost of $7,400,000, a prospectus for which is attached to and included in this resolution. This resolution amends the Committee on Transportation and Infrastructure resolution of April 5, 2006 authorizing appropriations as proposed in Prospectus Number PNM–BSD–CO07.

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

PROSPECTUS – ADDITIONAL DESIGN
U.S. LAND PORT OF ENTRY
COLUMBUS, NM

Prospectus Number: PNM-BSC-CO14
Congressional District: 2

FY 2014 Project Summary

The General Services Administration (GSA) requests approval for additional design of new replacement land port of entry (LPOE) facilities in Columbus, NM.

The additional design funds are needed to reflect updated agency requirements since the original design authorization and to incorporate extensive site improvements needed to address significant storm water drainage issues at the port.

FY 2014 Committee Approval Requested (Additional Design)..... $7,400,000[1]

FY 2014 Appropriation Requested..... $0[2]

Overview of Project

The Columbus LPOE was built in 1989 to screen visitors entering the United States. Existing building workspace, inspection facilities and parking capacity do not meet the tenant agency's operational need. The tenant has identified a current requirement of 69,243 gross square feet of building space while the existing facility provides 21,370 gross square feet. The project will consist of expanding existing facilities to handle future traffic volumes predicted for this port and site improvements to control storm water flow.

[1] 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 (RPMs), Advanced Spectroscopic Portal (ASPs) monitors, and Land Border Integration (formerly Western Hemisphere Travel Initiative (WHTI)), Non-Intrusive Inspection (NII), Outbound Inspection, and Port Hardening/Absconder programs. 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.

[2] Funding provided via GSA reprogramming and approved by House and Senate Appropriations Committees.

PROSPECTUS – ADDITIONAL DESIGN
U.S. LAND PORT OF ENTRY
COLUMBUS, NM

Prospectus Number: PNM-BSC-CO14
Congressional District: 2

The project includes construction of a new main building, non-commercial primary and secondary inspection facilities, pedestrian processing, a kennel, commercial inspection facilities, export facilities, non-intrusive inspection (NII) systems, hazardous materials containment area, a new earthen berm and drainage basin, and enlargement of an existing culvert. The project also includes the expansion of primary and secondary inspection space and outside vehicle parking. Additionally, the relocation of an existing canopy structure and building and new paving for the Federal Motor Carrier Safety Administration are included in the project.

Site Information
Government-Owned ..... 14.72 acres

Building Area
Building (including canopies) ..... 69,243 gsf
Building (excluding canopies) ..... 48,415 gsf
Outside parking spaces 106

Cost Information
Site Development Costs[3] $35,348,000
Building Costs (includes inspection canopies) ($387/gsf) $30,112,000

Project Budget

Design (FY 2007 and FY 2009) $3,338,395
Additional Design[4] 7,400,000
Estimated Construction Cost (ECC) 65,460,000
Management and Inspection (M&I) 5,864,000
Estimated Total Project Cost (ETPC)* **$82,062,395**

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

[3]Site development costs include grading, utilities, paving, demolition of existing facilities, drainage ponds and culverts (including piping and structures), lighting, and fencing.
[4] The additional design funds are needed to reflect updated agency requirements since design was originally authorized and to incorporate extensive site improvements needed to address significant storm water drainage issues at the port.

GSA PBS

PROSPECTUS – ADDITIONAL DESIGN
U.S. LAND PORT OF ENTRY
COLUMBUS, NM

Prospectus Number: PNM-BSC-CO14
Congressional District: 2

Location

The site is bordered on the west by New Mexico State Highway 11 and on the east by a bypass road, approximately 3 miles south of the village of Columbus, New Mexico, adjacent to the city of Palomas, Mexico.

Schedule	Start	End
Design	FY 2014	FY 2016
Construction	FY 2016	FY 2019

Tenant Agencies
Department of Homeland Security – Customs and Border Protection, Immigration and Customs Enforcement; U.S. Department of Agriculture – Animal & Plant Health Inspection Service, Plant Protection and Quarantine; U.S. Food and Drug Administration; Department of Transportation – Federal Motor Carrier Safety Administration; and General Services Administration.

PROSPECTUS – ADDITIONAL DESIGN
U.S. LAND PORT OF ENTRY
COLUMBUS, NM

Prospectus Number: PNM-BSC-CO14
Congressional District: 2

Justification

Since its construction in 1989, screening at the Columbus LPOE has increased significantly and advances in technology have led to significant changes in the inspection process. The LPOE continues to experience an increase in commercial traffic, with anticipated additional growth over the next 15 years.

The gross square footage requirement for this facility has been reduced by 44,959 square feet from the 114,202 square feet authorized for design. Since design was authorized in 2006, Department of Homeland Security (DHS) – Customs and Border Protection (CBP) has developed a new design guide, conducted a Strategic Resource Assessment, and devised a program of requirements that supersedes the requirements identified in the feasibility study. Additionally, the Border Patrol Processing Center is no longer part of the project. Parking numbers increased to provide for referral parking, visitors to the port, and parking needs for the kennel.

The project, as originally authorized, included expansion and renovation of the existing main building. This prospectus proposes a new main building rather than renovation of the existing building, thus increasing the setback from the border. Constructing a new main building improves security, facilitates traffic and queuing, and expands critical drainage ways.

Expansions to the LPOE since its original construction have ultimately impaired future traffic movement throughout the site. Efforts are underway by the Government of Mexico to relocate port facilities south of the border further east. The construction of a bypass road to access these new crossings was completed in 2011. New commercial traffic circulation resulting from the addition of the bypass road will be accommodated in the port expansion project.

The LPOE has experienced significant flooding during high volume rainfall events. In the past decade, the area has been inundated multiple times which has subsequently elevated the flooding problem to the attention of both the U.S. and Mexican Governments and the State of New Mexico. Improvements to the LPOE will protect new and existing structures, retain all new onsite storm water, and convey storm water flows across the site. The proposed site drainage and grading improvements have a significant cost; however, the work is necessary in order for the project to proceed and to the LPOE to maintain operations.

PROSPECTUS – ADDITIONAL DESIGN
U.S. LAND PORT OF ENTRY
COLUMBUS, NM

Prospectus Number: PNM-BSC-CO14
Congressional District: 2

Summary of Energy Compliance

The project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

Columbus Land Port of Entry Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
110-5	2007	$2,629,000	Design
111-5	2009 (ARRA)	$709,395	Design
Reprogram	2014	$7,400,000	Design
Appropriations to Date		**$10,738,395**	

Prior Committee Approvals

Columbus Land Port of Entry Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T & I	4/5/2006	$2,629,000	Design
Senate EPW	5/23/2006	$2,629,000	Design
Senate EPW	12/8/11	$59,598,000	M&I = $4,900,000; Construction = $54,698,000
House Approvals to Date*		**$3,338,395**	
Senate Approvals to Date*		**$62,936,395**	

* Approvals to Date include $709,395 via the American Recovery and Reinvestment Act of 2009 (ARRA); authorization is inherent in the Public Law (PL 111-5 – Recovery Act).

GSA PBS

PROSPECTUS – ADDITIONAL DESIGN
U.S. LAND PORT OF ENTRY
COLUMBUS, NM

Prospectus Number: PNM-BSC-CO14
Congressional District: 2

Alternatives Considered

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

Recommendation

ADDITIONAL DESIGN

Certification of Need

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

Submitted at Washington, DC, on June 20, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

June 2014

Housing Plan
Columbus Land Port of Entry

PNM-BSC-CO14
Columbus, NM

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Columbus, NM LPOE						-						-
DHS - Customs and Border Protection	53	53	5,310	-	9,817	15,127	54	54	7,236	2,110	44,836	54,182
DHS- Immigration and Customs Enforcement	-	-					4	4	590	-	-	590
GSA-PBS, Field Offices	1	1	191			191	1	1	460	433	-	893
HHS-Food and Drug Administration	1	1	480			480	1	1	215		201	416
Joint Use	-	-	1,640		451	2,091	0	0	-			-
USDA- APHIS	2	2	504		458	962	2	2	259		234	493
DOT-Federal Motor Carrier Safety	1	1	340		1,019	1,359	1	1	340		1,019	1,359
Total	**58**	**58**	**8,465**	**-**	**11,745**	**20,210**	**63**	**63**	**9,100**	**2,543**	**46,290**	**57,933**

Note: The total proposed USF reflects a reduction of 35,772 USF from the originally authorized project.

Special Space	USF
Laboratory	616
Holding Cell	482
Restroom	1,089
Locker/Physical Fitness	949
ADP	168
Food Service	165
Hardened Space	1,189
Vault	302
Booth	205
Kennels	962
Inspection Bay/Dock	16,052
Hazardous Materials Storage	2,826
Processing Area	198
Mail Rooms	99
Inspection Canopy	20,828
Secured Storage	160
Total	**46,290**

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

COMMITTEE RESOLUTION

ALTERATION—FIRE PROTECTION AND LIFE SAFETY PROJECTS, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for alterations to upgrade, replace, and improve fire protection systems and life safety features in government-owned buildings during Fiscal Year 2015 at a total cost of $40,000,000, a prospectus for which is attached to and included in this resolution.

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

GSA PBS

PROSPECTUS - ALTERATION
FIRE PROTECTION AND LIFE SAFETY PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PFP-0001-MU15

FY2015 Project Summary

This prospectus proposes alterations to upgrade, replace, and improve fire protection systems and life safety features in government-owned buildings during Fiscal Year 2015.

FY2015 Committee Approval and Appropriation Requested.....$40,000,000

Program Summary

As part of its Fire Protection and Life Safety efforts, GSA is currently identifying projects in Federal buildings throughout the country through surveys and studies. These projects will vary in size, location, and delivery method. The approval and appropriation requested in this prospectus is for a 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 in Federal buildings during an emergency.
- Installing and/or expanding fire sprinkler systems to provide a reasonable degree of protection for life and property from fire in Federal buildings.
- Constructing additional exit stairs or enclosing existing exit stairs to ensure safe and timely evacuation of building occupants 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 an unreasonable risk to GSA personnel, occupant agencies, or the general public. Completion of these proposed projects will improve the overall level of safety from fire and similar risks in GSA-controlled Federal buildings nationwide.

FY2015 Committee Approval and Appropriation Requested.....$40,000,000

GSA PBS

PROSPECTUS - ALTERATION
FIRE PROTECTION AND LIFE SAFETY PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PFP-0001-MU15

Certification of Need

Over the years a number of fire protection and life safety 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 March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—JUDICIARY COURT SECURITY PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for alterations to improve physical security in government-owned buildings occupied by the Judiciary and U.S. Marshals Service during Fiscal Year 2015 at a total cost of $20,000,000, a prospectus for which is attached to and included in this resolution.

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

PROSPECTUS - ALTERATION
JUDICIARY COURT SECURITY PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PJCS-0001-MU15

FY2015 Project Summary

This prospectus proposes alterations to improve physical security in government-owned buildings occupied by the Judiciary and U.S. Marshals Service (USMS) during Fiscal Year 2015 in lieu of future construction of new facilities.

FY2015 Committee Approval and Appropriation Requested $20,000,000

Program Summary

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

Justification

The JCS will provide a vehicle for addressing security deficiencies in a timely and less costly manner when constructing a new courthouse is unlikely in the foreseeable future. In both FY 2012 and FY 2013, GSA's appropriation (as part of Repair and Alterations line item) included funding for such security improvements to buildings occupied by the Judiciary. This prospectus requests separate funding to specifically address these security conditions at existing federal courthouses for locations that are unlikely to be considered for construction of a new courthouse. The Judiciary's asset management planning process serves to help compile a preliminary assessment of potential JCS projects that identify courthouses with poor security ratings nationwide.

GSA PBS

PROSPECTUS - ALTERATION
JUDICIARY COURT SECURITY PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PJCS-0001-MU15

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—DENVER FEDERAL CENTER BUILDING 53, LAKEWOOD, CO

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to undertake system and architectural repairs as well as alteration or existing space at the Denver Federal Center, Building 53, located at West 6th Avenue and Kipling Street in Lakewood, Colorado at a design cost of $2,329,000, an estimated construction cost of $23,400,000 and a management and inspection cost of $1,997,000 for a total estimated project cost of $27,726,000, a prospectus for which is attached to and included in this resolution.

Provided, that the Forest Service is consolidated into government owned space and associated leased space is released.

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

GSA PBS

PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 53
LAKEWOOD, CO

Prospectus Number: PCO-0530-LA15
Congressional District: 7

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake system and architectural repairs as well as alteration of existing space at the Denver Federal Center (DFC), Building 53, at West 6th Avenue & Kipling Street, in Lakewood, CO. In addition to addressing roof, HVAC, and window deficiencies, the project will allow for backfill of approximately 78,000 rentable square feet (rsf) from a leased location and reduce annual lease payments to the private sector by approximately $2,200,000 annually.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $27,726,000

Major Work Items

Roof, air handler, and window replacement; interior construction

Project Budget

Design	$2,329,000
Estimated Construction Cost (ECC)	$23,400,000
Management and Inspection (M&I)	$1,997,000
Estimated Total Project Cost (ETPC)	**$27,726,000**

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

Schedule	**Start**	**End**
Design and Construction	FY2015	FY2017

PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 53
LAKEWOOD, CO

Prospectus Number: PCO-0530-LA15
Congressional District: 7

Building

Building 53 is part of the DFC's main campus and contains 387,385 gross square feet. Originally constructed in 1941 as part of the Denver Ordinance Plant, it was converted to an office building after World War II. Building 53 contains two stories and is the third largest building on the DFC.

Tenant Agencies

Forest Service, Center for Disease Control, Office of Inspector General, Veterans Employment and Training Service, Office of Workers Compensation Programs, Geological Survey, Bureau of Land Management, Interior Department - Office of the Secretary, Office of Natural Resources and Revenue, VA Office of Information and Technology, Veterans Benefits Administration, Department of Homeland Security-Federal Protective Service, Defense Civilian Personnel Advisory Service and GSA.

Proposed Project

This project provides for the reconfiguration of vacant space allowing for backfill of the space by the Forest Service, currently located in leased space. Approximately 78,000 rsf will be altered to provide a higher density open office environment. This project will also address deficiencies in the major building systems including improvements to the HVAC system, exterior deficiencies (roof and windows), as well as promoting energy savings. The existing roof will be removed and replaced with a high performing roofing system with superior insulation. The air handlers will be replaced with energy efficient units providing energy savings and improved tenant comfort. Existing single pane windows will be replaced with modern well insulated windows improving energy savings. Asbestos will be abated in the affected construction areas.

Major Work Items

Exterior Closure	$1,317,000
Roofing	11,163,000
Interior Construction	2,107,000
Interior Finishes	2,005,000
HVAC	6,808,000
Total ECC	**$23,400,000**

PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 53
LAKEWOOD, CO

Prospectus Number: PCO-0530-LA15
Congressional District: 7

Justification

Building 53 has not been modernized since the 1970s and many of the building systems have become worn, inefficient, outdated and unreliable. Completion of the project will significantly reduce vacant space in the building and eliminate approximately $2.2 million in annual payments to the private sector. The reconfiguration of space will create a more efficient layout, helping the Forest Service reduce its footprint by approximately 12,000 rsf in order to meet its new space utilization standards. This will align with the goals set forth in the June 2010 Presidential Memorandum, *Disposing of Unneeded Federal Real Estate* and the Office of Management and Budget (OMB) Memorandum M-12-12, *Promoting Efficient Spending to Support Agency Operations*,

To date, GSA has taken an incremental approach to renovating sections of the building in an ongoing effort to backfill as customer agencies show interest and require space. Building 53 offers large amounts of contiguous office space making it a prime candidate for agencies to relocate from leased space in the surrounding community as well as consolidate from other buildings at the DFC. To accommodate a full occupancy, certain building systems need to be upgraded and renovations are needed to prevent system failures and costly repairs. This asset represents a high priority for the DFC potential of large backfill opportunities. This project will help ensure that the building's infrastructure and building systems can accommodate the increase in occupancy and projected activity in the building.

The roof has been in place for more than 30 years, is in poor condition and beyond its useful life. Water leaks into customer space, causing damage to the building and customer property along with lost work time. The installation of a cool roof will put an end to the water intrusion and allow for increased energy efficiency.

The air handler units have a useful service life of 20 years and are currently 45 years old. The aging air handlers have experienced breakdowns and obtaining parts for repairs is difficult. High-efficiency rooftop units will be installed with building automation controls optimizing efficiency, energy savings, and better climate control.

Eighty percent of the building's windows are single pane, beyond their useful life, and allow for the passage of heat and cold resulting in unnecessary energy costs. Installation of efficient windows will maintain a more constant indoor environment and help minimize unnecessary energy consumption.

PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 53
LAKEWOOD, CO

Prospectus Number: PCO-0530-LA15
Congressional District: 7

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

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

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 53
LAKEWOOD, CO

Prospectus Number: PCO-0530-LA15
Congressional District: 7

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

March 2014

Housing Plan
Denver Federal Center
Building 53

PCO-0530-LA15
Lakewood, CO

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
LEASED LOCATIONS												
740 Simms, Golden, CO												
Forest Service	337	337	77,670	-	-	77,670	-	-	-	-	-	-
GOVERNMENT-OWNED LOCATIONS												-
Denver Federal Center Building 53												
Forest Service	30	30	5,885	379	938	7,202	367	367	5,885	3,379	12,438	67,172
Center for Disease Control	-	-	-	113	-	113	-	-	-	113	-	113
Office of Inspector General	3	3	1,360	-	-	1,360	3	3	1,360	-	-	1,360
Veterans Employment and Training Service	3	3	193	-	-	193	3	3	193	-	-	193
Office of Workers Compensation Programs	173	173	31,587	-	5,422	37,009	173	173	31,587	-	5,422	37,009
Geological Survey	226	226	66,148	4,061	20,977	91,186	226	226	66,148	4,061	20,977	91,186
Bureau of Land Management	19	19	5,202	185	5,173	10,560	19	19	5,202	185	5,173	10,560
Office of the Secretary	22	22	7,304	3,115	5,538	15,957	22	22	7,304	3,115	5,538	15,957
Office of Natural Resources and Revenue	32	32	10,253	483	3,711	14,447	32	32	10,253	483	3,711	14,447
VA Office of Information and Technology	2	2	-	2,151	-	2,151	2	2	-	2,151	-	2,151
Veterans Benefits Administration	25	25	6,916	-	-	6,916	25	25	6,916	-	-	6,916
DHS - Federal Protective Service	60	60	8,953	2,855	4,046	15,854	60	60	8,953	2,855	4,046	15,854
GSA - Public Building Service	10	10	2,817	112	999	3,928	10	10	2,817	112	999	3,928
Defense Civilian Personnel Advisory Service	6	6	201	-	-	201	6	6	201	-	-	201
Joint Use	-	-	-	-	2,572	2,572	-	-	-	-	2,572	2,572
Vacant	-	-	47,777	22,082	1,648	71,507	-	-	2,777	8,730	-	11,507
Subtotal	**611**	**611**	**194,596**	**35,536**	**51,024**	**281,156**	**948**	**948**	**194,566**	**25,184**	**61,376**	**281,126**
Total	**948**	**948**	**272,266**	**35,536**	**51,024**	**358,826**	**948**	**948**	**194,566**	**25,184**	**61,376**	**281,126**

Office Utilization Rate[2]		
	Current	Proposed
Building Office Tenants	248	160

Total Building USF Rate[3]		
	Current	Proposed
All Building Tenants	460	297

Current Office UR excludes 42,811 usf of office support space.
Proposed Office UR excludes 42,805 usf of office support space

Special Space	USF
Conference	21,424
Food Service	4,856
ADP	16,790
Laboratory	5,123
Warehouse	8,090
Restroom	445
Light Industrial	1,648
Auditorium	3,000
Total	**61,376**

NOTES:

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

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

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

AMENDED COMMITTEE RESOLUTION

ALTERATION—FRANCES PERKINS BUILDING, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to replace the fire alarm system at the Frances Perkins Building located at 200 Constitution Avenue, NW in Washington, D.C., at a design and review cost of $1,500,000, an estimated construction cost of $13,380,000 and a management and inspection cost of $1,440,000 for a total estimated project cost of $16,320,000, a prospectus for which is attached to and included in this resolution. This resolution amends amounts authorized in the Committee on Transportation and Infrastructure resolution of February 28, 2013 authorizing prospectus number PEX–0000.

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

PROSPECTUS – ALTERATIONS
FRANCES PERKINS BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0116-WA15

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to replace the fire alarm system at the Frances Perkins Building (Perkins Building) located at 200 Constitution Avenue, Northwest, Washington, DC. The proposed project will replace the obsolete fire alarm system with a new emergency communication system that is intended to broadcast information in an emergency to building occupants. The new system will be designed and installed to meet the requirements in GSA PBS-P100, Facilities Standards for the Public Buildings Service.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the Perkins Building at a total cost of $16,320,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I).....$16,320,000

Major Work Items

Fire Alarm Replacement

Project Budget

Design and Review	$ 1,500,000
Estimated Construction Cost (ECC)	13,380,000
Management and Inspection (M&I)	1,440,000
Estimated Total Project Cost (ETPC)*	**$16,320,000**

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

GSA PBS

PROSPECTUS – ALTERATIONS
FRANCES PERKINS BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0116-WA15

Schedule	Start	End
Design and Construction	FY2015	FY2017

Building

The Francis Perkins Building is a seven-story 1,851,000 gross-square-foot lime-stone sheathed federal office building that includes a 916-space basement parking garage. It was constructed in 1974 as the headquarters of the Department of Labor, which still occupies the building today. The building was named in 1980 for Francis Coralie Perkins, the first woman to hold a Presidential Cabinet post. Perkins served as the Secretary of the Department of Labor from 1933-1945 and directed the formulation and enactment of the Social Security Act.

Tenant Agencies

Department of Labor

Proposed Project

The proposed project consists of the removal of the existing fire alarm system and the installation of a new emergency communication system to facilitate occupant notification and/or evacuation in the Perkins Building during an emergency.

Major Work Items

Fire Alarm System Replacement	$13,380,000
Total ECC	**$13,380,000**

Justification

The existing fire alarm system does not meet the requirements in the GSA PBS-P100 Facilities Standards for the Public Buildings Service and the International Building Code, which require that an emergency communication system be able to broadcast information in an emergency to building occupants. In addition, many of the alarm circuits are overloaded, causing concern about system reliability during an emergency. The system manufacturer no longer supports the equipment, making it difficult to find repair parts for the aged system.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles

PROSPECTUS – ALTERATIONS
FRANCES PERKINS BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0116-WA15

for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals*			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	7/25/12	$15,000,000	Repair and Alteration
House T&I	2/28/13	$15,000,000	Repair and Alteration

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

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

Prospectus	Description	FY	Amount
PEISA-2010	High Performance Energy Projects	2010	$3,353,408

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

There are no feasible alternatives to this project.

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATIONS
FRANCES PERKINS BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0116-WA15

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

ALTERATION—GSA HEADQUARTERS BUILDING, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for alterations to upgrade the elevators at the 1800 F Street Building, NW, in Washington, D.C., at a design and review cost of $724,000, an estimated construction cost of $5,731,000 and a management and inspection cost of $636,000 for a total estimated project cost of $7,091,000, a prospectus for which is attached to and included in this resolution. This resolution amends amounts authorized in the Committee on Transportation and Infrastructure resolution of February 28, 2013 authorizing prospectus number PEX–00001.

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

PROSPECTUS - ALTERATION
GSA HEADQUARTERS BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0021-WA15

FY2015 Project Summary

The General Services Administration (GSA) proposes an alteration project to upgrade the elevators at the 1800 F Street Building, NW, Washington, DC to ensure their long-term reliability and meet the service demands of the increased population resulting from the recently completed partial modernization and expansion.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the GSA Headquarters Building at a total cost of $7,091,000.

FY2015 Committee Approval and Appropriations Requested

(Design, ECC, M&I).....$7,091,000

Major Work Items

Elevator Upgrades

Project Budget

Design and Review	$724,000
Estimated Construction Cost (ECC)	5,731,000
Management and Inspection (M&I)	636,000
Estimated Total Project Cost*	**$7,091,000**

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

Schedule	**Start**	**End**
Design and Construction	FY2015	FY2017

PROSPECTUS - ALTERATION
GSA HEADQUARTERS BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0021-WA15

Building

The 1800 F Street Building is a seven-story approximately 764,000 gross-square-foot limestone-clad federal office building situated at 1800 F Street just west of downtown Washington, DC. The building provides 518,700 useable square feet of space and includes outside parking in an interior courtyard. The building was constructed in 1917 as the headquarters of the Department of the Interior, which resided in it until 1949, at which time it became the headquarters of GSA, which occupies the building today. It was one of the first steel-framed buildings constructed in Washington, as well as one of the first government buildings to use limestone on the exterior. It is listed on the National Register of Historic Places.

Tenant Agencies

General Services Administration

Proposed Project

The proposed project consists of upgrading eight elevators in the yet to be modernized areas of the building. The upgrades include the removal and replacement of the majority of the major components of 8 elevators, a tie into the new fire alarm system and cleaning and restoration of the historic finishes of the cabs at the Lobby level.

The elevator upgrades were planned as an integral part of the on-going multi-phase modernization and expansion project at the building. Phase 1 of the modernization was funded under the American Recovery and Reinvestment Act (ARRA) of 2009 and this modernization included elevator upgrades in parts of the building. GSA had originally planned to upgrade the remaining 8 elevators as part of Phase II of the project, but since the schedule and funding of Phase II remains uncertain, and as the condition of the elevators continues to deteriorate and the population of the building continues to grow, GSA felt that the elevators needed to be addressed immediately.

Major Work Items

Elevator Upgrades	$5,731,000
Total ECC	**$5,731,000**

GSA PBS

PROSPECTUS - ALTERATION
GSA HEADQUARTERS BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0021-WA15

Justification

The elevator cabs, parts and components are original to the building and need to be replaced. The elevators are no longer supported by the manufacturer and due to age, replacement parts are becoming increasingly difficult to find. The limited availability of parts results in the common occurrence of expensive and sustained outages. Additionally, outages have become more prevalent with the increased building population and the interim repairs that are undertaken take the cabs out of service for extended time periods disrupting building tenants and operations.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals*			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	7/25/12	$3,200,000	Repair and Alteration
House T&I	2/28/13	$3,200,000	Repair and Alteration

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

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

Prospectus	Description	FY	Amount
PDS-02003	Design	2003	$13,000,000
P.L. 111-5 (ARRA)	Modernization & Expansion	2009	$153,664,000

GSA PBS

PROSPECTUS - ALTERATION
GSA HEADQUARTERS BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0021-WA15

Alternatives Considered (30-year present value cost analysis)

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

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on March 6. 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

ALTERATION—ROBERT C. WEAVER BUILDING, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to replace the fire alarm system at the Robert C. Weaver Building located at 451 7th Street, SW, in Washington, D.C., at a design and review cost of $1,250,000, an estimated construction cost of $10,940,000 and a management and inspection cost of $1,185,000 for a total estimated project cost of $13,375,000, a prospectus for which is attached to and included in this resolution. This resolution amends amounts authorized in the Committee on Transportation and Infrastructure resolution of February 28, 2013 authorizing prospectus number PEX–00001.

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

PROSPECTUS – ALTERATIONS
ROBERT C. WEAVER BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0092-WA15

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to replace the fire alarm system replacement project at the Robert C. Weaver Building (Weaver Building) at 451 7th Street, SW, Washington, DC. The proposed project will replace the existing fire alarm system with a new emergency communication system that is intended to broadcast information in an emergency to building occupants. The new system will be designed and installed to meet the requirements in GSA PBS-P100, Facilities Standards for the Public Buildings Service.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the Weaver Building at a total cost of $13,375,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I).....$13,375,000

Major Work Items

Fire Alarm System Replacement

Project Budget

Design and Review)	1,250,000
Estimated Construction Cost (ECC)	$10,940,000
Management and Inspection (M&I)	1,185,000
Estimated Total Project Cost (ETPC)*	**$13,375,000**

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

Schedule	Start	End
Design and Construction	April 2015	March 2017

PROSPECTUS – ALTERATIONS
ROBERT C. WEAVER BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0092-WA15

Building

The Weaver Building is a thirteen-story 1,372,300 gross-square-foot modular precast concrete office building with 351-space three-level basement parking garage, and a 104-space adjacent parking lot. It was constructed in 1967 as the headquarters of the Department of Housing and Urban Development (HUD), which still occupies the building today; and is part of the city's Southwest Urban Renewal Plan. The building was designed by famed architect Marcel Breuer and is on the National Register of Historic Buildings.

Tenant Agencies

HUD

Proposed Project

The proposed project consists of replacing the antiquated fire alarm system, including the removal of the existing system, and the installation of a new emergency communication system to facilitate occupant notification and/or evacuation in the Weaver Building during an emergency.

Major Work Items

Fire Alarm System Replacement	$10,940,000
Total ECC	**$10,940,000**

Justification

The existing fire alarm system is obsolete and does not meet the requirements in the GSA PBS-P100 Facilities Standards for the Public Buildings Service and the International Building Code which require an emergency communication system be installed to be able to broadcast information in an emergency to building occupants. The existing system utilizes bells and horns to notify occupants. In addition, the system is no longer supported by the manufacturer, and many of its key components are limited in availability. Lastly, the alarm's audibility is not adequate in all areas of the building, a deficiency that poses a danger to tenants in case of an emergency.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

GSA PBS

PROSPECTUS – ALTERATIONS
ROBERT C. WEAVER BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0092-WA15

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals*			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	7/25/12	$12,000,000	Construction
House T&I	2/28/13	$12,000,000	Construction

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

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

Prospectus	Description	FY	Amount
PEISA-2010	High Performance Energy Projects	2010	$5,281,444

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

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

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATIONS
ROBERT C. WEAVER BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0092-WA15

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

ALTERATION—SIDNEY R. YATES FEDERAL BUILDING, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to undertake facade repairs and to replace chillers at the Sidney R. Yates Federal Building located at 1400 Independence Avenue, SW, in Washington, D.C., at a design and review cost of $440,000, an estimated construction cost of $29,480,000 and a management and inspection cost of $2,900,000 for a total estimated project cost of $32,820,000, a prospectus for which is attached to and included in this resolution. This resolution amends amounts authorized in the Committee on Transportation and Infrastructure resolution of February 28, 2013 authorizing prospectus number PEX–00001.

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

PROSPECTUS – ALTERATION
SIDNEY R. YATES FEDERAL BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0501-WA15

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake façade repairs and to replace chillers at the Sidney R. Yates Federal Building (Yates FB) at 1400 Independence Avenue, SW, Washington DC. The proposed project is necessary for the continued, safe occupancy of the highly prominent, 133 year old Federal Building situated between the Washington Monument and the National Holocaust Museum. The building is listed on the National Historic Register.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015 this prospectus proposes repairs and alterations to the Yates Federal Building at a total cost of $32,820,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $32,820,000

Major Work Items

Building exterior repairs; Chiller replacement

Project Budget

Design and Review	$440,000
Estimated Construction Cost (ECC)	29,480,000
Management & Inspection (M&I)	2,900,000
Total Estimated Construction Cost	**$32,820,000**

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

Schedule	Start	End
Design and Construction	FY 2015	FY2017

PROSPECTUS – ALTERATION
SIDNEY R. YATES FEDERAL BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0501-WA15

Building

The Yates FB is a five-story, 208,000 gross square foot red brick office building constructed in 1880 for the Bureau of Engraving and Printing's operations. In 1915, the main building was renovated to house the offices for the auditors of the Navy, Treasury, and State Departments, and thus became known as the "Auditors" building. In 1987, the building was renovated to house the Forest Service and in January 1999, the Auditors Main Building was re-designated the Sidney R. Yates Federal Building, Public Law 105-277, to honor the Congressman from Illinois who served on the House Appropriations Subcommittee on Interior, Environment and Related Agencies.

Situated on the corner of Independence Avenue and 16th Street, SW, the building is listed on the National Register of Historic Places and serves as the headquarters of the U.S. Forest Service. Its prominent location fronting the National Mall and Washington Monument, and its adjacency to the National Holocaust Museum and tidal basin ensure its visibility by thousands of passing tourists daily.

Tenant Agencies

U.S. Forest Service

Proposed Project

The proposed project consists of exterior and structural repairs, including re-pointing building exterior and moat walls, repairing building perimeter railings, caulking exterior facing windows, repairing/replacing built-in gutter lines, replacing counter flashing above gutter lines, and installing drain bodies in all rain leaders; and replacing the chillers.

Major Work Items

Building Exterior Repairs	$26,480,000
Replace Chillers	3,000,000
Total ECC	**$29,480,000**

Justification

The exterior masonry walls are severely deteriorated and disintegrating. Dislodging debris is falling on to adjacent sidewalks, posing a danger to pedestrians near the building, as the building is not set back from the street. Recently, GSA made emergency re-pointing repairs on the north side of the building using minor repair and alteration funds. Also, the flashing, gutters, and leader heads are loose, corroded, and/or leaking, allowing water migration into the walls.

PROSPECTUS – ALTERATION
SIDNEY R. YATES FEDERAL BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0501-WA15

The building chillers are obsolete, inefficient, and at the end of their serviceable life and are plagued with expensive breakdowns and protracted outages. The manufacturer no longer supports the system and it has becoming increasingly difficult to find replacement parts. Further complications are arising from the increased population resulting from U.S. Forest Service's ongoing consolidation into the building.

Undertaking the exterior repairs and chiller replacement project supports the U.S. Forest Service's effort to maintain long term occupancy of this historic building.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals*			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	7/25/12	$11,000,000	Construction
House T&I	2/28/13	$11,000,000	Construction

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

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

None

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

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

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATION
SIDNEY R. YATES FEDERAL BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0501-WA15

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

ALTERATION—IRS ANNEX PARKING DECK, CHAMBLEE, GA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to repair the structural deficiencies at the parking deck adjoining the Internal Revenue Service Service Center Annex located at 2385 Chamblee Tucker Road in Chamblee, Georgia, at an estimated construction cost of $6,619,000 and a management and inspection cost of $790,000 for a total estimated project cost of $7,409,000, a prospectus for which is attached to and included in this resolution. This resolution amends amounts authorized in the Committee on Transportation and infrastructure resolution of February 28, 2013 authorizing prospectus number PEX–00001.

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

GSA PBS

PROSPECTUS – ALTERATION
IRS ANNEX PARKING DECK
CHAMBLEE, GA

Prospectus Number: PGA-0010-CH15
Congressional District: 6

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alterations project to repair the structural deficiencies at the parking deck adjoining the Internal Revenue Service (IRS) Service Center Annex located at 2385 Chamblee Tucker Road in Chamblee, GA which have led to the closure of more than 100 parking spots. The IRS Annex parking deck is experiencing excessive slab deflections, cracking and stress at the elevated slabs and other serviceability and strength issues. The completion of the repairs proposed in this prospectus will extend the service life of the parking deck and return it a condition safe for continued use.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the IRS Parking Deck at a total cost of $7,409,000.

FY2015 Committee Approval and Appropriation Requested

(ECC, M&I) $7,409,000

Major Work Items

Parking deck repairs/replacement; Site work

Project Budget

Estimated Construction Cost (ECC)	$6,619,000
Management and Inspection (M&I)	790,000
Estimated Total Project Cost (ETPC)	**$7,409,000**

GSA PBS

PROSPECTUS – ALTERATION
IRS ANNEX PARKING DECK
CHAMBLEE, GA

Prospectus Number: PGA-0010-CH15
Congressional District: 6

Schedule	Start	End
Design and Construction	FY2015	FY2017

Building

The IRS Parking Deck, which is collocated with the IRS Service Center Annex in Chamblee Georgia, was constructed in 1998. It is a three level, slab-on-grade with two elevated post-tension slabs, cast-in-place (CIP) parking structure. The elevated slabs are supported by CIP concrete columns with drop panels. The elevated slab consists of a combination of mild reinforcing and post tensions tendons. The total square footage of the parking deck is approximately 259,000 square feet and provides 778 inside structured parking spaces.

Tenant Agencies

IRS

Proposed Project

The proposed project includes strengthening the existing elevated slabs and their supporting columns, repair of all concrete/CMU cracks and spalls, adding additional lateral force resisting shearwalls with supporting foundations, and adding a steel support frame with supporting foundation along the length of the cantilever portion of the slabs.

Interim short term repairs in an effort to address immediate safety measures along with testing have been undertaken with minor program funds. The work proposed in this prospectus will accomplish all of the construction needed to secure the structure.

GSA PBS

PROSPECTUS – ALTERATION
IRS ANNEX PARKING DECK
CHAMBLEE, GA

Prospectus Number: PGA-0010-CH15
Congressional District: 6

Major Work Items

Parking Deck Repairs	$6,057,000
Site Work	562,000
Total ECC	**$6,619,000**

Justification

The IRS Annex parking deck is experiencing excessive slab deflections, cracking and stress at the elevated slabs and multiple other serviceability and strength issues. Sections of the garage have been closed down - over 100 spaces are not available for parking due to falling debris, structural concerns.

Initially, GSA examined the possibility of minor maintenance repairs in order to permanently resolve standing water at the parking deck elevated slabs. Further investigation revealed that the elevated slabs were experiencing excessive deflection and serviceability that resulted in the slab low points not matching the drain locations. A study was performed and resulted in the determination that the parking deck suffers from strength and serviceability issues resulting from substandard construction and design practices. Recommendations from the study resulted in partial areas being deemed unsafe for use.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

GSA PBS

PROSPECTUS – ALTERATION
IRS ANNEX PARKING DECK
CHAMBLEE, GA

Prospectus Number: PGA-0010-CH15
Congressional District: 6

Prior Committee Approvals

Prior Committee Approvals*			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	7/25/12	$3,400,000	Exigent Needs - Construction
House T&I	2/28/12	$3,400,000	Exigent Needs – Construction

*Included in the FY 2013 Exigent Needs Prospectus PEX-00001 approved for $122,936,000

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

None

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

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

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATION
IRS ANNEX PARKING DECK
CHAMBLEE, GA

Prospectus Number: PGA-0010-CH15
Congressional District: 6

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—536 SOUTH CLARK STREET FEDERAL BUILDING, JOHN C. KLUCZYNSKI FEDERAL BUILDING, U.S. POST OFFICE LOOP STATION, CHICAGO, IL

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to reconfigure and alter currently vacant space at the 536 South Clark Street Federal Building, U.S. Post Office Loop Station, and the John C. Kluczynski Federal Building located in Chicago, Illinois, at a design cost of $1,230,000, an estimated construction cost of $14,626,000 and a management and inspection cost of $1,260,000 for a total estimated project cost of $17,116,000, a prospectus for which is attached to and included in this resolution.

Provided, that Immigration and Customs Enforcement is consolidated into government owned space and associated leased space is released.

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

GSA PBS

PROSPECTUS – ALTERATION
536 SOUTH CLARK STREET FEDERAL BUILDING
JOHN C. KLUCZYNSKI FEDERAL BUILDING
U.S. POST OFFICE LOOP STATION
CHICAGO, IL

Prospectus Number: PIL-0054-CH15
Congressional District: 07

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of currently vacant space at the 536 South Clark Street Federal Building, US Post Office Loop Station (USPO), and John C. Kluczynski Federal Building (JCK) in Chicago, Illinois to consolidate functions and meet the long term housing needs of the Department of Homeland Security, Immigration, Customs Enforcement (DHS-ICE). The proposed consolidation will reduce federally owned vacant space, improve space utilization, and allow the Government to release leased space and eliminate annual lease payments to the private sector by approximately $2,700,000 annually.

FY2015 Committee Approval and Appropriation Requested

(Design, Construction, M&I) $17,116,000

Major Work Items

Interior construction; HVAC, fire protection/alarm, and electrical upgrades; selective building demolition.

Project Budget

Design	$1,230,000
Estimated Construction Cost	14,626,000
Management and Inspection	1,260,000
Estimated Total Project Cost (ETPC)*	**$17,116,000**

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

Schedule	Start	End
Design and Construction	FY2015	FY2018

Buildings

The 536 S. Clark Street Federal Building was built in 1912 and is constructed of a steel frame superstructure with exterior masonry walls. The building primarily houses the Department of Homeland Security. The ten story building is 681,862 gross square feet (gsf) and is located on the south side of the Central Loop area. The building's façade,

PROSPECTUS – ALTERATION
536 SOUTH CLARK STREET FEDERAL BUILDING
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designed by Chicago architects Holabird and Roche, is an example of the Chicago School architectural style. The building is listed on the National Register of Historic Places.

The JCK and USPO are part of the Chicago Federal Center (CFC) and are located in the Central Loop. The JCK is adjacent to the USPO on the northwest and is connected below grade. A grade level plaza surrounds the USPO Loop Station and JCK. The Chicago Federal Center was designed by renowned architect Ludwig Mies van der Rohe and is an excellent example of contemporary public architecture in the International Style. The Chicago Federal Center is listed on the National Register of Historic Places.

The 46-story JCK (four stories below grade) built in 1973 is constructed of structural steel framing encased in concrete with the exterior skin consisting of glass and structural steel plate spandrels and is 1,428,620 gsf with 36 inside parking spaces. JCK supports multiple federal agencies, including the Department of Labor, Drug Enforcement Administration, Internal Revenue Service and General Services Administration.

The five-story (four stories below grade) USPO, built in 1973 is constructed of structural steel framing with an exterior skin consisting of glass, steel mullions, and spandrels and is 288,104 gsf with 49 inside parking spaces.

Major Tenant Agencies

Department of Homeland Security, Department of Justice, Department of Labor, Department of State, Environmental Protection Agency, General Services Administration, Internal Revenue Service, US Postal Service

Proposed Project

The project proposes to recapture vacant space at the 536 S. Clark Street Federal Building and the lower levels of the USPO and JCK. The interior space alterations and building systems upgrades will allow ICE to consolidate its operations in Chicago and to release over 100,000 usf of leased space. The ICE housing requirements include approximately 64,000 usf of office space, 15,000 usf of warehouse space, and 214 parking spaces. The project will renovate the majority of the vacant space within the 536 S. Clark Federal building to meet the agency's office space requirement. The warehouse and parking requirements will be fulfilled by renovating and repurposing vacant light industrial space within the lower levels of the USPO and JCK. The HVAC, electrical, and fire system upgrades will be limited to what is required to build out the tenant space.

GSA PBS

PROSPECTUS – ALTERATION
536 SOUTH CLARK STREET FEDERAL BUILDING
JOHN C. KLUCZYNSKI FEDERAL BUILDING
U.S. POST OFFICE LOOP STATION
CHICAGO, IL

Prospectus Number: PIL-0054-CH15
Congressional District: 07

Major Work Items

Interior Construction	$6,163,000
HVAC Upgrades	3,136,000
Electrical Upgrades	2,562,000
Selective Building Demolition	1,892,000
Fire Protection/Alarm Upgrades	873,000
Total ECC	**$14,626,000**

Justification

The 536 S. Clark Street Federal Building is currently nearly 15% vacant. Currently, DHS ICE is housed in leased space with more than $2.7 million in annual rent costs. This project will satisfy ICE's long term housing requirements and backfill federally owned vacant space. In addition, consistent with the June 2010 Presidential Memorandum, *Disposing of Unneeded Federal Real Estate* and the Office of Management and Budget (OMB) Memorandum M-12-12, *Promoting Efficient Spending to Support Agency Operations*, the project will result in a reduction of the DHS footprint and improved space utilization in federal inventory. It will also repurpose and make usable light industrial vacant space in the lower levels of USPO and JCK that is difficult to backfill in its current condition.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

GSA PBS

PROSPECTUS – ALTERATION
536 SOUTH CLARK STREET FEDERAL BUILDING
JOHN C. KLUCZYNSKI FEDERAL BUILDING
U.S. POST OFFICE LOOP STATION
CHICAGO, IL

Prospectus Number: PIL-0054-CH15
Congressional District: 07

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

Prospectus	Description	FY	Amount
111-5 ARRA	Fire Alarm/Mechanical Upgrades (LPO & JCK)	2009	$99,673,000
111-5 ARRA	Plaza Upgrades (Chicago Federal Center)	2009	$28,131,000
111-5 ARRA	Roof Replacement & Lighting Upgrades (536 S. Clark FB)	2009	$5,751,000

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

Alternation: $47,612,000
Lease $153,528,000
New Construction: $70,027,000

The 30-year, present value cost of alteration is $22,415,000 less than the cost of new construction with an equivalent annual cost advantage of $1,144,000.

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATION
536 SOUTH CLARK STREET FEDERAL BUILDING
JOHN C. KLUCZYNSKI FEDERAL BUILDING
U.S. POST OFFICE LOOP STATION
CHICAGO, IL

Prospectus Number: PIL-0054-CH15
Congressional District: 07

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

March 2014

PIL-0054-CH15

Chicago, IL

Housing Plan
536 South Clark Street Federal Building
John C. Kluczynski Federal Building
U.S. Post Office Loop Station

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
536 S. Clark Street												
Armed Forces Recruiting	1	1	577	0	0	577	1	1	577	0	0	577
Department of the Army	7	7	3,573	0	0	3,573	7	7	3,573	0	0	3,573
Health and Human Services	6	6	2,032	0	2,850	4,883	6	6	2,032	0	2,850	4,883
DOJ-Drug Enforcement Administration	43	43	32,915	0	9,543	42,459	43	43	32,915	0	9,543	42,459
DHS-Citizenship and Immigration Services	215	215	94,957	4,354	19,740	119,050	215	215	94,957	4,354	19,740	119,050
DHS-Fed. Emergency Management Agency	210	210	55,981	0	8,363	64,344	210	210	55,981	0	8,363	64,344
DHS-Immigration and Customs Enforcement	154	154	65,439	786	16,532	82,757	467	467	96,958	2,048	44,324	143,330
DHS-Customs and Border Protection	4	4	2,096	0	0	2,096	4	4	2,096	0	0	2,096
Environmental Protection Agency	25	25	21,535	0	23,876	45,411	25	25	21,535	0	23,876	45,411
GSA-Public Buildings Service	15	15	3,488	0	1,282	4,770	15	15	3,488	0	1,282	4,770
Building Joint Use	0	0	107	0	5,302	5,408	0	0	107	0	5,302	5,408
Vacant	0	0	57,731	759	2,082	60,573	0	0	0	0	0	0
U.S. Post Office Loop Station												
DOJ-U.S. Marshals Service	0	0	60	0	0	60	0	0	60	0	0	60
GSA -Off. of the Chief Information Officer	0	0	0	289	0	289	0	0	0	289	0	289
GSA - Public Buildings Service	0	0	0	8,383	0	8,383	0	0	0	8,383	0	8,383
U.S. Postal Service	20	20	32,251	8,150	626	41,027	20	20	32,251	8,150	626	41,027
DHS-Immigration and Customs Enforcement	0	0	0	0	0	0	3	3	0	0	7,500	7,500
Vacant	0	0	3,140	60,678	110	63,928	0	0	0	0	0	0
John C. Kluczynski FB												
Congress - Senate	40	40	7,905	0	522	8,427	40	40	7,905	0	522	8,427
Congress -Board of Gov. Fed. Reserve Sys.	9	9	1,717	0	0	1,717	9	9	1,717	0	0	1,717
U.S. Department of Agriculture	7	7	3,051	0	0	3,051	7	7	3,051	0	0	3,051
DOE - Fed. Energy Regulatory Commission	15	15	5,357	0	0	5,357	15	15	5,357	0	0	5,357
DOJ-U.S.Marshals Service	4	4	0	0	7,009	7,009	4	4	0	0	7,009	7,009
DOJ - Community Relations Service	4	4	2,698	0	184	2,882	4	4	2,698	0	184	2,882
DOJ - Drug Enforcement Administration	237	237	62,375	1,021	8,887	72,283	237	237	62,375	1,021	8,887	72,283
DOL- Asst Secy For Adm&Mgmt Inclnat Com On	47	47	12,800	0	1,014	13,814	47	47	12,800	0	1,014	13,814
DOL - Office of the Inspector General	38	38	10,192	0	201	10,393	38	38	10,192	0	201	10,393
DOL - Employee Benefits Security Admin.	50	50	13,659	0	1,626	15,285	50	50	13,659	0	1,626	15,285
DOL- Office of Labor Mgmt Standards	25	25	6,698	0	0	6,698	25	25	6,698	0	0	6,698
DOL-Occupational Safety and Health Admin.	32	32	8,588	0	196	8,784	32	32	8,588	0	196	8,784
DOL-Bureau of Labor Statistics	99	99	26,883	0	2,271	29,154	99	99	26,883	0	2,271	29,154
DOL- Employment and Training Admin.	56	56	15,140	0	0	15,140	56	56	15,140	0	0	15,140
DOL- Office Of The Solicitor	34	34	9,066	0	0	9,066	34	34	9,066	0	0	9,066
DOL - Veterans Employment & Train. Svc.	9	9	2,484	0	0	2,484	9	9	2,484	0	0	2,484
DOL-Office Of Public Affairs	3	3	680	0	0	680	3	3	680	0	0	680
DOL-Regional Representative	2	2	416	0	0	416	2	2	416	0	0	416
DOL-Women's Bureau	3	3	876	0	0	876	3	3	876	0	0	876
DOL-Office of Workers Compensation Prog.	38	38	10,202	0	960	11,162	38	38	10,202	0	960	11,162
DOL-Wage And Hour Division	46	46	12,426	0	0	12,426	46	46	12,426	0	0	12,426

Housing Plan
536 South Clark Street Federal Building
John C. Kluczynski Federal Building
U.S. Post Office Loop Station

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DOL - Ofc. of Fed. Cont. Comp. Programs	35	35	9,573	0	0	9,573	35	35	9,573	0	0	9,573
DOL- Office of Apprenticeship	8	8	2,042	0	0	2,042	8	8	2,042	0	0	2,042
DOL - Office Of Job Corps	15	15	4,075	0	0	4,075	15	15	4,075	0	0	4,075
Navy - Chief Of Naval Research	16	16	6,378	0	325	6,703	16	16	6,378	0	325	6,703
Department Of State	100	100	31,137	56	1,519	32,712	100	100	31,137	56	1,519	32,712
Treasury-Internal Revenue Service	735	735	171,981	2,903	16,213	191,097	735	735	171,981	2,903	16,213	191,097
Treasury, Acting Asst. Dir.	12	12	4,120	0	404	4,524	12	12	4,120	0	404	4,524
DHS-Nat. Protecion & Prog. Directorate FPS	50	50	18,221	0	215	18,436	50	50	18,221	0	215	18,436
GSA - Office of Inspector General	13	13	7,299	0	0	7,299	13	13	7,299	0	0	7,299
GSA - Office of Civil Rights	2	2	929	0	0	929	2	2	929	0	0	929
GSA -Office of the Chief Information Officer	15	15	8,537	0	1,073	9,610	15	15	8,537	0	1,073	9,610
GSA - Regional Administrators	5	5	1,660	0	1,201	2,861	5	5	1,660	0	1,201	2,861
GSA - General Counsel	6	6	1,879	0	351	2,230	6	6	1,879	0	351	2,230
GSA- Federal Acquisition Service	106	106	23,887	0	1,486	25,373	106	106	23,887	0	1,486	25,373
GSA-Public Buildings Service	430	430	77,041	1,563	7,891	86,495	430	430	77,041	1,563	7,891	86,495
GSA - Chief People Officer	8	8	3,058	0	682	3,740	8	8	3,058	0	682	3,740
Merit Systems Protection Board	14	14	4,801	89	0	4,890	14	14	4,801	89	0	4,890
Office of Personnel Management	36	36	8,875	0	0	8,875	36	36	8,875	0	0	8,875
U.S. Taxcourt	3	3	1,423	91	1,372	2,886	3	3	1,423	91	1,372	2,886
U.S. Potal Service	0	0	8,688	27,108	973	36,769	0	0	8,688	27,108	973	36,769
DHS-Immigration and Customs Enforcement	0	0	0	0	0	0	3	3	0	0	7,500	7,500
Building Joint Use	0	0	2,908	1,067	816	4,791	0	0	2,908	1,067	816	4,791
Facility Joint Use	0	0	13,316	185	5,163	18,664	0	0	13,316	185	5,163	18,664
Vacant	0	0	87,710	5,727	3,018	96,455	0	0	66,052	5,727	3,018	74,797
1 Tower Lane (Lease)												
DHS - Immigration and Customs Enforcement	319	319	87,595	0	16,035	103,630	0	0	0	0	0	0
Total	**3,425**	**3,425**	**1,176,228**	**123,209**	**171,913**	**1,471,351**	**3,425**	**3,425**	**1,037,623**	**63,034**	**196,478**	**1,297,135**

PIL-0054-CH15
Chicago, IL

Housing Plan
536 South Clark Street Federal Building
John C. Kluczynski Federal Building
U.S. Post Office Loop Station

Office Utilization Rate[2]	Current	Proposed
Building Office Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	267	235
All Building Office Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	268	236

Current Office UR excludes 253,311 usf of office support space.
Proposed Office UR excludes 222,817 usf of office support space

Current Office UR excludes 258,770 usf of office support space.
Proposed Office UR excludes 228,277 usf of office support space

Total Building USF Rate[3]	Current	Proposed
Building Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	421	367
All Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	430	379

Special Space	USF
Laboratory	40,043
Food Service	19,050
Fitness Center	5,475
Private Toilet	9,054
Auditorium	4,078
Conference/Training Room	41,828
ADP	22,897
Courtroom/Judiciary	2,605
Health Unit	737
Holding Room	8,353
Private Elevator	1,059
Sallyport	7,830
Atrium	8,172
Secure Storage	25,297
Total	**196,478**

NOTES:

[1] USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

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

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

*An assumption was made that 3,800 USF of existing ICE space will be released/consolidated at 536 S. Clark St. as the total requested USF is greater than the available vacant space in the building. In the Kluczynski FB and Loop Station the total USF of the building decreases as the buildings' lower level space is converted from vacant USF into parking. The buildings' GSF will remain the same.

COMMITTEE RESOLUTION

ALTERATION—CAPTAIN JOHN FOSTER WILLIAMS U.S. COAST GUARD BUILDING, BOSTON, MA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to provide critical structural foundation and site repairs at the Captain John Foster Williams U.S. Coast Guard Building located in Boston, Massachusetts, at a design cost of $1,655,000, an estimated construction cost of $6,252,000 and a management and inspection cost of $709,000 for a total estimated project cost of $8,616,000, 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.

GSA PBS

PROSPECTUS – ALTERATION
CAPTAIN JOHN FOSTER WILLIAMS U.S. COAST GUARD BUILDING
BOSTON, MA

Prospectus Number: PMA-0011-BO15
Congressional District 8

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to provide critical structural foundation and site repairs at the Captain John Foster Williams U.S. Coast Guard Building (Williams Building) in Boston, MA. The project will eliminate deleterious building water infiltration, and sustain safe, public waterfront access at the site.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $8,616,000

Major Work Items

Structural repairs; Waterproofing

Project Budget

Design	$1,655,000
Estimated Construction Cost (ECC)	6,252,000
Management and Inspection (M&I)	709,000
Estimated Total Project Cost (ETPC)*	**$8,616,000**

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

Schedule	**Start**	**End**
Design and Construction	FY2015	FY2017

Building

The Williams Building, constructed in 1918, is an eight story, 176,013 gross square foot building located in the Rowe's Wharf district on Boston Harbor. The building is constructed upon backfilled tidelands and is situated only 16-20 feet from the water's edge and the only protection is a 100-year-old granite/wood pile supported seawall with a paved pedestrian causeway. Underneath a significant portion of the pedestrian causeway, and adjacent to the building's basement, is an abandoned coal vault with a floor elevation approximately four feet below the harbor's mean high water line. The basement, which houses the electrical service switchgear and mechanical equipment, has a floor elevation of only one foot above the mean high water line.

GSA PBS

PROSPECTUS – ALTERATION
CAPTAIN JOHN FOSTER WILLIAMS U.S. COAST GUARD BUILDING
BOSTON, MA

Prospectus Number: PMA-0011-B015
Congressional District 8

Tenant Agencies

Commerce Department, Department of Justice, Treasury Department, Department of Homeland Security, General Services Administration, Office of Personnel Management, Railroad Retirement Board and Social Security Administration

Proposed Project

The proposed project provides critical repairs to the full length of the site's existing seawall to restore structural stability and mitigate recurring tidal water infiltration to the building's basement. Repairs will include integrated waterproofing under the pedestrian causeway, within the abandoned coal vault, and along the perimeter of the building foundation. Furthermore, cracks, utility penetrations, and concrete deterioration of the foundation will also be repaired to provide additional infiltration mitigation. The project also provides a comprehensive waterproofing solution to eliminate recurring risks to the building's electrical and mechanical systems, improves personnel life safety, and maintains public access to the waterfront. This project is required to ensure the continued mission use/occupancy of the building and safety of all public pedestrians utilizing the waterfront.

Major Work Items

Structural Repairs/Waterproofing	$6,552,000
Total ECC	**$6,252,000**

Justification

Multiple engineering assessment reports have identified structural and waterproofing deficiencies at the building, resulting in significant water infiltration entering the multi-leveled basement. The continued impact of sea water and subsequent deterioration of the seawall has caused recurring maintenance issues for nearly 50 years, necessitating emergent patches, repairs, and work-arounds. The pedestrian causeway is used regularly by the public to access transportation and other waterfront activities. The pedestrian causeway is cracked, deteriorated, and could become unstable over the abandoned coal vault if not restored. The coal vault itself is the primary conduit for tidal and rainwater infiltration to the building's basement resulting in costly structural, mechanical and electrical damage. If not addressed, the infiltration will continue to cause foundation damage to the building, as well as increase future electrical and mechanical system outages that will severely impact all tenant missions. Existing sump wells and pumps cannot alone mitigate the magnitude of the recurring tidal influx of water incursion.

GSA PBS

PROSPECTUS – ALTERATION
CAPTAIN JOHN FOSTER WILLIAMS U.S. COAST GUARD BUILDING
BOSTON, MA

Prospectus Number: PMA-0011-BO15
Congressional District 8

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

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

Recommendation

ALTERATION

GSA **PBS**

PROSPECTUS – ALTERATION
CAPTAIN JOHN FOSTER WILLIAMS U.S. COAST GUARD BUILDING
BOSTON, MA

Prospectus Number: PMA-0011-B015
Congressional District 8

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—THOMAS P. O'NEILL, JR, FEDERAL BUILDING, BOSTON, MA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to replace and upgrade multiple failing and deficient systems at the Thomas P. O'Neill, Jr., Federal Building located at 10 Causeway Street in Boston, Massachusetts, at a design cost of $1,306,000, an estimated construction cost of $13,765,000 and a management and inspection cost of $1,075,000 for a total estimated project cost of $16,146,000, 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.

PROSPECTUS – ALTERATION
THOMAS P. O'NEILL JR. FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0153-BO15
Congressional District: 8

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to replace and upgrade multiple failing and deficient systems at the Thomas P. O'Neill, Jr., Federal Building (O'Neill Building) located at 10 Causeway Street, Boston, MA. The replacement of the fire alarm system, building automation system, and upgrade of the elevators will allow for improved building performance and code compliance.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $16,146,000

Major Work Items

Elevator upgrades; building automation system replacement; fire alarm system replacement

Project Budget

Design	$1,306,000
Estimated Construction Cost (ECC)	13,765,000
Management and Inspection (M&I)	1,075,000
Estimated Total Project Cost (ETPC)*	**$16,146,000**

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

Schedule	Start	End
Design and Construction	FY2015	FY2017

Building

The O'Neill Building is a 670,818 rentable square foot (rsf) steel and concrete office building adjacent to North Station, one of Boston's main commuter rail stations, and the TD Garden Arena. The building is defined by a five-story atrium/lobby, a five-story office low-rise, and eleven-story office high-rise. The building sits on piles driven down to the glacial till. Granite panels and a ribbon window system characterize the exterior facade.

GSA PBS

PROSPECTUS – ALTERATION
THOMAS P. O'NEILL JR. FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0153-BO15
Congressional District: 8

Major Tenant Agencies

General Services Administration, Housing and Urban Development, Department of Homeland Security, Department of Justice, Department of State, Internal Revenue Service, Department of Agriculture

Proposed Project

The proposed project includes upgrades to all 12 building elevators, including one freight elevator, to bring the elevators up to current technology, performance and building code standards. The modernized systems shall incorporate non-proprietary, regenerative energy drives. The passenger cab enclosures will also be refinished with durable and sustainable materials, and be outfitted with the required life safety and handicapped compliant systems.

Additionally, the outdated and fragmented building automation system will be replaced with a system that consolidates and integrates system devices via a common, expandable communication network. The replacement system will supplement the number of points/zones monitored and controlled to optimize building performance and increase annual energy savings.

Lastly, the existing fire alarm system will be replaced to bring the system up to building code standards. The project will include installation and electrical conduit distribution for all integrated alarms, sensors and control panels throughout the building.

Major Work Items

Elevator Upgrades	$5,488,000
Building Automation System Replacement	5,325,000
Fire Alarm Replacement	2,952,000
Total ECC	**$13,765,000**

Justification

Recurring elevator failures regularly and adversely impact the 1,300 building personnel and multiple agency missions. The 30-year-old elevators have exceeded their useful life and require replacement to eliminate deficiencies and failures. Increased downtime of the system is due to antiquated passenger cars, diminishing parts availability, increased personnel entrapments due to failing door operators, and increased frequency of maintenance cycles. Over the past 12 months 80% of the elevator service call backs were equipment related. Two elevator cars were out of service for over one month due to

PROSPECTUS – ALTERATION
THOMAS P. O'NEILL JR. FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0153-BO15
Congressional District: 8

problems getting parts. One of the two elevators that were out of service was the freight elevator, which caused a passenger elevator to be reassigned. This resulted in longer passenger wait times, as well as increased wait times for material and construction deliveries.

Replacement of the building automation system will allow for improved tenant comfort and better monitoring and control over the O'Neill Building's energy consumption. The current system, responsible for managing and monitoring all mechanical, electrical and plumbing systems, is antiquated and has exceeded its useful life. Interim modifications have created an assortment of inefficient and network-incompatible fragments. As a result, the entire system lacks adequate coverage and control which has resulted in recurring occupant temperature comfort issues and less control over energy consumption.

The existing fire alarm system is outdated with replacement parts that are difficult to source and should be upgraded to meet current code requirements. Fire protection systems have evolved significantly since the installation of the original system which has had components replaced over the years due to various build-out projects, but has created a proprietary, yet hodgepodge type of fire alarm system. The proposed project improves life safety by providing reliable fire detection and improved mass notification coverage in the high density, high-rise building. Upgrades will improve reliability of fire reporting to local emergency responders and provide tactical system aides to reduce personnel life safety and property risks.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

GSA PBS

PROSPECTUS – ALTERATION
THOMAS P. O'NEILL JR. FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0153-BO15
Congressional District: 8

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

Prospectus	Description	FY	Amount
111-5 (ARRA)	Renovate tenant agency space	2009	$12,950,000

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

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

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATION
THOMAS P. O'NEILL JR. FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0153-B015
Congressional District: 8

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—985 MICHIGAN AVENUE, DETROIT, MI

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to consolidate federal agencies into 985 Michigan Avenue in Detroit, Michigan, at a design cost of $7,834,000, an estimated construction cost of $61,073,000 and a management and inspection cost of $6,006,000 for a total estimated project cost of $74,913,000, a prospectus for which is attached to and included in this resolution.

Provided, that the General Services Administration executes the existing purchase option in the lease, at an estimated cost of $1, and federal agencies are consolidated into 985 Michigan Avenue.

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

GSA PBS

PROSPECTUS – ALTERATION
985 MICHIGAN AVENUE
DETROIT, MI

Prospectus Number: PMI-1951-DE15
Congressional District: 14

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to consolidate federal agencies into 985 Michigan Avenue in Detroit, Michigan. The consolidation of federal agencies will decrease reliance on leased space, improve space utilization and incorporate alternative workplace solutions. The building's systems will also be renovated to extend service life and improve operational efficiency.

The building was constructed in 1995 as a build-to-suit lease to be occupied by the Internal Revenue Service (IRS). GSA intends to execute an existing purchase option in the lease, and purchase the building for $1 with a transfer of ownership occurring April 2015.

FY2015 Committee Approval and Appropriation Requested

(Design, Construction, M&I) $74,913,000

Major Work Items

Interior construction; HVAC, electrical and plumbing upgrades, fire and life safety upgrades; elevator repairs; exterior construction and parking garage repairs

Project Budget

Design	$7,834,000
Estimated Construction Cost (ECC)	61,073,000
Management and Inspection (M&I)	6,006,000
Estimated Total Project Cost (ETPC)*	**$74,913,000**

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

Schedule	Start	End
Design and Construction	FY2015	FY2018

Building

The office building is 10-stories above grade with a basement and has approximately 484,000 rentable square feet. The majority of the mechanical equipment is housed in a 3-story structure adjacent to the building. The building has a 10-story parking garage with approximately 850 spaces.

PROSPECTUS – ALTERATION
985 MICHIGAN AVENUE
DETROIT, MI

Prospectus Number: PMI-1951-DE15
Congressional District: 14

Tenant Agencies

IRS, Department of Justice, Department of Homeland Security, Department of Labor, State Department, GSA, U.S. Air Force Reserves, U.S. Office of Special Counsel, Social Security Administration

Proposed Project

Upon receipt of ownership, GSA proposes to renovate the 985 Michigan Avenue building to extend the useful life of the building and consolidate federal agencies from leased locations within Detroit, MI. Renovation of the building systems includes improvements to the HVAC systems that will result in energy savings, repairs to the passenger and freight elevators, replacement of the roof, repairs to the building's windows and façade, upgrades to the fire alarm and sprinkler systems, repairs to the plumbing system and public restrooms, improvements to the electrical infrastructure, and repairs to the parking garage and site.

The IRS is currently located at the 985 Michigan Avenue building and two other leased locations. Interior alterations will be made to allow for the reconfiguration of IRS space and consolidation of federal agencies into space released by IRS. Other proposed backfill agencies are in leased facilities.

Major Work Items

Interior Construction	$17,725,000
HVAC Upgrades	17,189,000
Exterior Construction and Parking Garage Repairs	7,384,000
Electrical Upgrades	6,676,000
Fire and Life Safety Upgrades	6,642,000
Elevator Repairs	4,206,000
Plumbing Upgrades	1,251,000
Total ECC	**$61,073,000**

Justification

This project will create a multi-tenant building by significantly reducing the IRS' footprint in the building and relocating a number of federal agencies (including the IRS) from leased facilities into the Federally owned facility. The government is expected to achieve savings due to lease cost avoidance, of approximately $11,000,000 per year, the saving estimate includes the costs that would be associated with relocating the IRS from

PROSPECTUS – ALTERATION
985 MICHIGAN AVENUE
DETROIT, MI

Prospectus Number: PMI-1951-DE15
Congressional District: 14

985 Michigan Avenue to leased space in the event that funds for this project are not appropriated. The strategy to convert the asset to a multi-tenant federal building is consistent with the June 2010 Presidential Memorandum, *Disposing of Unneeded Federal Real Estate* and the Office of Management and Budget (OMB) Memorandum M-12-12, *Promoting Efficient Spending to Support Agency Operations*.

The building is approximately 20 years old and many systems are inefficient and are approaching the end of their useful lives. Upgrades to the building's infrastructure are required to extend service life, reduce energy consumption and operating expenses, and ensure long-term occupancy of federal tenants. Mechanical, electrical, elevator and plumbing systems have operated 24/7, 365 days/year since the building was constructed in 1995. The HVAC system is inefficient and oversized for office use. Fire and life safety systems are not compliant with current code. Additionally, the building envelope and parking structure are showing signs of deterioration.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

Alteration: $267,023,000
Lease $618,338,000
New Construction: $410,178,000

The 30-year, present value cost of alteration is $143,155,000 less than the cost of new construction with an equivalent annual cost advantage of $7,304,000.

GSA **PBS**

PROSPECTUS – ALTERATION
985 MICHIGAN AVENUE
DETROIT, MI

Prospectus Number: PMI-1951-DE15
Congressional District: 14

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

March 2014

Housing Plan

985 Michigan Avenue

PMI-1951-DE15
Detroit, MI

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
985 Michigan Ave.												
Internal Revenue Service	1,200	1,200	261,485	33,973	125,293	420,751	1,323	1,323	140,281	18,456	19,633	178,370
Treasury Inspector General for Tax Admin	2	2	155	20	74	249	2	2	155	20	74	249
Drug Enforcement Administration	-	-	-	-	-	-	215	215	21,458	5,720	27,475	54,653
JD Community Relations Service	-	-	-	-	-	-	2	2	632	74	37	743
JD Office of Inspector General	-	-	-	-	-	-	2	2	680	80	40	800
DOL Office of Inspector General	-	-	-	-	-	-	3	3	1,587	186	93	1,866
DOL Employee Benefits Security Admin.	-	-	-	-	-	-	5	5	2,180	256	128	2,564
DOL Office of Labor Management Standards	-	-	-	-	-	-	6	6	2,287	269	135	2,691
DOL Bureau of Labor Statistics	-	-	-	-	-	-	4	4	1,813	213	107	2,133
DOL Wage & Hour Division	-	-	-	-	-	-	17	17	4,691	552	276	5,519
DOL Office of Federal Contract Compliance	-	-	-	-	-	-	15	15	2,912	343	171	3,426
DOL Bureau of Apprenticeship & Training	-	-	-	-	-	-	4	4	1,106	130	65	1,301
U.S. Office of Special Counsel	-	-	-	-	-	-	5	5	2,410	284	141	2,835
DHS Field Operations Facility	-	-	-	-	-	-	40	40	25,094	2,952	1,476	29,522
DHS Mission Support Facility	-	-	-	-	-	-	3	3	4,942	581	291	5,814
State Department	-	-	-	-	-	-	65	65	19,326	2,274	1,136	22,736
GSA Federal Acquisition Service	-	-	-	-	-	-	3	3	600	-	-	600
GSA Public Building Service	-	-	-	-	-	-	38	38	6,900	1,000	1,500	9,400
USA AFR Navy	-	-	-	-	-	-	40	40	11,312	1,331	665	13,308
Social Security Administration	-	-	-	-	-	-	70	70	14,698	-	-	14,698
HHS Departmental Management (IG)							12	12	6,312	-	-	6,312
Vacant	-	-	-	-	-		-	-	1,187	90	-	1,277
Joint Use	-	-	-	-	-		-	-	-	-	17,716	17,716
211 W. Fort Street												
Internal Revenue Service	3	3	1,852	-	-	1,852	-	-	-	-	-	-
Drug Enforcement Administration	32	32	6,792	-	-	6,792	-	-	-	-	-	-
JD Community Relations Service	2	2	743	-	-	743	-	-	-	-	-	-
JD Office of Inspector General	2	2	800	-	-	800	-	-	-	-	-	-
DOL Office of Inspector General	3	3	1,866	-	-	1,866	-	-	-	-	-	-
DOL Employee Benefits Security Admin.	5	5	2,564	-	-	2,564	-	-	-	-	-	-
DOL Office of Labor Management System	6	6	2,691	-	-	2,691	-	-	-	-	-	-
DOL Bureau of Labor Statistics	4	4	2,133	-	-	2,133	-	-	-	-	-	-
DOL Wage & Hour Division	17	17	5,519	-	-	5,519	-	-	-	-	-	-
DOL Off. of Federal Cont. Comp. Prog.	15	15	3,426	-	-	3,426	-	-	-	-	-	-
DOL Bureau of Apprenticeship & Training	4	4	1,301	-	-	1,301	-	-	-	-	-	-
U.S. Office of Special Counsel	5	5	2,835	-	-	2,835	-	-	-	-	-	-
DHS Field Operations Facility	40	40	29,522	-	-	29,522	-	-	-	-	-	-
DHS Mission Support Facility	3	3	5,814	-	-	5,814	-	-	-	-	-	-
State Department	65	65	22,737	-	-	22,737	-	-	-	-	-	-
431 Howard Street												
Drug Enforcement Administration	183	183	60,507	-	7,556	68,063	-	-	-	-	-	-
500 Woodward Avenue												
Internal Revenue Service	250	250	70,794	-	-	70,794	-	-	-	-	-	-
6 Parklane Boulevard												
GSA Federal Acquisition Service	3	3	968	-	-	968	-	-	-	-	-	-

March 2014

Housing Plan
985 Michigan Avenue

PMI-1951-DE15
Detroit, MI

GSA Public Building Service, Field Offices	3	3	1,404	-	-	1,404	-	-	-	-	-	-
GSA Public Building Service, District Offices	35	35	12,638	-	-	12,638	-	-	-	-	-	-
1155 Brewery Park Boulevard												
USA AFR (Navy)	40	40	13,308	-	-	13,308	-	-	-	-	-	-
300 River Place												
HHS Departmental Management (IG)	12	12	6,312	-	-	6,312	-	-	-	-	-	-
719 Griswold												
Social Security Administration	70	70	14,698	-	-	14,698	-	-	-	-	-	-
Total	**2,004**	**2,004**	**532,864**	**33,993**	**132,923**	**699,780**	**1,874**	**1,874**	**272,563**	**34,811**	**71,159**	**378,533**

Office Utilization Rate[2]		
	Current	Proposed
Building Office Tenants	207	113

Total Building USF Rate[3]		
	Current	Proposed
All Building Tenants	349	202

Current Office UR excludes 117,230 usf of office support space. Proposed Office UR excludes 59,963 usf of office support space

Special Space	USF
Laboratory	390
Food Service	13,485
Fitness Center	6,071
Conference/Training Room	29,305
ADP	11,963
Interview/Detention	260
Secure Storage	9,685
Total	**71,159**

NOTES:

[1] USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

[2] Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF, vacant office USF.

[3] Total Building USF Calculation = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel). Building USF calculation excludes building vacant usf.

COMMITTEE RESOLUTION

ALTERATION—THEODORE LEVIN U.S. COURTHOUSE, DETROIT, MI

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for Phase II of a multi-phase alteration project, including replacement of the fire alarm electrical distribution systems, emergency generator, perimeter fan coils and passenger elevators and the extension of the fire sprinkler system, to correct serious building deficiencies at the Theodore Levin U.S. Courthouse located at 231 West Lafayette Boulevard in Detroit, Michigan, at an estimated construction cost for Phase II of $37,539,000 and a management and inspection cost for Phase II of $2,960,000 for a total authorization for Phase II of $40,499,000, 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.

GSA PBS

PROSPECTUS –ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MI

Prospectus Number: PMI-0029-DE15
Congressional District: 14

FY2015 Project Summary

The General Services Administration (GSA) is proposing Phase II of a multi-phase alteration project to correct serious building deficiencies at the historic Theodore Levin U.S. Courthouse (Levin Courthouse) located at 231 West Lafayette Boulevard in Detroit, MI. The Levin Courthouse houses the Federal Courts for the Eastern District of Michigan. The proposed multi-phase project will correct deficiencies to ensure the long term occupancy of federal agencies by providing a safe and reliable work environment. The proposed scope for this phase includes replacement of the fire alarm electrical distribution systems, emergency generator, perimeter fan coils, and passenger elevators and the extension of the fire sprinkler system.

FY2015 Committee Approval and Appropriation Requested

(Phase II M&I and ECC) $40,499,000

Major Work Items (all phases)

HVAC and electrical systems replacement; elevator improvements; plumbing and fire and life safety upgrades; interior construction

Project Budget

Design (FY2014) $10,200,000

Estimated Construction Cost (ECC)

Phase I (FY2014)	$19,256,000
Phase II (FY2015 request)	**$37,539,000**
Phase III (future year request)	$62,173,000
Total ECC	**$118,968,000**

Management and Inspection (M&I)

Phase I (FY2014)	$1,541,000
Phase II (FY2015 request)	**$2,960,000**
Phase III (future year request)	$6,040,000
Total M& I	**$10,541,000**

Estimated Total Project Cost*.....$139,709,000

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

GSA PBS

PROSPECTUS –ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MI

Prospectus Number: PMI-0029-DE15
Congressional District: 14

Schedule	Start	End
Design	FY2014	FY2016
Construction	FY2014	FY2019

Building

The Levin Courthouse, located at 231 West Lafayette Boulevard in Detroit, MI was constructed in 1934 in the Neo-Classical Revival style using reinforced concrete with an Indiana limestone façade. The building is 771,904 gross square feet and contains 19 inside parking spaces. It has 10 stories above grade with a pair of two-story penthouses and a below grade level where vehicles access the basement for deliveries, prisoner transfer to the building and judges' parking. The central core of the building opens to form a light-well from the 3" to 10th floors. The building is located on the southeastern edge of the central portion of the central business district of Detroit. This asset is listed on the National Register of Historic Places as a contributing property to the historic district.

Tenant Agencies

Judiciary, Department of Justice, Congress-House of Representatives, GSA, U.S. Tax Court

Proposed Project

The multi-phase project includes replacement of the building's chillers, air handling units, perimeter fan coil units, fiber-board ductwork, and upgrades to the Building Automation System. The building's electrical distribution system and emergency generator will be replaced and cloth wiring will be removed throughout the building. Domestic water piping will be repaired and restrooms will be renovated to provide Architectural Barriers Act Accessibility Standard (ABAAS) compliance. An egress stairwell will be added, the fire alarm will be replaced, and the sprinkler system will be extended to provide full coverage. Public elevators will be replaced and a new freight elevator will be added. The basement loading dock area will be modified to better facilitate deliveries to the building. Hazardous materials related to the scope of work will be abated.

This proposed phase of the larger project includes replacement of the fire alarm electrical distribution systems, emergency generator, perimeter fan coils, and passenger elevators and the extension of the fire sprinkler system.

PROSPECTUS –ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MI

Prospectus Number: PMI-0029-DE15
Congressional District: 14

Phase I (requested in FY2014) included the design of the entire project and the addition of the egress stairwell and Fort Street stair corridor, a new freight elevator, replacement of the chillers, and reconfiguration of the basement loading dock area.

Phase III, the final phase, will include replacement of major HVAC system components including air handling units and fiberboard ductwork and upgrades to the BAS and plumbing. Under this phase, temporary swing space will be constructed within the building for tenants to occupy while work is performed in their space. The build-out of internal swing space will require the relocation of a tenant from the building into external swing space.

Major Work Items (all phases)

HVAC Replacement	$56,614,000
Fire and Life Safety Upgrades	19,864,000
Electrical System Replacement	15,895,000
Interior Construction	12,976,000
Plumbing Upgrades	7,143,000
Elevator Improvements	6,476,000
Total ECC	**$118,968,000**

Justification

The historic Levin Courthouse serves as the Federal Courts for the Eastern District of Michigan. In recent years, the Courthouse has experienced electrical outages, failures of the HVAC system, elevator outages, and frequent flooding resulting from pipe ruptures, resulting in major disruptions to tenant agencies' mission execution. Major building systems are well beyond their useful lives, do not comply with current codes, and are inefficient and difficult to maintain. Fire and life safety systems are outdated and egress pathways are inadequate.

Public restrooms do not comply with accessibility requirements and the current configuration of the basement loading dock area prevents the delivery of materials during normal business hours. The building's freight elevator is undersized, which makes the transport of materials throughout the building very inefficient.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles

PROSPECTUS –ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MI

Prospectus Number: PMI-0029-DE15
Congressional District: 14

for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

Alteration: $235,644,000
Lease $415,631,000
New Construction: $293,849,000

The 30-year, present value cost of alteration is $57,747,000 less than the cost of new construction with an equivalent annual cost advantage of $2,946,000.

Recommendation

ALTERATION

GSA PBS

PROSPECTUS –ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MI

Prospectus Number: PMI-0029-DE15
Congressional District: 14

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

ALTERATION—TED WEISS FEDERAL BUILDING, NEW YORK, NY

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to modernize elevators in the Ted Weiss Federal Building located at 290 Broadway in New York, New York, at a design cost of $1,004,000, an estimated construction cost of $9,811,000 and a management and inspection cost of $918,000 for a total estimated project cost of $11,733,000, a prospectus for which is attached to and included in this resolution. This resolution amends amounts authorized in the Committee on Transportation and Infrastructure resolution of February 28, 2013 authorizing prospectus number PEX–00001.

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

GSA PBS

PROSPECTUS – ALTERATION
TED WEISS FEDERAL BUILDING
NEW YORK, NY

Prospectus Number: PNY-0350-NY15
Congressional District: 08

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to modernize elevators in the Ted Weiss Federal Building (Weiss FB) located at 290 Broadway, New York, NY. The elevators have reached the end of their useful life, are inefficient and difficult and costly to maintain.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the Weiss FB at a total cost of $11,733,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $11,733,000

Major Work Items

Elevator upgrades

Project Budget

Design	$1,004,000
Estimated Construction Cost (ECC)	9,811,000
Management and Inspection (M&I)	918,000
Estimated Total Project Cost (ETPC)	**$11,733,00**

Schedule	**Start**	**End**
Design and Construction	FY2015	FY2017

Building

The Weiss Federal Building is a 34-story office building built in 1994 as part of the $700 million Foley Square Project. The building was named after the late Congressman Ted Weiss, who represented the district in the House of Representatives from 1977 until his

PROSPECTUS – ALTERATION
TED WEISS FEDERAL BUILDING
NEW YORK, NY

Prospectus Number: PNY-0350-NY15
Congressional District: 08

death in 1992. The building contains 768,759 rentable square feet of office space and approximately 163 indoor parking spaces. The top 2 floors are mechanical floors and there are two floors below grade.

The Weiss FB is adjacent to the Jacob K. Javits Federal Office Building, the James L. Watson Court of International Trade, the Daniel P. Moynihan U.S. Courthouse, the Thurgood Marshall U.S. Courthouse, the New York County and State Courts, and the downtown Manhattan Civic Center.

During construction of the Foley Square Project which included both the Weiss FB and the Moynihan Courthouse at 500 Pearl Street, an African burial ground was discovered. The project was revised in order to preserve what is now known as the African Burial Ground National Monument and was transferred to the National Park Service in 2006. The African Burial Ground National Monument Visitor Center is located on the first floor of the Weiss FB.

The Weiss FB has the distinction of being the first federal building in the nation to participate in and receive the prestigious Energy Star Building Label from the Department of Energy (DOE) and Environmental Protection Agency (EPA).

Major Tenant Agencies

Environmental Protection Agency, Federal Bureau of Investigation, Internal Revenue Service

Proposed Project

The proposed project will modernize the 16 passenger and two service elevators in the building. The scope includes the total overhaul of control, mechanical, air conditioning, electrical, and fire safety systems and modernization of the door closers equipment and access platforms. The prospectus will fully modernize the low-rise elevators that service floors 1-15 and the freight elevators that service the basement through the penthouse.

Interim repairs to the high-rise elevators were undertaken in FY 2012 and FY 2013 using minor program funds.

GSA PBS

PROSPECTUS – ALTERATION
TED WEISS FEDERAL BUILDING
NEW YORK, NY

Prospectus Number: PNY-0350-NY15
Congressional District: 08

Major Work Items

Elevator Upgrades	$9,811,000
Total ECC	**$9,811,000**

Justification

The 20 year old elevators at the Weiss Federal Building are beyond their useful life and are in need upgrades. When the elevators are taken out of service for needed repairs and service, the interruptions negatively impact the tenants. Upgrades to the elevators will improve serviceability and as GSA continues its effort to optimize inventory, increase building population, improve space utilization and reduce the government's environmental footprint, a reliable and safe conveyance system is critical for the building occupants.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals*			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	7/25/12	$11,700,000	Repair and Alteration
House T&I	2/28/12	$11,700,000	Repair and Alteration

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

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

None

GSA PBS

PROSPECTUS – ALTERATION
TED WEISS FEDERAL BUILDING
NEW YORK, NY

Prospectus Number: PNY-0350-NY15
Congressional District: 08

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

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

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—JOHN WELD PECK FEDERAL BUILDING, CINCINNATI, OH

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations that will reconfigure approximately 233,000 usable square feet of space at the John Weld Peck Federal Building in Cincinnati, Ohio to meet the long term housing needs of the Internal Revenue Service, Department of Energy, Occupational Safety and Health Administration, Social Security Administration Office of Disability Adjudication and Review, and the U.S. Trustees, at a design cost of $2,872,000, an estimated construction cost of $29,725,000 and a management and inspection cost of $2,776,000 for a total estimated project cost of $35,373,000, 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.

PROSPECTUS – ALTERATION
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH

Prospectus Number: POH-0189-C115
Congressional District: 01

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project that will reconfigure approximately 233,000 usable square feet (usf) of space at the John Weld Peck Federal Building (Peck FB) in Cincinnati, Ohio to meet the long term housing needs of the Internal Revenue Service (IRS), Department of Energy (DOE), Occupational Safety and Health Administration (OSHA), Social Security Administration Office of Disability Adjudication and Review (SSA ODAR), and the U.S. Trustees. The IRS is currently located in the Peck FB as well as two leased locations in Cincinnati. The DOE, OSHA, SSA ODAR, and U.S. Trustees are currently in leased facilities. The project will decrease reliance on leased space, reduce federally owned vacant space, and increase space utilization of the Peck FB.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $35,373,000

Major Work Items

Interior construction; HVAC, fire protection and electrical upgrades; selective building demolition.

Project Budget

Design (FY 2015)	$2,872,000
Estimated Construction Cost (ECC)	29,725,000
Management and Inspection (M&I)	2,776,000
Estimated Total Project Cost (ETPC)*	**$35,373,000**

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

Schedule	Start	End
Design and Construction	FY2015	FY2018

Building

The Peck FB is located at 550 Main St. in Cincinnati, Ohio and was constructed in 1964 to house federal agencies. The steel-framed masonry limestone and glass office building has ten stories above grade, a basement with inside parking spaces, and a sub-basement. It is located on a 1.8 acre parcel in the heart of Cincinnati and has approximately 690,000 rentable square feet of space. A service and pedestrian tunnel beneath Main Street

PROSPECTUS – ALTERATION
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH

Prospectus Number: POH-0189-C15
Congressional District: 01

connects the Peck Federal Building to the Potter Stewart U.S. Courthouse. In 1984, the building was named after the Honorable John Weld Peck, a former federal judge who served terms on both the U.S. District and Appeals courts and on the Ohio Supreme Court.

Tenant Agencies

Department of the Treasury, Department of Homeland Security, U.S. Army Corps of Engineers, Department of Labor, U.S. Secret Service, Equal Employment Opportunity Commission, GSA, Social Security Administration, Department of Justice, Federal Mediation and Conciliation Service; National Labor Relations Board, Department of Energy

Proposed Project

The project proposes interior alterations to reconfigure approximately 233,000 usf of space at the Peck FB in order to consolidate the IRS's operations (the building's anchor tenant) and backfill space with agencies currently in leased space. The IRS intends to reconfigure their existing space within the Peck FB and consolidate their leases in Cincinnati, currently 65,000 usf, into the building, and implement alternative workplace arrangements in order to reduce their local real estate footprint by approximately 90,000 usf.

The HVAC, electrical, and fire system upgrades will be limited to what is required to build out the tenant space. Electrical system upgrades will include energy efficient lighting.

Major Work Items

Interior Construction	$11,115,000
Electrical Upgrades	7,493,000
HVAC Upgrades	6,860,000
Selective Building Demolition	2,272,000
Fire Protection Upgrades	1,985,000
Total ECC	**$29,725,000**

GSA PBS

PROSPECTUS – ALTERATION
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH

Prospectus Number: POH-0189-CI15
Congressional District: 01

Justification

Consistent with the June 2010 Presidential Memorandum, *Disposing of Unneeded Federal Real Estate* and the Office of Management and Budget (OMB) Memorandum M-12-12, *Promoting Efficient Spending to Support Agency Operations*, the project will consolidate all IRS space in Cincinnati, OH into federal space and will relocate the DOE, OSHA, SSA ODAR, and the U.S. Trustees from leased to federally owned space. Nearly 176,000 usf of leased space will be eliminated when agencies consolidate into the Peck FB. It is estimated that annual lease payments will be reduced by approximately $4,400,000.

The Peck FB currently has a vacancy rate of 22% resulting from the relocation of the FBI from the Peck FB to a build-to-suit leased location in FY 2012. The proposed project is anticipated to backfill 56percent of the total vacant space. GSA is currently working with other Federal agencies located in Cincinnati to identify consolidation opportunities that will allow GSA to continue to backfill vacant space in the building.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
111-5 (ARRA)	HVAC and fire/ life safety upgrades, window and roof replacement	2009	$46,921,000

GSA PBS

PROSPECTUS – ALTERATION
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH

Prospectus Number: POH-0189-C15
Congressional District: 01

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

Alteration: $129,510,000
Lease $253,667,000
New Construction: $169,998,000

The 30-year, present value cost of alteration is $40,488,000 less than the cost of new construction with an equivalent annual cost advantage of $2,066,000.

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATION
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH

Prospectus Number: POH-0189-C115
Congressional District: 01

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

March 2014

Housing Plan
John Weld Peck Federal Building

POH-0189-CI15
Cincinnati, OH

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
John W. Peck FB												
U.S.Army Corps of Engineers	120	120	27,773	0	79	27,852	120	120	27,773	0	79	27,852
DOJ-Bur. of Alcohol, Tobacco, Firearms & Exp.	32	32	7,668	0	470	8,138	32	32	7,668	0	470	8,138
DOL -Wage And Hour Division	10	10	1,911	0	54	1,965	10	10	1,911	0	54	1,965
Dept. Of Treasury-IRS	693	693	161,631	904	5,133	167,668	741	741	82,697	17,899	36,714	137,310
Treasury-Alcohol &Tobacco Tax & Trade Bur.	200	200	47,869	0	4,998	52,867	200	200	47,869	0	4,998	52,867
Dept Of Treasury. Acting Asst. Director	52	52	12,422	0	100	12,522	52	52	12,422	0	100	12,522
U.S. Secret Service	18	18	6,793	0	1,057	7,850	18	18	6,793	0	1,057	7,850
DHS-Citizenship and Immigration Services	20	20	10,823	0	1,128	11,951	20	20	10,823	0	1,128	11,951
DHS-Immigration and Customs Enforcement	15	15	9,441	0	848	10,289	15	15	9,441	0	848	10,289
DHS-Nat. Protection and Programs Directorate	3	14	3,635	0	188	3,823	3	14	3,635	0	188	3,823
Equal Employment Opportunity Commission	10	10	6,427	0	757	7,184	10	10	6,427	0	757	7,184
Federal Mediation And Conciliation Service	4	4	1,523	0	0	1,523	4	4	1,523	0	0	1,523
GSA- Public Buildings Service	6	36	1,234	1,152	82	2,468	6	36	1,234	1,152	82	2,468
GSA - Federal Acquisition Service	1	1	1,146	0	0	1,146	1	1	1,146	0	0	1,146
National Labor Relations Board	40	40	16,982	0	196	17,178	40	40	16,982	0	196	17,178
Defense Contract Management Agency	12	12	2,635	0	0	2,635	12	12	2,635	0	0	2,635
Social Security Administration	67	67	35,909	0	380	36,289	145	145	55,659	0	680	56,339
DOJ - U.S. Trustees	0	0	0	0	0	0	8	8	3,826	0	0	3,826
Department of Energy	0	0	0	0	0	0	209	209	38,550	410	9,040	48,000
DOL - Occupational Safety & Health Admin.	0	0	0	0	0	0	23	23	10,266	11,329	2,319	23,914
Building Joint Use	31	101	5,286	0	3,464	8,750	31	101	5,286	0	3,464	8,750
Facility Joint Use	0	0	10,353	322	10,152	20,827	0	0	10,353	322	10,152	20,827
Vacant	0	0	111,700	1,122	3,316	116,138	0	0	49,584	1,122	0	50,706
36 E. 7th Street												
DOJ- U.S. Trustees	8	8	3,826	0	0	3,826	0	0	0	0	0	0
Internal Revenue Service	10	10	18,264	0	0	18,264	0	0	0	0	0	0
312 Elm Street												
Internal Revenue Service	126	126	46,672	0	0	46,672	0	0	0	0	0	0
Social Security Administration			22,045	0	0	22,045	0	0	0	0	0	0
250 E. 5th Street												
Department Of Energy	141	141	61,219	0	0	61,219	0	0	0	0	0	0
435 Elm Street												
DOL - Occupational Safety and Health Admin.	17	17	3,692	11,329	2,319	17,340	0	0	0	0	0	0
36 Triangle Park Drive												
DOL - Occupational Safety and Health Admin.	23	23	6,574	0	0	6,574	0	0	0	0	0	0
Total	**1,659**	**1,770**	**645,453**	**14,829**	**34,721**	**695,003**	**1,700**	**1,811**	**414,503**	**32,234**	**72,326**	**519,063**

March 2014

Housing Plan
John Weld Peck Federal Building

POH-0189-CI15
Cincinnati, OH

Office Utilization Rate[2]		
	Current	Proposed
Building Office Tenants	303	190

Total Building USF Rate[3]		
	Current	Proposed
All Building Tenants	393	287

Current Office UR excludes 141,999 usf of office support space.
Proposed Office UR excludes 91,190 usf of office support space

Special Space	USF
Food Service	9,948
ADP	6,128
Conference Training	41,607
Private Toilets	2,507
Fitness Center	1,224
Child Care	4,260
Health Unit	599
Vault	360
Holding	511
Secured Storage	2,088
Mail Room	800
Library	650
Laboratory	1,644
Total	**72,326**

NOTES:

[1] USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
[2] Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.
[3] Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).

AMENDED COMMITTEE RESOLUTION

ALTERATION—911 FEDERAL BUILDING, PORTLAND, OR

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to upgrade the electrical system in the 911 Federal Building located at 911 NE 11th Avenue in Portland, Oregon, at a design cost of $683,000, an estimated construction cost of $6,083,000 and a management and inspection cost of $673,000 for a total estimated project cost of $7,439,000, a prospectus for which is attached to and included in this resolution. This resolution amends amounts authorized in the Committee on Transportation and Infrastructure resolution of February 28, 2013 authorizing prospectus number PEX–00001.

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

GSA PBS

PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0033-PO15
Congressional District: 3

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade the electrical system in the 911 Federal Building located at 911 NE 11th Avenue, Portland, OR. The majority of the electrical equipment is original to the 1953 construction and has reached the end of its useful life. The parts are no longer manufactured, therefore when replacement parts are needed, parts have to be fabricated at great expense to the government and repairs cause service interruptions for extended period of time.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus

For FY 2015, this prospectus proposes repairs and alterations to the 911 Federal Building at a total cost of $7,439,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $7,439,000

Major Work Items

Electrical system upgrade

Project Budget

Design	$683,000
Estimated Construction Cost (ECC)	6,083,000
Management and Inspection (M&I)	673,000
Estimated Total Project Cost (ETPC)	**$7,439,000**

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

GSA PBS

PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0033-PO15
Congressional District: 3

Schedule	Start	End
Design and Construction	FY2015	FY2017

Building

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

Tenant Agencies

Congress; U.S. Department of Agriculture; Department of Energy; Department of Labor; Department of Interior; Department of Homeland Security; GSA

Proposed Project

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

Major Work Items

Upgrade electrical system	$6,083,000
Total ECC	**$6,083,000**

PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0033-PO15
Congressional District: 3

Justification

The electrical distribution system is original to the 1953 construction of the building and is near the end of its useful life. The current system has reliability issues and parts must be custom fabricated whenever repairs are done. These repairs cause service interruptions for extended time periods. While undertaking these upgrades, sub- metering will be installed at strategic locations through-out the building to aid with energy conservation measures.

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

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	7/25/2012	$7,000,000	Exigent Needs – Electrical Service & Distribution Equipment
House T&I	2/28/2013	$7,000,000	Exigent Needs – Electrical Service & Distribution Equipment

GSA PBS

PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0033-PO15
Congressional District: 3

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

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

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

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

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0033-PO15
Congressional District: 3

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

ALTERATION—BONNEVILLE POWER ADMINISTRATION FEDERAL BUILDING, PORTLAND, OR

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to upgrade multiple building systems at the Bonneville Power Administration Federal Building located at 905 NE 11th Avenue in Portland, Oregon, at a design cost of $817,000, an estimated construction cost of $7,422,000 and a management and inspection cost of $811,000 for a total estimated project cost of $9,050,000, a prospectus for which is attached to and included in this resolution. This resolution amends amounts authorized in the Committee on Transportation and Infrastructure resolution of February 28, 2013 authorizing prospectus number PEX–00001.

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

GSA PBS

PROSPECTUS – ALTERATION
BONNEVILLE POWER ADMINISTRATION FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0058-PO15
Congressional District: 3

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade multiple building systems at the Bonneville Power Administration (BPA) Federal Building located at 905 NE 11th Avenue in Portland, OR. Alterations include upgrading the obsolete elevator system and the relocation of air intakes from the street level to reduce the amount of ground contamination particles entering the ventilation system.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus

For FY 2015, this prospectus proposes repairs and alterations to the BPA Federal Building at a total cost of $9,050,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $9,050,000

Major Work Items

Elevator system upgrade; HVAC modifications

Project Budget

Design	$817,000
Estimated Construction Cost (ECC)	7,422,000
Management and Inspection (M&I)	811,000
Estimated Total Project Cost (ETPC)	**$9,050,000**

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

GSA PBS

PROSPECTUS – ALTERATION
BONNEVILLE POWER ADMINISTRATION FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0058-PO15
Congressional District: 3

Schedule

	Start	End
Design and Construction	FY2015	FY2017

Building

The BPA Building, constructed in 1987, houses the headquarters of the Bonneville Power Administration (BPA), a component of the Department of Energy that manages the electrical generating resources of the Columbia River watershed. The eight story steel frame structure, constructed in 1987 provides 701,184 gross square feet. It includes three levels of underground parking with 428 spaces. The BPA Federal Building is connected to and shares infrastructure with the neighboring 911 Federal Building and together they are known as the Eastside Federal Complex.

Tenant Agencies

Department of Energy

Proposed Project

The proposed project will upgrade both the elevator system and eight existing traction passenger elevators by providing a code compliant system that will improve safety, reliability, and serviceability. The eight existing traction passenger elevators will be converted to a destination dispatch control system with regenerative drives.

Ventilation system modifications include relocation of the ground/street level air intake and changes to ventilation ducts and fans.

Major Work Items

Elevator system upgrades	$4,459,000
HVAC modifications	2,963,000
Total ECC	**$7,422,000**

PROSPECTUS – ALTERATION
BONNEVILLE POWER ADMINISTRATION FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0058-PO15
Congressional District: 3

Justification

The elevator system is more than 25 years old and near the end of useful life. The elevator system and traction passenger elevators breakdowns are increasing and parts are becoming more difficult and costly to procure.

The existing air intakes will be relocated approximately 25 feet above grade so the ventilation system will be less vulnerable to airborne contamination from accidental or intentional discharge of environmental contaminates.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	7/25/2012	$8,500,000	Exigent Needs – Elevator Controls and Air Intakes
House T&I	2/28/2013	$8,500,000	Exigent Needs – Elevator Controls and Air Intakes

PROSPECTUS – ALTERATION
BONNEVILLE POWER ADMINISTRATION FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0058-PO15
Congressional District: 3

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

Prospectus	Description	FY	Amount
111-5 (ARRA)	High Performance Green Building including HVAC upgrades, green roof, and rain water harvesting	2010	$5,094,000

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

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

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATION
BONNEVILLE POWER ADMINISTRATION FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0058-P015
Congressional District: 3

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—FRITZ G. LANHAM FEDERAL BUILDING, FORT WORTH, TX

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to upgrade and renovate building components and systems to abate hazardous materials at the Fritz G. Lanham Federal Building located at 819 Taylor Street, in Fort Worth, Texas, at a design cost of $1,737,000, an estimated construction cost of $14,541,000 and a management and inspection cost of $1,766,000 for a total estimated project cost of $18,044,000, 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.

GSA PBS

PROSPECTUS – ALTERATION
FRITZ G. LANHAM FEDERAL BUILDING
FORT WORTH, TX

Prospectus Number: PTX-0224-FW15
Congressional District: 12

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade and renovate building components and systems and to abate hazardous materials at the Fritz G. Lanham Federal Building (FB), at 819 Taylor Street, Fort Worth, Texas. The proposed renovations include fire protection upgrades alterations to building's system.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $18,044,000

Major Work Items

Fire protection and piping replacement; interior construction; demolition and hazardous materials abatement; plumbing and electrical system repairs/replacement.

Project Budget

Design	$1,737,000
Estimated Construction Cost (ECC)	14,541,000
Management and Inspection (M&I)	1,766,000
Estimated Total Project Cost (ETPC)	**$18,044,000**

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

Schedule	Start	End
Design and Construction	FY2015	FY2017

Building

The Fritz G. Lanham FB, built in 1966, contains 15 stories (including basement) and is located at 819 Taylor Street, Fort Worth, Texas. The Lanham FB has 766,591 gross square feet, including 139 basement parking spaces and is 99 percent occupied.

GSA PBS

PROSPECTUS – ALTERATION
FRITZ G. LANHAM FEDERAL BUILDING
FORT WORTH, TX

Prospectus Number: PTX-0224-FW15
Congressional District: 12

Tenant Agencies

U.S. Army Corps of Engineers, Social Security Administration, National Oceanic Atmospheric Administration, Internal Revenue Service, Housing and Urban Development, National Labor Relations Board, Department of Transportation, Federal Public Defender Service, U.S. Department of Agriculture, National Highway Traffic Safety Administration, Railroad Retirement Board, U.S. Postal Service, U.S. Trustees, Armed Forces Recruiting, Federal Protective Service, and GSA.

Proposed Project

The proposed project includes replacement of aged, brittle, horizontal sprinkler piping (floors 2-14) with Schedule 40 iron sprinkler piping to meet National Fire Protection Association (NFPA) codes and standards and the replacement of the existing cast iron sanitary waste risers, vent risers, and all associated laterals, drinking fountain cast iron waste risers, vent risers and all associated laterals. Hazardous materials encountered during construction will be abated.

Major Work Items

Fire Protection/Pipe Replacement	$8,527,000
Interior Demolition/Finishes (drywall/ceilings)	5,116,000
Building Repairs (asbestos remediation)	473,000
Plumbing Replacement (water coolers, piping and drains)	380,000
Electrical Repairs	45,000
Total ECC	**$14,541,000**

Justification

The fire sprinkler system piping for the 2nd through 14th floors of the Lanham FB is constructed of Chlorinated Polyvinyl Chloride (CPVC) material (the first floor piping was previously replaced). It is extremely brittle, easily damaged, and has broken on multiple occasions. Over the years, this has resulted in millions of dollars in damage, countless lost work hours, and emergency expenses for government agencies housed in the building. There were 627 fire sprinkler system actions performed from 2009 to June 2013, and inspections revealed pipes are sagging in some areas as a result of the deterioration and instability of the fire sprinkler system.

PROSPECTUS – ALTERATION
FRITZ G. LANHAM FEDERAL BUILDING
FORT WORTH, TX

Prospectus Number: PTX-0224-FW15
Congressional District: 12

Further complicating the issue, the sprinkler system is contained within the ceiling plenum. Many of the building's 14 floors contain equipment above the ceiling grid that requires regular maintenance. Completing necessary work above the plenum resulted in damage to the sprinkler pipes that led to significant water damage. GSA now requires the fire sprinkler system be drained when work is scheduled above the drop ceiling. This necessary practice has increased costs to GSA and building tenants because each time above ceiling work takes place, additional services must be procured to drain the fire sprinkler system prior to the beginning of work.

The sanitary waste water piping and ventilation piping has deteriorated over time and has 'micro fractures' which have resulted in small leaks in multiple locations. Multiple significant breakage events have resulted in extensive flooding, property damage.

The ventilation piping is also in poor condition, with 'micro fractures' throughout the system creating significant Indoor Air Quality (IAQ) issues as sewer gas leaks from cracks into building spaces.

The drinking fountain water system is in poor condition. Fixtures are obsolete and are not incompliance with the Architectural Barriers Act Accessibility Standards (ABAAS). The piping system regularly becomes clogged, floods, and causes the closest water fountain to overflow with waste water from the fixtures above it. The equipment that chills the drinking water and circulates it through the building has reached the end of its useful life. This equipment is no longer manufactured and parts are difficult to locate. The equipment leaks consistently, which is detrimental to GSA's water conservation objectives.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

PROSPECTUS – ALTERATION
FRITZ G. LANHAM FEDERAL BUILDING
FORT WORTH, TX

Prospectus Number: PTX-0224-FW15
Congressional District: 12

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

None

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

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

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATION
FRITZ G. LANHAM FEDERAL BUILDING
FORT WORTH, TX

Prospectus Number: PTX-0224-FW15
Congressional District: 12

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

ALTERATION—JOHN WESLEY POWELL BUILDING, RESTON VA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to replace the fire alarm system at the John Wesley Powell Building located at 12201 Sunrise Highway in Reston, Virginia, at a design and review cost of $1,060,000, an estimated construction cost of $8,970,000 and a management and inspection cost of $980,000 for a total estimated project cost of $11,010,000, a prospectus for which is attached to and included in this resolution. This resolution amends amounts authorized in the Committee on Transportation and Infrastructure resolution of February 28, 2013 authorizing prospectus number PEX–00001.

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

GSA PBS

PROSPECTUS – ALTERATIONS
JOHN WESLEY POWELL BUILDING
RESTON, VIRGINIA

Prospectus Number: PVA-1468-RE15
Congressional District: 11

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to replace the fire alarm system at the John Wesley Powell Building (Powell Building) at 12201 Sunrise Highway, Reston, VA. The proposed project will replace the obsolete fire alarm system with a new emergency communication system that is intended to broadcast information to building occupants in an emergency. The new system will be designed and installed to meet the requirements in GSA PBS-P100, Facilities Standards for the Public Buildings Service.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the Powell Building at a total cost of $11,010,000.

FY2015 Committee Approval & Appropriations Requested

(Design, ECC, M&I).....$11,010,000

Major Work Items

Fire Alarm System Replacement

Project Budget

Design and Review)	$1,060,000
Estimated Construction Cost (ECC)	8,970,000
Management and Inspection (M&I)	980,000
Estimated Total Project Cost (ETPC)*	**$11,010,000**

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

GSA PBS

PROSPECTUS – ALTERATIONS
JOHN WESLEY POWELL BUILDING
RESTON, VIRGINIA

Prospectus Number: PVA-1468-RE15
Congressional District: 11

Schedule	Start	End
Design & Construction	FY2015	FY2017

Building

The John Wesley Powell Building is an eight-story 1,015,000 gross-square-foot modular concrete and glass paneled sheathed office building with a 1,443-space parking lot on an 84-acre site. The building was constructed in 1972 as the headquarters of the U. S. Department of the Interior, Geological Survey (USGS), and was continuously occupied by USGS under a 20-year lease-purchase contract, which converted to Federal ownership in December 1993.

Tenant Agencies

Department of the Interior - US Geological Survey

Proposed Project

The proposed project consists of replacing the antiquated fire alarm system, including the removal of the existing system and the installation of a new emergency communication system to facilitate occupant notification and/or evacuation in the Powell Building during an emergency.

Major Work Items

Fire Alarm System Replacement	$8,970,000
Total ECC	**$8,970,000**

Justification

The approximately 20-year old existing fire alarm system is obsolete, and is at the end of its serviceable life. In addition, many of the system's detection components are deteriorated and subject to malfunction upon activation. Lastly, the system is no longer manufactured or supported by the manufacturer, and replacement parts are difficult to find which has affected the reliability of the system. The existing system currently does not meet the requirements in the GSA PBS-P100 Facilities Standards for the Public Buildings Service and the International Building Code which require an emergency communication system be installed to be able to broadcast information in an emergency to building occupants. It is also non-compliant with the Americans with Disabilities Act (ADA) requirements, which stipulate that visible notification appliances be installed for the hearing impaired.

GSA PBS

PROSPECTUS – ALTERATIONS
JOHN WESLEY POWELL BUILDING
RESTON, VIRGINIA

Prospectus Number: PVA-1468-RE15
Congressional District: 11

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals*			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	7/25/12	$10,265,000	Construction
House T&I	2/28/13	$10,265,000	Construction

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

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

None

Alternatives Considered (30-year present value cost analysis)

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

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATIONS
JOHN WESLEY POWELL BUILDING
RESTON, VIRGINIA

Prospectus Number: PVA-1468-RE15
Congressional District: 11

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—RICHARD H. POFF FEDERAL BUILDING, ROANOKE, VA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to replace two exterior brick façade walls and undertake structural and life safety upgrades to the parking garage at the Richard H. Poff Federal Building located at 210 Franklin Road, SW, in Roanoke, Virginia, at a design cost of $1,076,000, an estimated construction cost of $12,762,000 and a management and inspection cost of $1,290,000 for a total estimated project cost of $15,128,000, 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.

GSA PBS

PROSPECTUS – ALTERATION
RICHARD H. POFF FEDERAL BUILDING
ROANOKE, VA

Prospectus Number: PVA-0095-RO15
Congressional District: 06

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alterations project to replace two exterior brick façade walls and undertake structural and life safety upgrades to the parking garage at the Richard H. Poff Federal Building (Poff FB), located at 210 Franklin Road SW, Roanoke, VA. The western façade wall of the building was demolished and removed, in November 2012, after a large bulge and crack was detected.. The western wall is currently exposed to natural elements and the eastern façade wall, which is of the same age and design, could become compromised at any time. The parking garage has experienced significant deterioration and needs to be renovated or replaced. As the façade walls and parking garage are structurally integrated, it is necessary to undertake both repairs simultaneously.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $15,128,000

Major Work Items

Parking Garage Repair/Replacement; Exterior Construction; Demolition; Sitework

Project Budget

Design	$ 1,076,000
Estimated Construction Cost (ECC)	12,762,000
Management and Inspection (M&I)	1,290,000
Estimated Total Project Cost (ETPC)	**$15,128,000**

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

Schedule	**Start**	**End**
Design and Construction	FY2015	FY2018

Building

The Poff FB, constructed in 1975, is 14-stories tall and contains 254,670 rentable square feet of office and courtroom space. The building is located on a 1.3 acre lot at the western end of the central business area of Roanoke, VA. The building is not eligible for inclusion on the historic register.

GSA PBS

PROSPECTUS – ALTERATION
RICHARD H. POFF FEDERAL BUILDING
ROANOKE, VA

Prospectus Number: PVA-0095-RO15
Congressional District: 06

Tenant Agencies

Veterans Administration, U.S. District Courts, U.S. Marshal Service, U.S. Attorneys and GSA

Proposed Project

The proposed project will replace the currently bare western wall and remove and replace the eastern façade wall.

The outdoor parking garage structure, which is original to the building, experienced significant deterioration over the years resulting from water infiltration and improper drainage. Structural and life safety repairs will be taken on the garage and site. This project will repair/replace the upper parking garage deck, interior garage and structure. In addition, the security fixtures, walkways, lighting system and fire sprinkler piping will be repaired or replaced in the garage.

Major Work Items

Parking Garage Repair/Replacement	$ 6,659,000
Exterior Construction	5,722,000
Demolition	331,000
Sitework	50,000
Total ECC	**$12,762,000**

Justification

In November 2012, the Poff FB's western façade wall was removed in an emergency/life safety project undertaken after a large bulge and crack in the brick were discovered. A follow-on study was conducted which determined that the cause of the failure was poor installation and inadequate design. The study concluded that the east façade wall suffers from the same complications and should be removed and replaced.

In response to visible concerns over deterioration of various portions of the exposed concrete structure, GSA conducted a parking garage study. The study concluded that the cause of the deterioration was water infiltration and the associated corrosion. Water infiltration has caused serious deterioration of the steel reinforcement structure in portions of the garage. A portion of the walkway was closed by GSA in 2013 as it was determined to be hazardous for foot traffic. The structure of the Poff garage will pose life safety risks if it continues to deteriorate.

PROSPECTUS – ALTERATION
RICHARD H. POFF FEDERAL BUILDING
ROANOKE, VA

Prospectus Number: PVA-0095-RO15
Congressional District: 06

The façade and parking garage are structurally integrated so inclusion of both elements under one project will allow GSA to ensure proper installation and integration. A unified structural repair project serves to not only mitigate life safety conditions as soon as possible but also shorten the construction period, minimize the impact to tenants and reduce contractor costs.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
111-5 (ARRA)	Replacement of the North and South Curtain Wall, HVAC System, Restrooms & Roof	FY09	$51,991,000

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

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

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATION
RICHARD H. POFF FEDERAL BUILDING
ROANOKE, VA

Prospectus Number: PVA-0095-RO15
Congressional District: 06

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

ALTERATION—FIRE AND LIFE SAFETY REPAIRS, VARIOUS LOCATIONS—REGION FOUR

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 critical fire protection and life safety repairs in four separate buildings in Region 4. These buildings are the G. Ross Anderson, Jr. Federal Building and Courthouse located at 315 S. McDuffie Street in Anderson, South Carolina; the U.S. Customhouse located at 200 E. Bay Street in Charleston, South Carolina; the J. Roy Rowland Federal Building and Courthouse located at 100 N. Franklin Street in Dublin, Georgia; and the Federal Building located at 423 Frederica Street in Owensboro, Kentucky, at a design cost of $793,000, an estimated construction cost of $4,406,000 and a management and inspection cost of $632,000 for a total estimated project cost of $5,831,000, a prospectus for which is attached to and included in this resolution. This resolution amends amounts authorized in the Committee on Transportation and Infrastructure resolution of February 28, 2013 authorizing prospectus number PEX–00001.

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

PROSPECTUS – ALTERATION
FIRE AND LIFE SAFETY REPAIRS
VARIOUS LOCATIONS – REGION FOUR

Prospectus Number:	PFLS-R4-2015
Congressional District:	SC 1, 3
	GA 12
	KY 2

FY2015 Project Summary

The General Services Administration (GSA) proposes to undertake several critical fire protection and life safety repairs in four separate buildings in Region 4. These buildings are the G. Ross Anderson Jr. Federal Building and Courthouse (Anderson FBCT) located at 315 S. McDuffie Street, Anderson, SC; U.S. Customhouse (Customhouse) located at 200 E. Bay Street, Charleston, SC; J. Roy Rowland Federal Building and Courthouse (Rowland FBCT) located at 100 N. Franklin Street, Dublin, GA; and the Federal Building (Owensboro FB) located at 423 Frederica Street, Owensboro, KY. The projects within this proposed prospectus include the installation of a new automatic fire sprinkler system, a new underground water supply line for the fire sprinkler system, and a new fire pump necessary to supplement the water flow and pressure for the fire sprinkler system in each of the four buildings. The replacement of an obsolete fire alarm system in the Anderson FBCT and the Owensboro FB with a new emergency communication system that is intended to broadcast information in an emergency to building occupants is also included in this project. The new system will be designed and installed to meet the requirements in GSA PBS-P100, Facilities Standards for the Public Buildings Service.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the four buildings at a total cost of $5,831,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $5,831,000

GSA PBS

PROSPECTUS – ALTERATION
FIRE AND LIFE SAFETY REPAIRS
VARIOUS LOCATIONS – REGION FOUR

Prospectus Number:	PFLS-R4-2015
Congressional District:	SC 1, 3 GA 12 KY 2

Major Work Items

Installation of new automatic sprinkler system(s), underground water supply line(s) for the fire sprinkler system(s), fire pump(s), and emergency communication system(s)

Project Budget

Design	$ 793,000
Estimated Construction Cost (ECC)	4,406,000
Management and Inspection (M&I)	632,000
Estimated Total Project Cost (ETPC)	**$5,831,000**

Schedule	**Start**	**End**
Design and Construction	FY2015	FY2017

Buildings

The Anderson FBCT in Anderson, SC is a small, 3-story building with a basement. This Federal-style building was built in 1938. The building is a prominent structure in the Anderson Historic District and was listed on the National Register of Historic Places in 1971.

The Charleston Customhouse in Charleston, SC is a 3-story building with large terraces outside each of its 2 main facades--one facing Charleston's harbor and the other facing the historic downtown of the City. Construction was completed in 1879 after a long delay due to the Civil War. The building was listed on the National Register of Historic Places in 1974, and is a key contributing structure to the Charleston Historic District.

The Rowland FBCT in Dublin, GA is a 3-story brick and stone clad Georgian Revival-style building constructed in 1937. The building is eligible for listing on the National Register of Historic Places, and is a contributing property to the Dublin Commercial Historic District.

The Owensboro FB in Owensboro, KY is a 3-story building with a basement level. This Renaissance Revival style building, was constructed in 1911, and was individually listed on the National Register of Historic Places in 1989. The building was originally constructed as a Post Office and US Courthouse that also contained office space to support administrative functions. While the building no longer serves as a Post Office, it is still utilized as a US Courthouse and as office space for various administrative functions.

PROSPECTUS – ALTERATION
FIRE AND LIFE SAFETY REPAIRS
VARIOUS LOCATIONS – REGION FOUR

Prospectus Number:	PFLS-R4-2015
Congressional District:	SC 1, 3
	GA 12
	KY 2

Tenant Agencies

Judiciary; Department of Justice; Department of Homeland Security; Department of Defense; Department of Agriculture

Proposed Project

The proposed prospectus project includes the installation of an automatic fire sprinkler system, a new underground water supply line for the fire sprinkler system, and a new fire pump necessary to supplement the water flow and pressure for the fire sprinkler system in each of the four buildings. The installations of the new fire sprinkler systems will substantially reduce the fire risks associated with previously identified egress issues which could impact the safety of occupants, the property, and Federal tenant mission within the Anderson FBCT, the Charleston Customhouse, the Rowland FBCT, and the Owensboro FB.

In addition, the existing fire alarm system(s) in the Anderson FBCT and the Owensboro FB have been become obsolete and will be replaced with a new emergency communication system that is intended to broadcast information in an emergency to building occupants. The new system will be designed and installed to meet the requirements in GSA PBS-P100, Facilities Standards for the Public Buildings Service.

Major Work Items

Fire Sprinkler System Installation	$3,067,000
Fire Alarm Systems Replacement	1,339,000
Total ECC	**$4,406,000**

Justification

GSA has identified several fire risk conditions at the subject properties that need to be addressed in order to reduce the risk of injury to occupants, the loss of federal property, and interruption of a federal agency mission. The exigency of these repairs was relayed in GSA's FY13 Exigent Needs prospectus. Further delay in funding only exacerbates the risks.

PROSPECTUS – ALTERATION
FIRE AND LIFE SAFETY REPAIRS
VARIOUS LOCATIONS – REGION FOUR

Prospectus Number: PFLS-R4-2015
Congressional District: SC 1, 3
GA 12
KY 2

Currently the Anderson FBCT, the Charleston Customhouse, the Rowland FBCT, and the Owensboro FB are not protected by an automatic fire sprinkler system. The installation of the new fire sprinkler system will substantial reduce the fire risks associated with previously identified egress issues in each of the four buildings which could impact the safety of occupants, the property, and Federal tenant mission within each of the buildings.

In addition, the existing fire alarm systems in the Anderson FBCT and the Owensboro FB currently do not meet the requirements in the GSA PBS-P100 Facilities Standards for the Public Buildings Service which requires an emergency communication system be installed to be able to broadcast information in an emergency to building occupants. Also, due to the age of the fire alarm system many of the alarm circuits are overloaded, causing concern about the system's reliability during an emergency. Lastly, the system's manufacturer no longer supports the equipment, while repair parts are difficult to find for such the aged system

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals*			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	7/25/2012	$3,000,000	Exigent Needs – Fire Alarm
House T&I	2/28/2013	$3,000,000	Exigent Needs – Fire Alarm

*Included in the FY 2013 Exigent Needs Prospectus PEX-00001 approved for $122,936,000

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

None

PROSPECTUS – ALTERATION
FIRE AND LIFE SAFETY REPAIRS
VARIOUS LOCATIONS – REGION FOUR

Prospectus Number:	PFLS-R4-2015
Congressional District:	SC 1, 3
	GA 12
	KY 2

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

There are no feasible alternatives to these projects. These are limited scope renovations and the costs associated with the proposed projects are far less than the costs of potentially leasing or constructing new buildings.

Recommendation

ALTERATION

GSA **PBS**

PROSPECTUS – ALTERATION
FIRE AND LIFE SAFETY REPAIRS
VARIOUS LOCATIONS – REGION FOUR

Prospectus Number: PFLS-R4-2015
Congressional District: SC 1, 3
GA 12
KY 2

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

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

Resolved he the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized in support of a two-phase construction project, including new pedestrian processing and privately owned vehicle inspection facilities, a new head house to provide supervision and services to the non-commercial vehicle inspection area, new administration offices; and a parking structure, to reconfigure and expand the existing U.S. Land Port of Entry located in Calexico, California, at an additional Phase I estimated construction cost of $12,376,000 and an additional Phase II estimated construction cost of $72,931,000 for a total additional project cost of $85,307,000, a prospectus for which is attached to and included in this resolution. This resolution amends the Committee on Transportation and Infrastructure resolution of December 2, 2010.

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

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

Prospectus Number: PCA-BSC-CA15
Congressional District: 51

FY2015 Project Summary

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

This prospectus amends Prospectus No.PCA-BSC-CA11, approved in FY 2011, to reflect budget increases subsequent to preparation of the FY 2011 prospectus. Increased costs are the result of delays in funding, increased construction costs associated with an improving construction market, and to account for project phasing complexities, and costs associated with bridging the New River.

FY2015 Committee Approval Requested

(Additional Phase I & II ECC) ..... $85,307,000[1]

FY2015 Appropriation Requested

(Phase I ECC; Phase I M&I) ..... $98,062,000[2]

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[1] Total committee approval to date equals $298,250,000. Balance of approval needed for project = $85,307,000 ($12,376,000 Phase I ECC difference from 2011; $72,931,000 Phase II ECC difference from 2011). M&I has already been authorized via Prospectus No. PCA-BSC-CA11 (includes $13,495,000 more than current estimate), therefore, no additional authorization is requested related to M&I.

[2] 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, and Land Border Integration (formerly Western Hemisphere Travel Initiative (WHTI) and Non-Intrusive Inspection (NII), Outbound Inspection, and Port Hardening/Absconder programs. 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.

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

Prospectus Number: PCA-BSC-CA15
Congressional District: 51

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

The first phase will include a head house, ten of the project's northbound POV inspection lanes, all southbound POV inspection lanes with temporary asphalt paving, and a bridge across the New River for southbound POV traffic. The second phase will include the balance of the project, including the remaining northbound POV lanes, southbound POV inspection islands, booths, canopies and concrete paving, an administration building, an employee parking structure, a pedestrian processing building with expanded northbound pedestrian inspection stations and a photovoltaic generation facility.

Site Information

Government Owned ..... 13.5 acres
To Be Acquired ..... 4.3 acres

Building Area

Building (including canopies and structured parking)[3] ..... 325,172 gsf
Building (excluding canopies and structured parking) ..... 201,991 gsf
Outside parking spaces 79
Structured parking spaces 264

[3] Gross square footage has changed from that stated in Prospectus No. PCA-BSC-CA11. The total now includes a pedestrian tunnel and the area devoted to 264 structured parking spaces.

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

Prospectus Number: PCA-BSC-CA15
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	$90,838,000
Phase II (future year request)	240,813,000
Total ECC[4]	**$331,651,000[5]**
Site Development Cost[6]	$215,595,000
Building Costs (includes inspection canopies) ($357/gsf)	$116,056,000

Management and Inspection (M&I)

Phase I	$7,224,000
Phase II (future funding request)	$7,400,000
Total M&I	**$14,624,000**

Estimated Total Project Cost (ETPC)* **$370,062,000**

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

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

[5] Increase in ECC from the 2011 prospectus reflects costs associated with an improving construction market and impacts of the New River on Construction and project and phasing complexities in the final design.

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

GSA PBS

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

Prospectus Number: PCA-BSC-CA15
Congressional District: 51

FY2015 Committee Approval Requested
(Additional Phase I & II ECC) $85,307,000

FY2015 Appropriation Requested
(Phase I ECC; Phase I M&I) $98,062,000

Location

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

Schedule

	Start	End
Design	FY2007	FY2013
Construction		
Phase I	FY2015	FY2018
Phase II	FY2017	FY2020

Tenant Agencies

Department of Homeland Security–Customs and Border Protection; Immigration and Customs Enforcement; Department of Army; and GSA.

Justification

On an average day, over 11,000 privately operated vehicles and nearly 13,000 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 is designed to conform to requirements of the Facilities Standards for the Public Buildings Service and implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

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

Prospectus Number: PCA-BSC-CA15
Congressional District: 51

Prior Appropriations

Public Law	Fiscal Year	Amount	Purpose
110-5	2007	$14,350,000	Site acquisition & design
111-117	2010	$9,437,000	Additional site acquisition & design
Appropriations to Date		**$23,787,000**	

Prior Committee Approvals

Calexico West Land Port of Entry Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T&I	4/5/2006	$14,350,000	Design = $12,350,000; Site acquisition = $2,000,000
Senate EPW	5/23/2006	$14,350,000	Site Acquisition & Design
House T&I	11/5/2009	$9,437,000	Additional design = $6,437,000; additional site acquisition = $3,000,000
Senate EPW	2/4/2010	$9,437,000	Additional site acquisition & design
House T&I	12/2/2010	$274,463,000	Construction = $246,344,000; M&I = $28,119,000
Senate EPW	11/30/2010	$274,463,000	Construction = $246,344,000; M&I = $28,119,000
Approvals to Date		**$298,250,000**	

GSA PBS

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

Prospectus Number: PCA-BSC-CA15
Congressional District: 51

Alternatives Considered

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

Recommendation

CONSTRUCTION

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

March 2014

Housing Plan
Calexico Land Port of Entry

PCA-BSC-CA15
Calexico, CA

	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Calexico LPOE												
DHS-Customs & Border Protection	155	155	31,569	31,455	10,169	73,193	479	479	62,106	506	158,983	219,595
DHS - Immigration and Customs Enforcement	-	-	-	-	-	-	35	35	2,603	-	739	3,342
Joint Use	-	-	2,180	-	796	2,976	-	-	-	-	-	-
Total	**155**	**155**	**33,749**	**31,455**	**10,965**	**76,169**	**514**	**514**	**62,709**	**506**	**159,722**	**222,937**

Special Space	USF
Lab Hazmat	1,664
Holding Cell	15,258
Restroom	5,136
Fitness	5,570
Conference	5,980
ADP	1,140
Vehicle Lift	336
Canopy	123,181
Control Booth	995
Vaults	400
Sallyports Secure elevator	667
Interview Room	2,405
Break Rooms	990
Total	**159,722**

Notes:

[1] USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building

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

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

AMENDED COMMITTEE RESOLUTION

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

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for Phase I of a two-phase construction project, including commercial inspection lanes, a new veterinary services building, an impound lot, a main administration building, non-commercial inspection lanes, a new non-commercial secondary inspection plaza, new non-intrusive inspection buildings, and employee and visitor parking areas, to replace the existing land port of entry in Alexandria Bay, New York, at additional design cost of $3,500,000, an estimated construction cost of $93,216,000 and a management and inspection cost of $8,854,000 for a total Phase I cost of $105,570,000, a prospectus for which is attached to and included in this resolution. This resolution amends the Committee on Transportation and Infrastructure resolution of September 20, 2006 amending the Committee on Transportation and Infrastructure resolution of July 21, 2004.

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

GSA PBS

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

Prospectus Number: PNY-BSC-AB15
Congressional District: 21

FY2015 Project Summary

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

FY2015 House Committee Approval Requested
(Additional Design, Phase I & II ECC, Phase I & II M&I).....$206,041,000

FY2015 Senate Committee Approval Requested
(Additional Design, Phase I & II ECC, Phase I & II M&I).....$32,476,000

FY2015 Appropriation Requested
(Additional Design, Phase I ECC; Phase I M&I) ..... $105,570,000[1]

[1] 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, and Land Border Integration (formerly Western Hemisphere Travel Initiative (WHTI) and Non-Intrusive Inspection (NII), Outbound Inspection, and Port Hardening/Absconder programs. 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
ALEXANDRIA BAY, NY

Prospectus Number: PNY-BSC-AB15
Congressional District: 21

Overview of Project

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

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

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

Site Information

Government Owned ..... 5 acres
To Be Acquired ..... 10 acres

Building Area

Building (including canopies and structured parking) ..... 261,000 gsf
Building (excluding canopies and structured parking) ..... 116,000 gsf
Outside parking spaces 50
Inside parking spaces 5
Structured parking spaces 134

GSA PBS

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

Prospectus Number: PNY-BSC-AB15
Congressional District: 21

Project Budget

Site Acquisition

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

Design

Design (FY 2005 and FY 2008)	$17,595,000
Additional Design **(FY 2015)**	3,500,000
Total Design	**$21,095,000**

Estimated Construction Cost (ECC)

Phase I **(FY 2015)**	$93,216,000
Phase II (future year request)	91,617,000
Total ECC[2]	**$184,833,000**
Site Development Cost[3]	$82,865,000
Building Costs (includes inspection canopies) ($391/gsf)	$101,968,000

Management and Inspection (M&I)

Phase I **(FY 2015)**	$8,854,000
Phase II (future year request)	8,854,000
Total M&I	**$17,708,000**

Estimated Total Project Cost (ETPC)* **$226,601,000**

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

FY2015 House Committee Approval Requested
(Additional Design, Phase I & II ECC, Phase I & II M&I) **$206,041,000**

FY2015 Senate Committee Approval Requested
(Additional Design, Phase I & II ECC, Phase I & II M&I) **$32,476,000**

FY2015 Appropriation Requested

(Additional Design, Phase I ECC; Phase I M&I) **$105,570,000**

[2] ECC is broken into two parts – Site Development Costs and Building Costs
[3] Site development costs include grading, utilities, paving and demolition of existing facilities.

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

Prospectus Number: PNY-BSC-AB15
Congressional District: 21

Location

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

Schedule

	Start	End
Design	FY2008	FY2010[4]
Construction		
Phase 1	FY2015	FY2018
Phase 2	FY2017	FY2019

Tenant Agencies

U.S. Department of Agriculture - Animal Plant Health Inspection Service; Department of Homeland Security — Immigration and Customs Enforcement; Customs and Border Protection; Food and Drug Administration; General Services Administration.

[4] Design refresh to be completed upon receipt of project funds requested in this prospectus.

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

Prospectus Number: PNY-BSC-AB15
Congressional District: 21

Justification

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

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

The existing main building does not accommodate the current and future needs of the tenants. The existing commercial building barely has enough space to unload a single truck and the office component is housed in mobile trailers. The projected increases in traffic volume and implementation of new security procedures necessitate an increase in the LPOE workforce beyond the capacity of the existing facility.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

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

Prospectus Number: PNY-BSC-AB15
Congressional District: 21

Prior Appropriations

Public Law	Fiscal Year	Amount	Purpose
108-447	2005	$8,884,000	Site acquisition & design
110-161	2008	$11,676,000	Additional site acquisition & design to meet expanded scope
Appropriations to Date		**$20,560,000**	

Prior Committee Approvals

Alexandria Bay Land Port of Entry Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T&I	7/21/2004	$8,884,000	Design = $8,684,000; Site acquisition = $200,000
Senate EPW	11/17/2004	$8,884,000	Design = $8,684,000; Site acquisition = $200,000
House T&I	9/20/2006	$11,676,000	Additional design = $8,911,000; additional site acquisition = $2,765,000
Senate EPW	9/27/2006	$11,676,000	Additional design = $8,911,000; additional site acquisition = $2,765,000
Senate EPW	12/8/2011	$173,565,000	Construction = $160,990,000; M&I = $12,575,000
Approvals to Date (House T&I)		**$20,560,000**	
Approvals to Date (Senate EPW)		**$194,125,000**	

GSA PBS

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

Prospectus Number: PNY-BSC-AB15
Congressional District: 21

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

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

March 2014

Housing Plan
Alexandria Bay, NY Land Port of Entry

PNY-BSC-AB15
Alexandria Bay, NY

	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Alexandria Bay LPOE												
DHS-Customs & Border Protection	47	47	7,455	-	30,628	38,083	89	89	21,661	-	101,922	123,583
DHS - Immigration and Customs Enforcement	-	-	-	-	-	-	4	4	663	-	-	663
GSA PBS	7	7	2,687	-	749	3,436	3	3	1,155	-	-	1,155
HHS - Food and Drug Administration	-	-	-		-	-	5	5	1,842	-	623	2,465
USDA - APHIS	2	2	375		2,625	3,000	2	2	978	-	2,202	3,180
Outlease - Customs brokers	-		-	-	-	-	5	5	4,780	-	-	4,780
Total	**56**	**56**	**10,517**	-	**34,002**	**44,519**	**108**	**108**	**31,079**	-	**104,747**	**135,826**

Special Space	USF
Light Industrial	35,873
Canopies	59,905
Structurally changed	1,500
Fitness Center/Restrooms	3,812
Conference Training	973
Laboratory	1145
ADP	641
Food Service	898
Total	104,747

Notes:

[1] USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building

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

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

ADJOURNMENT

The SPEAKER pro tempore. Without objection, the House stands adjourned until noon on Tuesday, July 22, 2014, for morning-hour debate.

There was no objection.

Thereupon (at 11 o'clock and 3 minutes a.m.), under its previous order, the House adjourned until Tuesday, July 22, 2014, at noon for morning-hour debate.

EXECUTIVE COMMUNICATIONS, ETC.

Under clause 2 of rule XIV, executive communications were taken from the Speaker's table and referred as follows:

6497. A communication from the President of the United States, transmitting notification that the Executive Order issued declaring a national emergency with respect to the unusual and extraordinary threat that significant transnational criminal organizations pose to the national security, foreign policy, and economy of the United States is to continue in effect beyond July 24, 2014, pursuant to 50 U.S.C. 1622(d); (H. Doc. No. 113–136); to the Committee on Foreign Affairs and ordered to be printed.

6498. A letter from the Attorney Advisor, Department of Homeland Security, transmitting the Department's final rule — Safety Zone; TriRock San Diego, San Diego Bay, San Diego, CA [Docket No.: USCG-2013-0555] (RIN: 1625-AA00) received June 30, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

6499. A letter from the Attorney Advisor, Department of Homeland Security, transmitting the Department's final rule — Safety Zone; Fairfield Estates Fireworks Display, Atlantic Ocean, Sagaponack, NY [Docket Number: USCG-2013-0212] (RIN: 1625-AA00) received June 30, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

6500. A letter from the Attorney Advisor, Department of Homeland Security, transmitting the Department's final rule — Safety Zone; Schuylkill River; Philadelphia, PA [Docket Number: USCG-2014-0342] (RIN: 1625-AA00) received June 30, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

6501. A letter from the Attorney Advisor, Department of Homeland Security, transmitting the Department's final rule — Safety Zones; Annually Recurring Events in Coast Guard Southeastern New England Captain of the Port Zone [Docket No.: USCG-2014-0061] (RIN: 1625-AA00) received June 30, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

6502. A letter from the Attorney Advisor, Department of Homeland Security, transmitting the Department's final rule — Special Local Regulation; Tennessee River, Mile 464.0 to 465.0, Chattanooga, TN [USCG-2014-0323] (RIN: 1625-AA08) received June 30, 2014, pursuant to 5 U.S.C. 801(a)(1)(A); to the Committee on Transportation and Infrastructure.

REPORTS OF COMMITTEES ON PUBLIC BILLS AND RESOLUTIONS

Under clause 2 of rule XIII, reports of committees were delivered to the Clerk for printing and reference to the proper calendar, as follows:

Mr. ROYCE: Committee on Foreign Affairs. H.R. 4490. A bill to enhance the missions, objectives, and effectiveness of United States international communications, and for other purposes; with an amendment (Rept. 113–541). Referred to the Committee of the Whole House on the state of the Union.

PUBLIC BILLS AND RESOLUTIONS

Under clause 2 of rule XII,

Mr. FATTAH (for himself and Mr. WOLF): introduced a bill (H.R. 5158) to provide for the sealing or expungement of records relating to Federal nonviolent criminal offenses, and for other purposes; which was referred to the Committee on the Judiciary, and in addition to the Committees on Agriculture, and Ways and Means, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.

MEMORIALS

Under clause 3 of rule XII, memorials were presented and referred as follows:

266. The SPEAKER presented a memorial of the Senate of the State of Louisiana, relative to Senate Resolution No. 166 expressing sympathy in support of the families of victims of massacres and atrocities perpetrated against the Armenian people in Azerbaijan; to the Committee on Foreign Affairs.

267. Also, a memorial of the Senate of the State of Tennessee, relative to Senate Resolution No. 61 urging the Speaker of the House of Representatives and the Clerk to release forthwith said TBI report known as ''MLK Document 200472'' to the Tennessee Secretary of State; to the Committee on House Administration.

268. Also, a memorial of the House of Representatives of the State of Michigan, relative to House Resolution No. 371 urging the Department of Veterans' Affairs to follow Federal Housing Administration guidelines as they apply to the site condominiums and view them as single-family homes as long as they meet certain criteria; to the Committee on Veterans' Affairs.

269. Also, a memorial of the Senate of the State of Hawaii, relative to Senate Concurrent Resolution No. 84 urging the Congress to restore the presumption of a service connection for Agent Orange exposure to United States Veterans who served in the waters defined by the Combat Zone and in the airspace over the Combat Zone in Vietnam; to the Committee on Veterans' Affairs.

270. Also, a memorial of the Senate of the State of Louisiana, relative to Senate Concurrent Resolution No. 5 memorializing the Congress to review the Government Pension Offset and the Windfall Elimination Provision Social Security benefit reductions; to the Committee on Ways and Means.

CONSTITUTIONAL AUTHORITY STATEMENT

Pursuant to clause 7 of rule XII of the Rules of the House of Representatives, the following statements are submitted regarding the specific powers granted to Congress in the Constitution to enact the accompanying bill or joint resolution.

By Mr. FATTAH:

H.R. 5158.

Congress has the power to enact this legislation pursuant to the following:

Pursuant to Article I, Section 8, Clause 3 of the United States Constitution, the Congress shall have the power ''[t]o regulate commerce with foreign Nations, and among the several states, and with the Indian tribes.''

ADDITIONAL SPONSORS TO PUBLIC BILLS AND RESOLUTIONS

Under clause 7 of rule XII, sponsors were added to public bills and resolutions, as follows:

H.R. 713: Ms. CASTOR of Florida and Mr. SOUTHERLAND.
H.R. 880: Mr. GARAMENDI.
H.R. 1830: Mr. LOBIONDO.
H.R. 2607: Mr. CULBERSON.
H.R. 3382: Mr. VAN HOLLEN, Mr. DEFAZIO, and Mr. DINGELL.
H.R. 3992: Mr. SCOTT of Virginia.
H.R. 4136: Ms. KAPTUR and Mr. NOLAN.
H.R. 4143: Mr. NEUGEBAUER and Mr. STOCKMAN.
H.R. 4156: Mr. POE of Texas.
H.R. 4426: Ms. SCHAKOWSKY.
H.R. 4447: Mr. MILLER of Florida.
H.R. 4571: Mr. POLIS.
H.R. 4682: Ms. BROWNLEY of California, Mr. HINOJOSA, and Mr. LIPINSKI.
H.R. 4780: Mr. MICHAUD.
H.R. 4783: Mr. GRIJALVA.
H.R. 4790: Mr. BISHOP of Georgia and Mr. FORTENBERRY.
H.R. 4934: Mr. SOUTHERLAND.
H.R. 5002: Mr. LUETKEMEYER.
H.R. 5043: Mr. HONDA and Mr. KILMER.
H.R. 5044: Mr. HONDA and Mr. KILMER.
H.R. 5077: Mr. WHITFIELD.
H.R. 5081: Ms. NORTON.
H.R. 5089: Mr. GRAYSON, Mr. SOUTHERLAND, Mr. POSEY, and Ms. CASTOR of Florida.
H.R. 5116: Mr. RICHMOND.
H.R. 5120: Mr. LIPINSKI and Mr. VEASEY.
H.J. Res. 119: Mr. PERLMUTTER, Mr. MORAN, and Ms. CHU.
H. Con. Res. 107: Mr. LOWENTHAL and Mr. MCKINLEY.
H. Res. 281: Mrs. MCCARTHY of New York, Mr. RUSH, and Mr. STOCKMAN.
H. Res. 570: Mr. NUGENT.

DISCHARGE PETITIONS— ADDITIONS OR DELETIONS

The following Members added their names to the following discharge petition:

Petition 10 by Mr. PETERS on the bill (H.R. 3992): Adam B. Schiff, Nydia M. Velázquez, Carolyn McCarthy, Henry C. ''Hank'' Johnson Jr., Dina Titus, Wm. Lacy Clay, Zoe Lofgren, Suzan K. DelBene, Suzanne Bonamici, Robert A. Brady, C. A. Dutch Ruppersberger, Donald M. Payne Jr., Loretta Sánchez, Susan A. Davis, James P. Moran, Allyson Y. Schwartz, Carolyn B. Maloney, Steve Cohen, Steny H. Hoyer, Nita M. Lowey, Rosa L. DeLauro, Gregory W. Meeks, Peter Welch, William L. Enyart, Gary C. Peters, James E. Clyburn, Anna G. Eshoo, Nancy Pelosi, Cheri Bustos, Grace Meng, Linda T. Sánchez, Lois Frankel, Albio Sires, John A. Yarmuth, Cedric L. Richmond, Debbie Wasserman Schultz, Bobby L. Rush, Jared Polis, Theodore E. Deutch, Denny Heck, Stephen F. Lynch, John Lewis, Bruce L. Braley, Judy Chu, Richard M. Nolan, Chaka Fattah, Rick Larsen, Elijah E. Cummings, Charles B. Rangel, Timothy H. Bishop, Jerrold Nadler, Barbara Lee, Luis V. Gutiérrez, Chris Van Hollen, Robert C. ''Bobby'' Scott, John B. Larson, Tim Ryan, John P. Sarbanes, David E. Price, Adam Smith, Joe Garcia, Timothy J. Walz, G. K.

Butterfield, Nick J. Rahall II, William R. Keating, Lucille Roybal-Allard, Keith Ellison, Marc A. Veasey, Henry A. Waxman, Collin C. Peterson, Maxine Waters, James A. Himes, John D. Dingell, Emanuel Cleaver, Bennie G. Thompson, Patrick Murphy, Gwen Moore, Kathy Castor, Joseph Crowley, Carol Shea-Porter, José E. Serrano, Earl Blumenauer, Jim McDermott, Beto O'Rourke, Bradley S. Schneider, Jim Costa, Daniel Lipinski, and Mike McIntyre.

EXTENSIONS OF REMARKS

FINANCIAL SERVICES AND GENERAL GOVERNMENT APPROPRIATIONS ACT, 2015

SPEECH OF

HON. CHRIS VAN HOLLEN

OF MARYLAND

IN THE HOUSE OF REPRESENTATIVES

Wednesday, July 16, 2014

The House in Committee of the Whole House on the state of the Union had under consideration the bill (H.R. 5016) making appropriations for financial services and general government for the fiscal year ending September 30, 2015, and for other purposes:

Mr. VAN HOLLEN. Mr. Chair, while I appreciate the Appropriations Committee's efforts to return to regular order, the Administration has issued a veto threat for this bill—and it's not hard to understand why.

While the bill does an adequate job funding the federal judiciary—as well as some important entrepreneurial initiatives at the Small Business Administration—virtually every other funding allocation and policy directive in this bill is either insufficient or misguided.

The Internal Revenue Service is funded at below sequestration levels, which will unquestionably hinder taxpayer assistance and undermine efforts to close the tax gap. The Securities and Exchange Commission charged with protecting investors and policing our financial markets is funded at $300 million below the President's request. And the Election Assistance Commission tasked with ensuring the integrity of our elections is eliminated altogether.

In addition to these funding decisions, H.R. 5016 contains policy riders hostile to the President's Climate Action Plan, the Affordable Care Act, women's reproductive health and standards governing the political activities of tax-exempt organizations. The independence of the Consumer Financial Protection Bureau would be terminated under this legislation.

Mr. Chair, this bill is wrong on funding and wrong on policy. I urge a no vote, and I yield back the balance of my time.

FINANCIAL NET WORTH

HON. F. JAMES SENSENBRENNER, JR.

OF WISCONSIN

IN THE HOUSE OF REPRESENTATIVES

Friday, July 18, 2014

Mr. SENSENBRENNER. Mr. Speaker, through the following statement, I am making my financial net worth as of March 31, 2014, a matter of public record. I have filed similar statements for each of the thirty-five preceding years I have served in Congress.

ASSETS

REAL PROPERTY

Single family residence at 609 Ft. Williams Parkway, City of Alexandria, Virginia, at assessed valuation. (Assessed at $1,378,823). Ratio of assessed to market value: 100% (Unencumbered): $1,378,823.00).

Condominium at N76 W14726 North Point Drive, Village of Menomonee Falls, Waukesha County, Wisconsin, at assessor's estimated market value. (Unencumbered): $129,700.00.

Undivided 25/44ths interest in single family Residence at N52 W32654 Maple Lane, Village of Chenequa, Waukesha County, Wisconsin, at 25/44ths of assessor's estimated market value of $1,521,700: $852,152.00.

Total real property: $2,360,675.00.

Common & preferred stock	# of shares	$ per share	Value
Abbott Laboratories, Inc.	12200	38.51	469,822.00
AbbVie Inc.	12200	51.40	627,080.00
Alcatel-Lucent	135	3.90	526.50
Allstate Corporation	370	56.58	20,934.60
AT & T	7275	35.07	255,134.25
JP Morgan Chase	4539	60.71	275,562.69
Benton County Mining Company	333	0.00	0.00
BP PLC	3604	48.10	173,352.40
Centerpoint Energy	300	23.69	7,107.00
Chenequa Country Club Realty Co.	1	0.00	0.00
Comcast	634	49.56	31,421.04
Darden Restaurants, Inc.	2160	50.76	109,641.60
Discover Financial Services	156	58.19	9,077.64
Dun & Bradstreet, Inc.	1250	99.35	124,187.50
E.I. DuPont de Nemours Corp.	1200	67.10	80,520.00
Eastman Chemical Co.	540	86.21	46,553.40
Exxon Mobil Corp.	9728	97.68	950,231.04
Frontier Comm.	591	5.71	3,374.61
Gartner Inc.	651	69.44	45,205.44
General Electric Co.	15600	25.89	403,884.00
General Mills, Inc.	5760	51.82	298,483.20
NRG Energy	28	31.80	890.40
Hospira	1220	43.25	52,765.00
Imation Corp	99	5.77	571.23
Kellogg Corp.	3200	62.71	200,672.00
Merck & Co., Inc.	2457	56.77	139,483.89
3M Company	2000	135.66	271,320.00
Express Scripts	6656	75.09	499,799.04
Monsanto Corporation	2852.315	113.77	324,507.88
Moody's	5000	79.32	396,600.00
Morgan Stanley	312	31.17	9,725.04
NCR Corp.	68	36.55	2,485.40
Newell Rubbermaid	1676	29.90	50,112.40
PG & E Corp.	175	43.20	7,560.00
Pfizer	30415	32.12	976,929.80
Century Link	95	32.84	3,119.80
Tenneco Inc.	182	58.07	10,568.74
Unisys Corp.	16	30.46	487.36
US Bancorp	3081	42.86	132,051.66
Verizon	1918	47.57	91,239.26
Vodafone Group PLC	323	36.81	11,889.63
Wisconsin Energy	2044	46.55	95,148.20
Total common & preferred stocks & bonds			$7,210,025.64

Life insurance policies	Face $	Surrender $
Northwestern Mutual #4378000	$12,000.00	$113,720.08
Northwestern Mutual #4574061	30,000.00	273,598.84
Massachusetts Mutual #4116575	10,000.00	16,359.12
Massachusetts Mutual #4228344	100,000.00	433,554.07
American General Life Ins. #5–1607059L	175,000.00	42,384.25
Total life insurance policies		$879,616.36

Bank & IRA accounts	Balance
JP Morgan Chase Bank, checking account	$40,667.97
JP Morgan Chase Bank, savings account	22,777.00
BMO Harris Bank, checking account	6,252.00
JP Morgan Chase, IRA accounts	162,138.79
Total bank & IRA accounts	$231,835.76

Miscellaneous	Value
2009 Ford Taurus	$9,517.00
2013 Ford Taurus	20,956.00
1996 Buick Regal	1,532.00
Office furniture & equipment (estimated)	1,000.00
Furniture, clothing & personal property (estimated)	180,000.00
Stamp collection (estimated)	180,000.00
Deposits in Congressional Retirement Fund	229,430.61
Deposits in Federal Thrift Savings Plan	491,554.42
Traveler's checks	7,800.00

Miscellaneous	Value
17 ft. Boston Whaler boat & 70 hp Johnson outboard motor (estimated)	5,000.00
20 ft. Pontoon boat & 40 hp Mercury outboard motor (estimated)	8,000.00
Total miscellaneous	$1,134,790.03
Total assets	$11,816,942.79

Liabilities: None.
Total liabilities: $0.00.
Net worth: $11,816,942.79.

STATEMENT OF 2013 TAXES PAID

Federal Income Tax	$132,949.00
Wisconsin Income Tax	38,980.00
Menomonee Falls, WI Property Tax	2,445.00
Chenequa, WI Property Tax	22,551.00
Alexandria, VA Property Tax	14,312.00

I further declare that I am trustee of a trust established under the will of my late father, Frank James Sensenbrenner, Sr., for the benefit of my sister, Margaret A. Sensenbrenner, and of my two sons, F. James Sensenbrenner, III, and Robert Alan Sensenbrenner. I am further the direct beneficiary of five trusts, but have no control over the assets of either trust. My wife, Cheryl Warren Sensenbrenner, and I are trustees of separate trusts established for the benefit of each son.

Also, I am neither an officer nor a director of any corporation organized under the laws of the State of Wisconsin or of any other state or foreign country.

F. JAMES SENSENBRENNER, JR.,
Member of Congress.

40TH ANNIVERSARY OF TURKISH INVASION OF CYPRUS

HON. JOSEPH P. KENNEDY III

OF MASSACHUSETTS

IN THE HOUSE OF REPRESENTATIVES

Friday, July 18, 2014

Mr. KENNEDY. Mr. Speaker, this Sunday marks the 40th anniversary of the Turkish invasion of Cyprus. On July 20, 1974, Turkey invaded the Republic of Cyprus as tensions between Turkish and Greek Cypriots rose. This invasion cost thousands of lives and forced an estimated 170,000 Greek Cypriots from their homes. The Greek Cypriots who remained in the Turkish occupied territory and those refugees who fled to the south lost property and possessions and continue to face restrictions on their ability to access and worship at religious sites.

Throughout the years leading up to the conflict and the past forty years of division, our country has been committed to a peaceful solution and a unified Republic of Cyprus. Fifty years ago, President Lyndon Johnson helped delay the occupation by strongly urging the Turkish Prime Minister against intervening in Cyprus. In a letter to the Prime Minister, President Johnson insisted that "a final solution of the Cyprus problem should rest upon the consent of the parties most directly concerned." Since the invasion, our government has supported a peaceful resolution that brings both parties together in an effort to end the division and restore unity.

Today we have reason for increased optimism as leaders from both sides on the Island have reengaged in negotiations. The calls of Greek and Turkish Cypriots for a unified Republic have grown louder, and I hope this anniversary will increase the urgency to restore the rights of all Cypriots and create a lasting peace on the Island.

RECOGNIZING THE 40TH ANNIVERSARY OF TURKEY'S INVASION OF CYPRUS

HON. STEVE ISRAEL

OF NEW YORK

IN THE HOUSE OF REPRESENTATIVES

Friday, July 18, 2014

Mr. ISRAEL. Mr. Speaker, on July 20th, the people of Cyprus will mark the 40th anniversary of the Turkish invasion of that island nation, an invasion which resulted in the division of the island which still scars the landscape to this very day. As we mark this anniversary, I call for the end of the Turkish military occupation and the peaceful reunification of the island under its internationally recognized government.

For forty years, Cypriots have suffered not only from the division of their beloved nation, but also from the confiscation of their homes, expulsion from their lands, and the uprooting of centuries old communities. It is time for this to end.

I am pleased the Cyprus Government is committed to the U.N.-sponsored process to reach a sustainable and enduring settlement that would reunify Cyprus based on a bi-zonal, bi-communal federation in accordance with relevant U.N. Security Council resolutions and we should recognize the importance of the Joint Statement agreed to on February 11, 2014.

As Cyprus is not only a close friend and democratic ally of the United States, but also a partner for regional stability, be it in cooperation with the State of Israel in harnessing the natural gas reserves of the eastern Mediterranean, or playing a constructive role in the European Union, we owe it to the Cypriots, to stand by them as they move forward in finding a peaceful resolution and reunification of the island.

REMEMBERING THE 40TH ANNIVERSARY OF THE TURKISH INVASION OF CYPRUS

HON. ELIOT L. ENGEL

OF NEW YORK

IN THE HOUSE OF REPRESENTATIVES

Friday, July 18, 2014

Mr. ENGEL. Mr. Speaker, I rise to commemorate the 40th anniversary of the Turkish invasion of Cyprus, to recall those who are still missing since the invasion, and to express my support for the ongoing talks on the reunification of Cyprus.

Following the capture of the northern portion of the island, Turkish military forces declared an illegal "Turkish Republic of Northern Cyprus" which is not recognized by any countries except Turkey. The division of the island continues to this day, with disastrous human, social, and economic consequences.

It has also now been 40 years that the relatives of the missing have been unable to learn the fate of their loved ones. As you may know, the Committee on Missing Persons in Cyprus, a bi-communal investigatory committee operating under the auspices of the United Nations since 1981, has been mandated to investigate nearly 2000 cases of missing Cypriots, mostly, but not all, Greek Cypriots.

In 1994, Congress passed a law, which I wrote, directing the State Department to investigate the disappearance of five Americans as a result of the invasion. While there was some progress—the remains of one American, Andrew Kassapis, were located—too many remain unaccounted for. Regrettably, Turkey continues to obstruct the process of determining the fate of the missing. I have, therefore, today sent a letter to Secretary Kerry asking that the United States press Turkey more intensively to allow a complete and full investigation and to, once and for all, provide closure on this deeply painful question.

Still, there is reason for some optimism. On February 11th of this year, a joint declaration between the parties set the framework for a new round of Cyprus unification negotiations. The talks advanced to a second phase in May, and I am hopeful that they could lead to a comprehensive agreement that grants true sovereignty to the Republic of Cyprus and all of the Cypriot people. There have been reciprocal visits of Greek and Turkish negotiators, respectively, to Ankara and Athens and, for now, Turkey seems interested in moving forward. However, for the talks to succeed, the United States must continue to play an active role in keeping Turkey at the table and shepherding a deal to fruition.

And, there is good news on Cypriot-American relations. Cyprus, already a member of the European Union, is working to strengthen its bond with the United States. It is seeking to forge closer economic ties and bolster defense cooperation, even as it straddles an increasingly tense area. As one of the only stable democracies in the Eastern Mediterranean, Cyprus is an essential partner for the U.S. and an increasingly close friend of our strongest ally in the region, Israel. The U.S. and Cyprus have worked together on issues from counterterrorism to the prevention of human trafficking, and, most recently, Cyprus has provided significant support in removing chemical weapons from Syria. Furthermore, there have been recent discoveries of natural gas off the coast of Cyprus, which will bolster the Cypriot economy and possibly become a viable energy source for Europe.

Mr. Speaker, on this 40th anniversary of the invasion of Cyprus, I stand with my friends in the Cypriot American community and in the Republic of Cyprus in remembrance of the conflict that began four decades ago, in memory of those who lost their lives in the war, in continued vigilance over the fate of the missing, and in support of a better future for all Cypriots.

Daily Digest

Senate

Chamber Action

The Senate was not in session and stands adjourned until 2 p.m. on Monday, July 21, 2014.

Committee Meetings

No committee meetings were held.

House of Representatives

Chamber Action

Public Bills and Resolutions Introduced: 1 public bill, H.R. 5158 was introduced. **Page H6580**

Additional Cosponsors: **Page H6580**

Report Filed: A report was filed today as follows:

H.R. 4490, to enhance the missions, objectives, and effectiveness of United States international communications, and for other purposes, with an amendment (H. Rept. 113–541). **Page H6580**

Speaker: Read a letter from the Speaker wherein he appointed Representative Petri to act as Speaker pro tempore for today. **Page H6401**

Committee on Transportation and Infrastructure—Communication: Read a letter from Chairman Shuster wherein he transmitted copies of resolutions to authorize 27 prospectuses, including 24 alteration projects, two construction projects, and one project design, included in the General Services Administration's FY2014 and FY2015 Capital Investment and Leasing Programs. The resolutions were adopted by the Committee on Transportation and Infrastructure on July 16, 2014. **Pages H6401–H6579**

Quorum Calls—Votes: There were no yea-and-nay votes, and there were no recorded votes. There were no quorum calls.

Adjournment: The House met at 11 a.m. and adjourned at 11:03 a.m.

Committee Meetings

No hearings were held.

Joint Meetings

No joint committee meetings were held.

COMMITTEE MEETINGS FOR MONDAY, JULY 21, 2014

(Committee meetings are open unless otherwise indicated)

Senate

No meetings/hearings scheduled.

House

No hearings are scheduled.

Next Meeting of the SENATE

2 p.m., Monday, July 21

Senate Chamber

Program for Monday: After the transaction of any morning business (not to extend beyond 5:30 p.m.), Senate will vote on confirmation of the nominations of Julie E. Carnes, of Georgia, to be United States Circuit Judge for the Eleventh Circuit, Michael Anderson Lawson, of California, for the rank of Ambassador during his tenure of service as Representative of the United States of America on the Council of the International Civil Aviation Organization, and Eunice S. Reddick, of the District of Columbia, to be Ambassador to the Republic of Niger.

Next Meeting of the HOUSE OF REPRESENTATIVES

12 p.m., Tuesday, July 22

House Chamber

Program for Tuesday: To be announced.

Extensions of Remarks, as inserted in this issue

HOUSE

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