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PROCEEDINGS AND DEBATES OF THE 114th CONGRESS, SECOND SESSION

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House of Representatives

The House met at 10 a.m. and was called to order by the Speaker pro tempore (Mr. RIBBLE).

DESIGNATION OF THE SPEAKER PRO TEMPORE

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

WASHINGTON, DC,
May 27, 2016.

I hereby appoint the Honorable REID J. RIBBLE to act as Speaker pro tempore on this day.

PAUL D. RYAN,
Speaker of the House of Representatives.

PRAYER

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

Loving and merciful God, we give You thanks for giving us another day.

You have kept Your covenant with every generation. In a world shadowed by the many infidelities and many inconsistencies of frail humanity, grant us faith in Your enduring love and patience with us.

Confirm the Members of the people's House in Your power as they meet with their constituents in the coming week. Help them to accomplish the tasks You set before them.

Since You have called them to serve this great Nation, grant them the gifts to discern Your holy will and accomplish deeds of justice and integrity, today and every day of their service.

May all that is done this day be for Your greater honor and glory.

Amen.

THE JOURNAL

The SPEAKER pro tempore. Pursuant to section 4(a) of House Resolution 744, the Journal of the last day's proceedings is 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 THE CLERK OF THE HOUSE

The SPEAKER pro tempore laid before the House the following communication from the Clerk of the House of Representatives:

MAY 27, 2016.

Hon. PAUL D. RYAN,
The Speaker, The Capitol, House of Representatives, Washington, DC.

DEAR MR. SPEAKER: Pursuant to the permission granted in Clause 2(h) of Rule II of the Rules of the U.S. House of Representatives, the Clerk received the following message from the Secretary of the Senate on May 27, 2016 at 9:22 a.m.:

That the Senate passed without amendment H.R. 136.

That the Senate passed without amendment H.R. 1132.

That the Senate passed without amendment H.R. 2458.

That the Senate passed without amendment H.R. 2928.

That the Senate passed without amendment H.R. 3082.

That the Senate passed without amendment H.R. 3274.

That the Senate passed without amendment H.R. 3601.

That the Senate passed without amendment H.R. 3735.

That the Senate passed without amendment H.R. 3866.

That the Senate passed without amendment H.R. 4046.

That the Senate passed without amendment H.R. 4605.

That the Senate passed without amendment H.R. 433.

That the Senate passed S. 2465.

That the Senate passed S. 2891.

That the Senate passed S. 1402.

Appointment:

American Folklife Center of the Library of Congress.

With best wishes, I am

Sincerely,

KAREN L. HAAS,
Clerk of the House.

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, May 26, 2016.

Hon. PAUL RYAN,
Speaker of the House, House of Representatives, The Capitol, Washington, DC.

DEAR MR. SPEAKER: On March 25, 2016, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider 23 resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

The Committee continues to work to reduce the cost of federal property and leases. The 23 resolutions considered include 16 alteration projects, four construction projects, one building design and two leases. The projects authorized have either already been funded or are consistent with previous funding levels. In total, these resolutions represent $195 million in avoided lease costs and offsets.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on May 25, 2016.

Sincerely,

BILL SHUSTER,
Chairman.

Enclosures.

Printed on recycled paper.

COMMITTEE RESOLUTION

CONSTRUCTION/ALTERATION—NEW U.S. COURTHOUSE ANNEX, CHARLES R. JONAS COURTHOUSE, CHARLOTTE, NC

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 an annex of approximately 198,000 gross square feet, including approximately 83 parking spaces, and the repair and alteration of the Charles R. Jonas Courthouse located at 401 West Trade Street in Charlotte, North Carolina, at an additional design cost of $5,284,000, a total estimated construction cost of $140,594,000, and total management and inspection cost of $10,282,000 at a total additional authorization of $156,160,000 for a total estimate project cost, including prior authorizations, of $164,660,000, for which a prospectus is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, 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 annex and renovation of the existing courthouse, combined, contain no more than ten courtrooms, including four for District Judges, two for Senior District Judges, two for Magistrate Judges and two for Bankruptcy Judges.

Provided further, that the design of the new courthouse annex shall not deviate from the U.S. Courts Design Guide, except as reflected in the attached prospectus.

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - CHARLES R. JONAS COURTHOUSE
CHARLOTTE, NC

Prospectus Number: PNC-CTC-CH16
Congressional District: 12

FY 2016 Project Summary

The General Services Administration (GSA) proposes design and construction of an annex of approximately 198,000 gross square feet, including approximately 83 parking spaces, and repair, along with alteration of the Charles R. Jonas Courthouse at 401 West Trade Street in Charlotte, NC. GSA will acquire the site from the City of Charlotte. The project will meet the 10-year space needs of the court and court-related agencies and the site will accommodate the anticipated 30-year needs of the court. The Judiciary's Courthouse Project Priorities list (approved by the Judicial Conference of the United States on September 17, 2015) includes a courthouse project in Charlotte, NC.

Through Public Law 108-199 (FY 2004), Congress appropriated a total of $8,500,000 for site acquisition and design of a new stand-alone courthouse in Charlotte to house the long-term needs of the U.S. District Court. GSA, in collaboration with the Court, has determined that alteration of the existing Jonas Courthouse, in conjunction with the construction of a new courthouse annex can best meet the space requirements of the district courts, with the application of the Judiciary's courtroom sharing policies and allowing for continued occupation of the historic Jonas Courthouse.

FY 2016 Committee Approval Requested

(Annex – Additional Design, Construction, Management & Inspection) $108,848,000
(Jonas Courthouse – Design, Construction, Management & Inspection) $47,312,000
(Design, Construction, Management & Inspection) $156,160,000

FY 2016 Funding (as outlined in the FY 2016 Spend Plan)
(Design, Construction, Management & Inspection) $156,160,000

GSA PBS

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - CHARLES R. JONAS COURTHOUSE
CHARLOTTE, NC

Prospectus Number: PNC-CTC-CH16
Congressional District: 12

Overview of Project

The original Jonas Courthouse was constructed in 1918 and was extended to more than double its size in 1934. The building consists of six courtrooms (two district, one senior, one magistrate, and two bankruptcy). The major tenants in the building are the U.S. District, Bankruptcy Courts, and U S Marshals Service. The building is listed in the National Register of Historic Places.

The construction of the annex will provide additional space needed by the Courts to meet 10-year space needs. The annex will be linked functionally and by building systems to the existing Jonas Courthouse, and will be located on the current parking lot, directly southwest of the existing Courthouse. GSA will reacquire the Jonas courthouse as part of an exchange with the City of Charlotte. The annex and Jonas Courthouse will provide 10 courtrooms and 15 chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. When complete, the new annex and renovation of the Jonas Courthouse will provide for the 10-year space requirements, and the structures/site will allow for expansion to meet the anticipated 30-year needs of the U.S. District Court in Charlotte.

Renovation of the Jonas Courthouse will address several critical building needs, focusing on replacement and repair of the building's major systems, including plumbing, fire protection and electrical systems, which all require extensive refurbishment or replacement due to their age and lack of energy efficiency. The renovations will also include interior construction and interior finishes.

GSA PBS

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
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CHARLOTTE, NC

Prospectus Number: PNC-CTC-CH16
Congressional District: 12

Site Information

To Be Acquired by Exchange ..... Approximately 3 acres

Annex Building Area[1]

GSF Annex (excluding inside parking) 161,000
GSF Annex (including inside parking) 198,000
Inside parking spaces 83

Jonas Building Area

GSF 134,428

Estimated Project Budget

Estimated Site and Design

Site (FY 2004)	$400,000
Design Annex (FY 2004)	$8,100,000
Additional Design Annex	$635,000
Design Jonas CT	$4,649,000
Total Design	**$13,784,000**

Estimated Construction Cost (ECC)

Annex ($517/gsf, including inside parking)	$102,338,000
Jonas CT	$38,256,000
Total ECC	**$140,594,000**

Estimated Management and Inspection (M&I)

Annex	$5,875,000
Jonas CT	$4,407,000
Total M&I	**$10,282,000**

Estimated Total Project Cost (ETPC)* ..... **$164,660,000**[2]

[1] Square footages and number of parking spaces are approximate. The actual project may contain a variance in gross square footage from that listed in this prospectus.

GSA PBS

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

Schedule	Start	End
Design and Construction (Annex/R&A)	FY 2017	FY 2023

Tenant Agencies
U.S. District and Magistrate Court, U.S. Bankruptcy Court, Probation, Court of Appeals, Office of the U.S. Attorney, U.S. Marshals Service, trial preparation space for the Federal Public Defender and the Office of the U.S. Attorney, and GSA.

Estimated Major Work Items (Jonas Courthouse)	
HVAC Replacement	$9,711,000
Interior Construction	$7,963,000
Electrical Replacement	$7,553,000
Interior Finishes	$6,436,000
Fire Protection	$2,158,000
Plumbing Replacement	$1,726,000
Elevator Replacement	$1,549,000
Special Construction	$901,000
Site work	$259,000
Total ECC	**$38,256,000**

[2] As noted in the estimated project above, GSA identified sub-totals comprising the estimated project budget which are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ than what is represented in this prospectus by the various subcomponents.

GSA PBS

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
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CHARLOTTE, NC

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Justification

The existing Jonas Courthouse is unable to meet the current and future requirements of the Judiciary. The current space and building infrastructure do not meet today's standards for security, operational functionality, accessibility, and environmental efficiency. Originally, the proposed strategy for satisfying the long-term needs of the courts in Charlotte was to consolidate the U.S. District Court for the Western District of North Carolina and various other Court-related agencies into one, newly constructed structure.

As a site acquisition solution in 2004, GSA and the City of Charlotte exchanged the Jonas Courthouse for a 3.2 acre site located at 501 E. Trade Street. To continue housing and operations for the courts until the new stand-alone courthouse could be constructed, GSA leased the Jonas Courthouse back from the city.

At the request of the local court in Charlotte in 2012, GSA began to examine the possibility of satisfying the Courts' requirements through the reacquisition of the Jonas Courthouse from the City (via a return exchange of the 501 E. Trade Street site), and the construction of a new annex. The proposed annex will be constructed on the Jonas Courthouse parking lot. This option allows the Federal Government to reacquire the currently occupied historic facility and continue its long-term use, as well as decrease the size and scope (from the previously authorized 390,724 gsf) of the potential new construction in Charlotte.

Due to the age of the existing Jonas Courthouse, upgrades or replacement of major building systems, including plumbing, heating, ventilating, and air conditioning, electrical, and life safety, are needed to enable continued operation for the Courts and to address energy efficiency. There is no restricted circulation path for judges and they must use the freight elevator and public corridors to access their chambers. The freight elevator and public corridors are also used to transport prisoners, there is no sallyport, and the number of holding cells for courtrooms is inadequate. The addition of the annex will meet the long-term space needs of the Courts, while also addressing security and circulation deficiencies that currently exist in the Jonas Courthouse.

Together, the new annex and renovation of the Jonas Courthouse will improve security, create discrete circulation, provide for future growth, co-locate the court family, and positively impact downtown Charlotte.

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - CHARLES R. JONAS COURTHOUSE
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Design Guide Exceptions

The following exception to the U.S. Courts Design Guide was approved by the Judicial Conference of the United States on September 15, 2015:

- Regional urinalysis laboratory (additional 1,499 usable square feet) with costs for this exception at approximately $1,157,000.

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	**Judges**	**Courtrooms**	**Judges**
District				
- Active	2	4	4	4
- Senior	1	1	2	4*
- Visiting	0	0	0	1
Magistrate	1	2	2	2
Bankruptcy	2	3	2	3
Circuit	0	1	0	1
Total:	**6**	**11**	**10**	**15**

*There are currently 4 active judges that will take senior status by the time of project completion.

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.

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NEW U.S. COURTHOUSE ANNEX
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Prior Appropriations

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Proposed Project**
108-199	2004	$8,500,000	Site and Design
114-113*	2016	$156,160,000	Design, ECC, M&I
Appropriations to Date		**$164,660,000**	**Site and Design**

*Public Law 114-113 funded $947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities list, of which, Charlotte is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Charlotte is $156,160,000.

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Proposed Project**
House T&I	7/24/2002	$7,401,000	Site and Design for 347,097 gsf; 50 inside parking spaces
Senate EPW	9/26/2002	$7,401,000	Site and Design for 347,097 gsf; 50 inside parking spaces
House T&I	7/23/2003	$1,034,000	Site and Design for 390,724 gsf; 60 inside parking spaces
Senate EPW	6/23/2004	$1,034,000	Site and Design for 390,724 gsf; 60 inside parking spaces
House & Senate Approvals to Date		**$8,435,000**	

GSA **PBS**

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - CHARLES R. JONAS COURTHOUSE
CHARLOTTE, NC

Prospectus Number: PNC-CTC-CH16
Congressional District: 12

Recommendation

CONSTRUCTION

Certification of Need

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

Submitted at Washington, DC, on APR 22 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

May 2016

New U.S. Courthouse Annex
Charles R. Jonas Courthouse

PNC-CTC-CH16
Charlotte, NC

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
Charles R. Jonas Courthouse, 401 West Trade Street												
U.S. Bankruptcy Courtrooms/Chambers	14	14	5,972	-	-	5,972	14	14	7,516	-	5,870	13,386
U.S. Bankruptcy Clerk	30	30	7,195	-	-	7,195	-	-	-	1022	-	1,022
U.S. Bankruptcy Administrator	-	-	-	-	-	-	-	-	-	-	2,250	2,250
U.S. District Court - Clerk	30	30	7,604	-	-	7,604	-	-	-	1,776	-	1,776
U.S. District Court (courtrooms/chambers)	17	17	19,484	-	-	19,484	5	5	3,790	-	3,300	7,090
U.S. District Court - Magistrate	6	6	2,690	-	-	2,690	6	6	7,174	-	5,380	12,554
U.S. Probation Office	-	-	-	-	-	-	3	3	-	-	1,499	1,499
Grand Jury	-	-	1,947	-	-	1,947	-	-	645	-	900	1,545
Federal Public Defender	-	-	-	-	-	-	-	-	450	-	-	450
Circuit Satellite Library	-	-	-	-	-	-	3	3	6,153	-	-	6,153
DOJ - U.S. Marshals Service	43	43	25,818	-	-	25,818	-	8	-	-	4,092	4,092
DOJ - Office of U.S. Attorneys	1	1	448	-	-	448	1	1	508	-	-	508
GSA Public Buildings Service	7	7	791	-	-	791	17	17	3,532	-	-	3,532
Joint Use	-	-	821	-	-	821	-	-	830	-	-	830
Vacant	-	-	2,638	-	-	2,638	-	-	-	-	-	-
Subtotal*	**148**	**148**	**75,408**	**-**	**-**	**75,408**	**49**	**57**	**30,598**	**2,798**	**23,291**	**56,687**
New Annex												
U.S. Banruptcy Clerk	-	-	-	-	-	-	32	32	9,029	-	845	9,874
U.S. Bankruptcy Administrator	-	-	-	-	-	-	15	15	1,255	-	2,050	3,305
U.S. District Court - Clerk	-	-	-	-	-	-	32	32	12,369	-	970	13,339
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	17	17	25,431	-	19,520	44,951
U.S. Court of Appeals	-	-	-	-	-	-	6	6	1,592	-	890	2,482
U.S. Probation Office	-	-	-	-	-	-	71	71	16,442	-	1,350	17,792
DOJ - U.S. Marshals Service	-	-	-	-	-	-	60	60	12,152	-	2,750	14,902
Joint Use	-	-	-	-	-	-	-	-	-	-	880	880
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**233**	**233**	**78,270**	**-**	**29,255**	**107,525**
Lease Locations												
Carillon Tower												
U.S. Court of Appeals	6	6	3,786	-	-	3,786	-	-	-	-	-	-
Regency Executive Park Center												
GSA Public Buildings Service - Service Center	10	10	4,518	-	-	4,518	-	-	-	-	-	-
Gateway Plaza												
U.S. Bankruptcy Administrator	15	15	5,155	-	-	5,155	-	-	-	-	-	-
BB&T Center												
U.S. Probation Office	56	56	25,541	-	-	25,541	-	-	-	-	-	-
BB&T Center												
U.S. District Clerk	-	-	5,737	-	-	3,449	-	-	-	-	-	-
Total	**235**	**235**	**120,145**	**-**	**-**	**117,857**	**282**	**290**	**108,868**	**2,798**	**52,546**	**164,212**

May 2016

New U.S. Courthouse Annex
Charles R. Jonas Courthouse

PNC-CTC-CH16
Charlotte, NC

***Proposed Total USF is based on program requirements; The actual project will reuse some existing spaces and will further allocate the USF during Design.**

Special Space	USF
Courtrooms	12,000
Chambers	4,600
Conference/Training	5,460
Private Toilet	2,100
ADP	150
Food Service	1,315
Mail Room	880
Sally Port	950
Holding Cells/Secure Area	1,800
Total	**29,255**

Because the project is being designed as a connected complex, variances in usf may occur as a result of design and placement of certain functions.
The project may contain a variance in gross square footage from that listed in this project upon measurement and review of the completed project.
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

CONSTRUCTION/ALTERATION—NEW U.S. COURTHOUSE ANNEX, JAMES M. ASHLEY AND THOMAS W.L. ASHLEY U.S. COURTHOUSE, TOLEDO, 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 the design and construction of an annex of approximately 96,000 gross square feet, including approximately 20 inside parking spaces, and the repair and alteration of the James M. Ashley and Thomas W.L. Ashley U.S. Courthouse located at 1716 Spielbusch Avenue in Toledo, Ohio, at an additional site and design cost of $7,758,000, a total estimated construction cost of $83,522,000, and total management and inspection cost of $6,504,000 at a total additional authorization of $97,784,000 for a total estimated project cost, including prior authorizations, of $104,284,000, for which a prospectus is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, 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 annex and renovation of the existing courthouse, combined, contain no more than six courtrooms, including two for District Judges, one for Senior District Judges, one for Magistrate Judges and two for Bankruptcy Judges.

Provided further, that the design of the new courthouse annex shall not deviate from the U.S. Courts Design Guide.

GSA PBS

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - JAMES M. ASHLEY AND
THOMAS W. L. ASHLEY U. S. COURTHOUSE
TOLEDO, OH

Prospectus Number: POH-CTC-TO16
Congressional District: 9

FY 2016 Project Summary

The General Services Administration (GSA) proposes design and construction of an annex of approximately 96,000 gross square feet, including approximately 20 inside parking spaces, and repair and alteration of the James M. Ashley and Thomas W.L. Ashley U.S. Courthouse at 1716 Spielbusch Avenue in Toledo, OH. The project will meet the 10-year space needs of the court and court-related agencies and the structure/site will allow for expansion to meet the anticipated 30-year needs of the court. The Judiciary's Courthouse Project Priorities list (approved by the Judicial Conference of the United States on September 17, 2015) includes a courthouse project in Toledo, OH.

Through Public Law 108-199 (FY 2004), Congress appropriated a total of $6,500,000 for site preparation and design of a new stand-alone courthouse in Toledo, OH, to house the long-term needs of the U.S. District Court. GSA, in collaboration with the Court, has determined that alteration of the existing Ashley Courthouse in conjunction with the construction of a new courthouse annex can best meet the space requirements of the district and bankruptcy courts with the application of the Judiciary's courtroom sharing policies and allowing for continued occupation of the historic Ashley Courthouse.

FY 2016 Committee Approval Requested

(Annex – Additional Site, Design, Construction, Management & Inspection) $60,363,000
(Ashley Courthouse – Site, Design, Construction, Management & Inspection) $37,421,000
Total (Design, Construction, Management & Inspection) **$97,784,000**

FY 2016 Funding (as outlined in the FY 2016 Spend Plan)

(Design, Construction, Management & Inspection) **$97,784,000**

Overview of the Project

The Ashley Courthouse, built in 1932, is located on the northern end of Toledo's Civic Mall. GSA has not conducted a major renovation to the building since construction. The building is listed in the National Register of Historic Places. GSA will modernize the existing Ashley Courthouse in conjunction with the construction of a new adjoining courthouse annex to meet the Judiciary's current and long-term needs in Toledo. When complete, the new annex and renovation of the Ashley Courthouse will provide for the 10-year space requirements, and the structures/site will allow for expansion to meet the anticipated 30-year needs of the U.S. District Court. The project includes a total of six courtrooms and eight chambers. The project reflects senior district and magistrate judge

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - JAMES M. ASHLEY AND
THOMAS W. L. ASHLEY U. S. COURTHOUSE
TOLEDO, OH

Prospectus Number: POH-CTC-TO16
Congressional District: 9

sharing policies, does not include courtrooms for projected new judgeships, and has no exceptions to the U.S. Courts Design Guide. The project will also support the needs of the United States Attorneys and the United States Marshals Services and court support services.

GSA will first construct the new annex and once complete, the Ashley Courthouse will be vacated during the renovation. The new annex will be constructed on the site received under exchange in 2001. Alteration work within the Ashley Courthouse includes upgrades to heating, ventilating, and air conditioning, electrical systems, lighting, plumbing, life safety systems (including fire alarm replacement); elevator replacement; accessibility upgrades; tenant improvements; façade repairs; roof replacement; and hazardous material abatement.

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - JAMES M. ASHLEY AND
THOMAS W. L. ASHLEY U. S. COURTHOUSE
TOLEDO, OH

Prospectus Number: POH-CTC-TO16
Congressional District: 9

Site Information[1]

Government-Owned ..... Approximately 9.5 acres

Annex Building Area[2]

GSF Annex (excluding inside parking) 86,000
GSF Annex (including inside parking) 96,000
Inside parking spaces 20

Ashley Building Area

GSF (excluding inside parking) 91,767

[1] The Government-owned site includes approximately 7.5 acres of land acquired in 2001 through a property exchange with the City of Toledo and approximately 2 acres for the Ashley Courthouse site.
[2] Square footages and number of parking spaces are approximate. The actual project may contain a variance in gross square footage from that listed in this prospectus.

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - JAMES M. ASHLEY AND
THOMAS W. L. ASHLEY U. S. COURTHOUSE
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Estimated Project Budget[3]

Estimated Site Preparation and Design

Site Preparation (FY 2004)	$1,200,000
Additional Site Preparation Annex	$225,000
Additional Site Preparation Ashley	$1,005,000
Design (FY 2004)	$5,300,000
Additional Design Annex	$3,498,000
Design Ashley CT	$3,030,000
Total Design	**$14,258,000**

Estimated Construction Cost (ECC)

Annex ($553/gsf, including inside parking)	$53,080,000
Ashley CT	$30,442,000
Total ECC	**$83,522,000**

Estimated Management and Inspection (M&I)

Annex	$3,560,000
Ashley CT	$2,944,000
Total M&I	**$6,504,000**

Estimated Total Project Cost (ETPC)* ..... **$104,284,000**[4]

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

[3] Original budget for site and design totaled $6,500,000. $5,497,000 was used for the design of a larger stand-alone courthouse. The remaining $1,073,000 will be used on the project proposed in this prospectus.

[4] As noted in the estimated project budget above, GSA identified sub-totals comprising the estimated project budget which are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ than what is represented in this prospectus by the various subcomponents.

GSA PBS

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - JAMES M. ASHLEY AND
THOMAS W. L. ASHLEY U. S. COURTHOUSE
TOLEDO, OH

Prospectus Number: POH-CTC-TO16
Congressional District: 9

Schedule

	Start	End
Design and Construction	FY 2016	FY 2023

Tenant Agencies

U.S. District Court, Probation & Pretrial Services, U.S. Bankruptcy Court, U.S. Marshals Service, Office of the U.S. Attorney, U.S. Trustees, trial preparation space for Federal Public Defender, and GSA.

Estimated Major Work Items (Ashley Courthouse)

Interior Alterations	$10,812,000
HVAC Upgrades	6,945,000
Electrical Upgrades	4,645,000
Exterior Construction	3,334,000
Life Safety Upgrades	860,000
Roof Replacement	856,000
Site Preparation	767,000
Swing Space	753,000
Security/Blast Mitigation	572,000
Elevator Replacement	463,000
Plumbing Upgrades	435,000
Total ECC	**$30,442,000**

GSA PBS

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - JAMES M. ASHLEY AND
THOMAS W. L. ASHLEY U. S. COURTHOUSE
TOLEDO, OH

Prospectus Number: POH-CTC-TO16
Congressional District: 9

Justification

The existing Ashley Courthouse is unable to meet the current and future requirements of the Judiciary. The current space and building infrastructure do not meet today's standards for security, operational functionality, accessibility, and environmental efficiency. The courthouse does not have secure circulation for judges or separate circulation for the public and prisoners. In addition, the building's systems are beyond their useful life, do not comply with fire/life safety standards, and do not meet the Architectural Barriers Act Accessibility Standards.

In 2001, a site was acquired in an exchange with the City of Toledo, and, in 2004, design funds were appropriated for a new courthouse project. Requirements for the original stand-alone new courthouse concept were driven by the projected need for courtrooms and chambers for existing and projected new judges. Design development was completed, but the project did not move forward at that time. The proposed project to reconfigure the existing space in the Ashley Courthouse and to construct a new courthouse annex in lieu of the previously proposed stand-alone courthouse is based on several factors, including space reduction efforts undertaken by the Judiciary and reduction in U.S. Marshals Service space requirements. GSA worked in close collaboration with the Court to determine that alteration of the existing Ashley Courthouse in conjunction with the construction of a new courthouse annex can best meet the space requirements of all impacted offices. In addition, the Office of the U.S. Attorney will move from leased space to the Ashley Courthouse, resulting in savings of $594,000 in future annual lease payments to the private sector. The new requirements also reduce the Courts' space needs to meet the Judiciary courtroom sharing policies and do not include courtrooms for projected new judgeships. The project scope includes a reduction of two courtrooms from the original housing plan in support of the new stand-alone courthouse.

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - JAMES M. ASHLEY AND
THOMAS W. L. ASHLEY U. S. COURTHOUSE
TOLEDO, OH

Prospectus Number: POH-CTC-TO16
Congressional District: 9

Space Requirements of the U.S. Courts

	Current*		Proposed	
	Courtrooms*	**Judges**	**Courtrooms**	**Judges**
District				
- Active	2	2	2	2
- Senior	1	2	1	2
- Visiting**	0	1	0	1
Magistrate	1	1	1	1
Bankruptcy	2	2	2	2
Total:	**6**	**8**	**6**	**8**

* Four of the six spaces used as courtrooms in the Ashley Courthouse are significantly undersized and do not meet minimum U.S. Courts Design Guide (USCDG) standards. The two district judge courtrooms that do meet USCDG standards will be retained and re-purposed for use as bankruptcy courtrooms.
** Per USCDG standards, dedicated courtrooms are not provided for visiting judges.

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
NEW U.S. COURTHOUSE ANNEX
ALTERATION - JAMES M. ASHLEY AND
THOMAS W. L. ASHLEY U. S. COURTHOUSE
TOLEDO, OH

Prospectus Number: POH-CTC-TO16
Congressional District: 9

Prior Appropriations

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Proposed Project**
108-199	2004	$6,500,000	Site Preparation & Design
114-113*	2016	$97,784,000	Additional Site Preparation and Design; ECC and M&I
Appropriations to Date		**$104,284,000**	

*Public Law 114-113 funded $947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities list, of which Toledo is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Toledo is $97,784,000.

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Proposed Project**
Senate EPW	9/26/2002	$5,993,000	Site preparation, Design for 219,136 gsf; 35 inside parking spaces
House T&I	7/24/2002	$5,993,000	Site preparation, Design for 206,828 gsf; 20 inside parking spaces

Recommendation

CONSTRUCTION

GSA PBS

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - JAMES M. ASHLEY AND
THOMAS W. L. ASHLEY U. S. COURTHOUSE
TOLEDO, OH

Prospectus Number: POH-CTC-TO16
Congressional District: 9

Certification of Need

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

Submitted at Washington, DC, on APR 22 2016

Recommended: _____

Commissioner, Public Buildings Service

Approved: _____

Administrator, General Services Administration

May 2016

Housing Plan
New U.S. Courthouse Annex
James M. Ashley and Thomas W.L Ashley U.S. Courthouse

POH-CTC-TO17
Toledo, Ohio

	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
Government Owned Locations												
James M. Ashley & Thomas W.L. Ashley U.S. Courthouse												
U.S. District Court	12	12	3,004	-	17,177	20,181	-	-	-	-	-	-
U.S. Bankruptcy Court (courtrooms/chambers)	10	10	1,341	-	4,705	6,046	10	10	482	554	9,831	10,867
U.S. Bankruptcy Clerk	14	14	3,698	1,120	1,159	5,977	14	14	4,179	2,799	987	7,965
Circuit Library	-	-	2,893	-	215	3,108	-	-	-	-	-	-
U.S. District Court - Magistrate	5	5	473	-	1,734	2,207	-	-	-	-	-	-
U.S. District Clerk	9	9	4,817	3,017	592	8,426	-	-	-	-	-	-
U.S. Probation Office/Pretrial	-	-	-	-	-	-	18	18	4,220	506	1,642	6,368
U.S. Marshals Service	18	18	2,114	-	1,503	3,617	-	-	-	-	-	-
DOJ Office of the U.S. Attorney	-	-	397		43	440	27	27	5,958	1,740	3,300	10,998
GSA - Public Buildings Service	2	2	365	-	-	365	2	2	450	-	-	450
Federal Public Defender	-	-	-	-	-	-	-	-	450	-	-	450
U.S. Trustees (meeting space only)	-	-	-	-	-	-	-	-	1,132	-	-	1,132
Joint Use	-	-	1,030	-	361	1,391	-	-	2,219	-	361	2,580
Vacant	-	-	599	-	-	599	-	-	11,545	-	-	11,545
Subtotal	**70**	**70**	**20,731**	**4,137**	**27,489**	**52,357**	**71**	**71**	**30,634**	**5,600**	**16,121**	**52,355**
New Annex												
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	12	12	764	928	23,774	25,465
U.S. District Clerk	-	-	-	-	-	-	14	14	7,366	3,716	4,018	15,100
U.S. District Court - Magistrate	-	-	-	-	-	-	5	5	120	277	5,518	5,916
Grand Jury	-	-	-	-	-	-	-	-	-	-	1,433	1,433
DOJ U.S. Marshals Service	-	-	-	-	-	-	20	20	3,015	1,334	5,643	9,993
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**51**	**51**	**11,265**	**6,254**	**40,385**	**57,905**
Lease Locations												
Four Seagate												
DOJ Office of the U.S. Attorney	26	26	24,278	-	-	24,278	-	-	-	-	-	-
Toledo Business Technology Center												
U.S. Probation Office/Pretrial	18	18	6,102	-	-	6,102	-	-	-	-	-	-
Ohio Building												
U.S. Trustees (meeting space only)	-	-	1,132	-	-	1,132	-	-	-	-	-	-
Total	**114**	**114**	**52,243**	**4,137**	**27,489**	**83,869**	**122**	**122**	**41,899**	**11,854**	**56,506**	**110,260**

Special Space	USF
Holding Cells	2,120
Sallyport	1,066
Physical Fitness	1,300
Restrooms	1,993
Conference Rooms	6,957
Detention/interview	1,374
Private Elevator	130
ADP	1,770
Courtrooms	20,289
Judicial Chambers	13,301
Food Service	2,322
Judicial Hearing Room	2,804
Mail Room	180
Library	900
Total	**56,506**

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

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

CONSTRUCTION—NEW U.S. COURTHOUSE, GREENVILLE, SC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for the design and construction of a new U.S. courthouse of approximately 193,000 gross square feet, including approximately 70 inside parking spaces, in Greenville, South Carolina, at an additional site and design cost of $2,483,000, a total estimated construction cost of $86,140,000, and total management and inspection cost of $5,376,000 at a total additional authorization of $93,999,000 for a total estimated project cost, including prior authorizations, of $104,999,000, for which a prospectus is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, 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 contains no more than seven courtrooms, including three for District Judges, two for Senior District Judges, and two for Magistrate Judges.

Provided further, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide, except as reflected in the attached prospectus.

GSA **PBS**

PROSPECTUS
NEW U.S. COURTHOUSE
GREENVILLE, SC

Prospectus Number: PSC-CTC-GR16
Congressional District: 04

FY 2016 Project Summary

The General Services Administration (GSA) proposes the design and construction of a new U.S. Courthouse of approximately 193,000 gross square feet, including approximately 70 inside parking spaces in Greenville, SC. GSA will construct the courthouse to meet the 10-year space needs of the court and court-related agencies and the site will accommodate the anticipated 30-year needs of the court. The site has been selected and all land parcels acquired. The Judiciary's Courthouse Project Priorities List (approved by the Judicial Conference of the United States on September 17, 2015) includes a courthouse project in Greenville, SC.

FY 2016 House and Senate Committee Approval Requested
(Additional Site and Design, Construction, Management & Inspection) $93,999,000

FY 2016 Funding Requested (as outlined in the FY 2016 Spend Plan)
(Additional Site and Design, Construction, Management & Inspection) $93,999,000

Overview of Project

The courts and related agencies are currently located in the C.F. Haynsworth Federal Building and U.S. Courthouse (FB-CT) in Greenville, SC, as well as various leased locations and government-owned locations in Spartanburg and Anderson, SC. The new courthouse will provide seven courtrooms and nine chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. A portion of those agencies housed in leased space will relocate to the new courthouse.

PROSPECTUS
NEW U.S. COURTHOUSE
GREENVILLE, SC

Prospectus Number: PSC-CTC-GR16
Congressional District: 04

Site Information

Acquired 1.7acres

Building Area[1]

Gross square feet (excluding inside parking) 161,300
GSF (including inside parking) 193,000
Inside parking spaces 70

Estimated Project Budget

Estimated Site (FY 2004)	$5,300,000
Estimated Additional Site	$100,000
Estimated Design (FY 2004)	$5,700,000
Estimated Additional Design	$2,383,000
Estimated Construction Cost (ECC) ($446/gsf including inside parking)	$86,140,000
Estimated Management and Inspection (M&I)	$5,376,000
Estimated Total Project Cost (ETPC)*	**$104,999,000**[2]

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

Schedule	Start*	End
Design & Construction	FY 2011	FY 2021

*Design began in 2011 and proceeded to concepts. Design will restart upon approval of this prospectus.

Tenant Agencies

U.S. District Court; Satellite Circuit Library; Probation Office; U.S. Marshals Service; trial preparation space for the Federal Public Defender and Office of the U.S. Attorney; and GSA.

[1] Square footages and number of parking spaces are approximate. The actual project may contain a variance in gross square footage from that listed in this prospectus.

[2] As noted in the estimated project budget above, GSA identified sub-totals comprising the estimated project budget which are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ than what is represented in this prospectus by the various subcomponents.

PROSPECTUS
NEW U.S. COURTHOUSE
GREENVILLE, SC

Prospectus Number: PSC-CTC-GR16
Congressional District: 04

Justification

The existing Haynsworth FB-CT, constructed in 1937, does not meet the United States Courts Design Guide standards, has significant operational and building condition issues, does not provide for future expansion, and lacks adequate security. There is almost no separation of circulation within the facility among judges, prisoners, and the public and no prisoner sallyport. Circulation to chambers and the central cellblock is via public corridors and the facility's one elevator. Only the first floor courtroom has an adjacent holding cell. A restricted access parking lot is shared by judges, staff, and the USMS for prisoner unloading. The new courthouse will greatly improve the efficiency and security of court operations. As a result of inadequate facilities and lack of available expansion space in the FB-CT, several court-related agencies currently occupy space in leased buildings elsewhere in Greenville. Relocation of agencies from leased space to the new courthouse will result in savings of approximately $377,000 in future annual lease payments to the private sector.

Due to changes in program since previous project approval, courtroom sharing, and exclusion of projected new judgeships, the proposed project has decreased in size and scope (from the previously approved 257,347 gsf).

Design Guide Exceptions

The following exception to the U.S. Courts Design Guide was approved by the Fourth Circuit Council March 3, 2016 and by the Judicial Conference of the United States on March 15, 2016:

- Expanded jury assembly suit (additional 436 usable square feet) with costs for this exception at approximately $291,000.

PROSPECTUS
NEW U.S. COURTHOUSE
GREENVILLE, SC

Prospectus Number: PSC-CTC-GR16
Congressional District: 04

Space Requirements of the U.S.

	Current		Proposed	
	Courtrooms	**Judges**	**Courtrooms**	**Judges**
District				
-Active	2	2	3	3
-Senior	1	1	2	3
-Visiting				1
Magistrate	2	2	2	2
Bankruptcy*	1	1		
Court of Appeals*		2		
Total:	6	8	7	9

*Bankruptcy and Court of Appeals are currently located in the Haynsworth FB-CT and the Donald Russell FB-CT in Spartanburg, SC. The Haynsworth FB-CT will be considered for future housing of Bankruptcy and Court of Appeals as part of a pending feasibility study.

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
NEW U.S. COURTHOUSE
GREENVILLE, SC

Prospectus Number: PSC-CTC-GR16
Congressional District: 04

Future of Existing Federal Building(s)[3]

GSA plans to reuse the existing Haynsworth FB-CT to house the following agencies: U.S. Court of Appeals; U.S. Bankruptcy Court and Clerk; Federal Public Defender; Small Business Administration; and the U.S. Marshals Service. This plan is tentative pending confirmation of agency program requirements and a feasibility study to determine costs and implementation strategy, as well as future use of the Russell FB-CT and Anderson FB-CT.

Challenges with Implementing the Plan: Funding for reuse of the existing Haynsworth FB-CT will likely require a future prospectus-level project. GSA will complete a feasibility study to determine appropriate future funding request, schedule, and implementation of any proposed future project. As the scope and budget are further refined, GSA will update the committee.

Prior Appropriations

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Proposed Project**
108-199	2004	$11,000,000	Site and Design
114-113*	2016	$93,999,000	Site, Design, ECC & M&I
Appropriations to Date		$104,999,000	

*Public Law 114-113 funded $947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities list, of which, Greenville is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Greenville is $93,999,000.

[3] This section is included to address recommendations in the following GAO Report: Federal Courthouses: Better Planning Needed Regarding Reuse of Old Courthouses (GAO-14-48).

GSA PBS

PROSPECTUS
NEW U.S. COURTHOUSE
GREENVILLE, SC

Prospectus Number: PSC-CTC-GR16
Congressional District: 04

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Proposed Project**
House T&I	7/24/2002	$8,307,000	Design for 237,409 gsf; 74 inside parking spaces
Senate EPW	9/26/2002	$8,307,000	Design for 237,409 gsf; 74 inside parking spaces
House T&I	7/23/2003	$2,627,000	Additional Site and Design for 257,347 gsf; 74 inside parking spaces
Senate EPW	6/23/2004	$2,627,000	Additional Site and Design for 257,347 gsf; 74 inside parking spaces
House Approvals to Date		**$10,934,000**	
Senate Approvals to Date		**$10,934,000**	

Recommendation

CONSTRUCTION

GSA **PBS**

PROSPECTUS
NEW U.S. COURTHOUSE
GREENVILLE, SC

Prospectus Number: PSC-CTC-GR16
Congressional District: 04

Certification of Need

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

Submitted at Washington, DC, on APR 22 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: Denise T. Roth
Administrator, General Services Administration

May 2016

Housing Plan
New Courthouse

PSC-CTC-GR16
Greenville, SC

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
Government-Owned Locations												
C.F. Haynsworth FBCT *												
U.S. Court of Appeals (courtrooms & chambers)	2	2	604	-	3,813	4,417	-	5	-	-	9,639	9,639
U.S. District Court - Clerk	18	18	6,248	-	1,252	7,500	-	-	-	-	-	-
U.S. District Court (courtrooms/chambers)	7	7	2,155	1,180	9,925	13,260	-	-	-	-	-	-
U.S. District Court - Magistrate	6	6	1,228	-	8,042	9,270	-	-	-	-	-	-
Grand Jury	-	-	500	-	1,272	1,772	-	-	-	-	-	-
U.S. Bankruptcy Court (courtrooms/chambers)	-	-	-	-	-	-	2	2	-	-	5,253	5,253
U.S. Bankruptcy Clerk	-	-	-	-	-	-	3	3	3,731	150	400	4,281
Federal Public Defender	-	-	-	-	-	-	2	2	4,265	-	-	4,265
DOJ Office of US Attorneys	-	-	308	-	-	308	-	-	-	-	-	-
DOJ U.S. Marshals Service	17	17	4,510	-	2,879	7,389	2	2	838	-	-	838
GSA Public Building Service	2	2	445	-	593	1,038	-	-	-	-	-	-
Joint Use	-	-	-	-	526	526	-	-	-	-	526	526
Vacant Space	-	-	775	-	54	829	-	-		-	-	-
Potential Leases for backfill	-	-	-	-	-	-	115	115	21,926	-	-	21,926
Subtotal	**52**	**52**	**16,773**	**1,180**	**28,356**	**46,309**	**124**	**129**	**30,760**	**150**	**15,818**	**46,728**
New Courthouse												
Circuit Satellite Library	-	-	-	-	-	-	3	3	-	-	6,153	6,153
U.S.District Court Clerk	-	-	-	-	-	-	25	25	16,596	750	2,077	19,423
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	14	14	-	-	39,951	39,951
U.S. District Court - Magistrate	-	-	-	-	-	-	8	8	-	-	11,831	11,831
Grand Jury	-	-	-	-	-	-		-	1,433	-	-	1,433
U.S. Probation Office	-	-	-	-	-	-	58	58	11,294	-	1,454	12,748
Federal Public Defender	-	-	-	-	-	-	-	-	450	-	-	450
DOJ - Office of US Attorneys	-	-	-	-	-	-	-	-	1,400	-	-	1,400
DOJ - United States Marshals Service	-	-	-	-	-	-	37	37	9,048	-	4,016	13,064
Joint Use							-	-	-	-	800	800
GSA Public Building Service	-	-	-	-	-	-	2	2	570	-	200	770
Subtotal	-	-	-	-	-	-	**147**	**147**	**40,791**	**750**	**66,482**	**108,023**
Donald Stuart Russell CT - Spartanburg, SC *												
U.S. Court of Appeals	2	2	3,172	-	-	3,172	-	-	-	-	-	-
U.S. District Court (courtrooms/chambers)	7	7	6,359	-	6,864	13,223	-	-	-	-	-	-
U.S.District Courts Clerk	3	3	703	-	-	703	-	-	-	-	-	-
U.S. Bankruptcy Court (courtrooms/chambers)	5	5	2,359	-	2,670	5,029						
DOJ - United States Marshals Service	17	17	3,338	-	3,485	6,823	-	-	-	-	-	-
Subtotal	**34**	**34**	**15,931**	**-**	**13,019**	**28,950**	**-**	**-**	**-**	**-**	**-**	**-**
G. Ross Anderson Jr. FBCT - Anderson, SC *												
U.S. District Court (courtrooms/chambers)	6	6	5,485	-	6,166	11,651	-	-	-	-	-	-
U.S. District Court - Magistrate	2	2	2,590	258	-	2,848	-	-	-	-	-	-
DOJ - United States Marshals Service	3	3	1,612	-	344	1,956						
U.S. District Court - Clerk	4	4	1,014	-	287	1,301	-	-	-	-	-	-
Subtotal	**15**	**15**	**10,701**	**258**	**6,797**	**17,756**	**-**	**-**	**-**	**-**	**-**	**-**
Lease Locations												

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.

Two Liberty Square												
Federal Public Defender	2	2	4,265			4,265	-	-	-	-	-	-
Landmark Building												
U.S. Probation Office	58	58	12,274	-	-	12,274	-	-	-	-	-	-
Total	**161**	**161**	**59,944**	**1,438**	**48,172**	**109,554**	**271**	**276**	**71,551**	**900**	**82,300**	**154,751**

* Specific agency housing in Haynsworth, Russell, and Anderson buildings will be the subject of further studies upon confirmation of agency requirements.

Special Space	
Judicial Chambers	16,322
Judicial Courtrooms	35,460
Conference/Training	2,300
Restrooms	200
ADP	950
Food Service	940
Holding/Detention	1,000
Sallyport	820
Vault/Secure Storage	1,137
Library	6,153
Mail Rooms	200
Fitness/Lockerrooms	1000
Total:	**66,482**

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

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

CONSTRUCTION—NEW U.S. COURTHOUSE,

SAN ANTONIO, TEXAS

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 new U.S. courthouse of approximately 305,000 gross square feet, including approximately 83 inside parking spaces, in San Antonio, Texas, at a total estimated construction cost of $123,142,000, and total management and inspection cost of $7,439,000 at a total additional authorization of $130,581,000 for a total estimated project cost, including prior authorizations, of $144,581,000, for which a prospectus is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, 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 contains no more than eight courtrooms, including four for District Judges, two for Senior District Judges, and two for Magistrate Judges.

Provided further, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide, except as reflected in the attached prospectus.

PROSPECTUS
NEW U.S. COURTHOUSE
SAN ANTONIO, TEXAS

Prospectus Number: PTX-CTC-SA16
Congressional District: 20

FY 2016 Project Summary

The General Services Administration (GSA) proposes the design and construction of a new U.S. Courthouse of approximately 305,000 gross square feet, including approximately 83 inside parking spaces, in San Antonio, Texas. GSA will construct the courthouse to meet the 10-year space needs of the court and court-related agencies and the site will accommodate the anticipated 30-year needs of the court. Construction of the San Antonio courthouse project is on the Judiciary's Courthouse Project Priority list (approved by the Judicial Conference of the United States on September 17, 2015).

FY 2016 House and Senate Committee Approval Requested

(Construction, Management & Inspection).....$130,581,000

FY 2016 Funding (as outlined in the FY 2016 Spend Plan)

(Design, Construction, Management & Inspection) $132,581,000

Overview of Project

The courts currently occupy space in the John H. Wood Jr. Courthouse, the Adrian A. Spears Training Center, and the Federal Building. The site for the new courthouse is the former City Police Headquarters site, located at 214 West Nueva Street. Consistent with the agreement between GSA and the City of San Antonio, the Wood Courthouse and the Spears Training Center will be transferred to the City of San Antonio in exchange for the former Police Headquarters site.

PROSPECTUS
NEW U.S. COURTHOUSE
SAN ANTONIO, TEXAS

Prospectus Number: PTX-CTC-SA16
Congressional District: 20

The new courthouse will consolidate all of the district court and associated U.S. Marshals Service space into one facility. The new courthouse will provide eight courtrooms and thirteen chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. The new courthouse will meet the 10-year needs of the courts and the site will accommodate the anticipated 30-year needs.

Site Information
To Be Acquired by Exchange ..... 7 acres

Building Area[1]
Building without parking ..... 268,000 gsf
Building with parking ..... 305,000 gsf
Structured parking spaces 83

[1] Square footages and number of parking spaces are approximate. The project may contain a variance in gross square footage from that listed in this prospectus upon measurement and review of the design drawings.

GSA PBS

PROSPECTUS
NEW U.S. COURTHOUSE
SAN ANTONIO, TEXAS

Prospectus Number: PTX-CTC-SA16
Congressional District: 20

Estimated Project Budget

Allocated Site Cost (FY 2010)	5,000,000
Design (FY 2004 & FY 2010)	$7,000,000
Estimated Additional Design	$2,000,000
Estimated Construction Cost (ECC) ($404/gsf including inside parking)	$123,142,000
Estimated Management and Inspection (M&I)	$7,439,000
Estimated Total Project Cost (ETPC)*	**$144,581,000**[2]

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

Schedule	Start*	End
Design and Construction	FY 2011	FY 2021

***Design began in 2011 and proceeded to Design Development for the core and shell of the new building. Design will restart upon approval of this prospectus.**

Tenant Agencies

Court of Appeals, U.S. District Court, Pretrial Services, Probation Office, Judiciary Training Center, United States Marshals Service, and trial preparation space for the Federal Public Defender and the Office of the U.S. Attorney, and GSA.

[2] GSA requests approval for a total project cost. The sub-totals comprising the estimated project budget are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ than what is represented in this prospectus by the various subcomponents.

PROSPECTUS
NEW U.S. COURTHOUSE
SAN ANTONIO, TEXAS

Prospectus Number: PTX-CTC-SA16
Congressional District: 20

Justification

The Wood Courthouse is an adaptive reuse of a theater built for the 1968 HemisFair. The circular building has no exterior windows except for the glass façade of the main entry. The current judges are all housed in the Wood Courthouse and utilize eight available courtrooms. There are four active district judges, one senior district judge, and three magistrate judges in San Antonio. Three district judges will be eligible for senior status in the 10-year planning period and will require replacement. In addition to the courtrooms and chambers, the court also occupies over 69,000 usable square feet (usf) in the Federal Building for clerks, probation office, pretrial services, and other support space. The U.S. Marshals occupy over 7,300 usf in the Federal Building.

The Wood courthouse does not lend itself to the courts' and Marshals' security needs. There is no separate circulation for the public, judges, and prisoners, no sallyport, and inadequate space for the number of prisoners awaiting court proceedings. The building's circular design reduces the space efficiency factor, results in pie-shaped courtrooms which lack adequate spectator seating, and the curved corridors are narrow with many blind spots. The courtroom holding cells open directly into the restricted corridor, and a majority of the holding cells are too small to adequately meet the requirements for prisoner holding. The main entries to judges' chambers are located off the main public lobby. Due to space constraints, district clerk operations are split between the Wood Courthouse and the adjacent Federal Building. This project will provide for co-location of the courts and related agencies into one location for more efficient and secure operations.

The previously approved courthouse construction project is for a smaller site (3-4 acres), larger building (334,335 gsf), and fewer inside parking spaces (37). Due to changes in program, courtroom sharing, and exclusion of projected new judgeships, the proposed project is approximately 305,000 gsf with approximately 83 inside parking spaces on approximately 7 acres.

PROSPECTUS
NEW U.S. COURTHOUSE
SAN ANTONIO, TEXAS

Prospectus Number: PTX-CTC-SA16
Congressional District: 20

After considering more than 18 possible locations and conducting a series of public hearings, the new courthouse site, which was the former location of the San Antonio Police Headquarters, was selected as the site with the greatest benefit to the Federal Government. GSA entered into an exchange arrangement with the City of San Antonio to exchange the Wood Courthouse and the Spears Training Center for the former Police Headquarters site. The larger courthouse site also offers compatibility with the city's Master Plan and potential for future consolidation of federal activities in a city with a growing federal presence. The site has been cleared of all existing structures, the utilities (gas line, storm sewer, sanitary sewer) have all been relocated, and the site has been environmentally cleaned and graded and is ready for construction.

Design Guide Exceptions

The following exceptions to the U.S. Courts Design Guide were approved by the Fifth Circuit Council on March 5, 2016 and by the Judicial Conference of the United States on March 15, 2016:

- Regional urinalysis laboratory (additional 838 usable square feet)
- Expanded jury assembly suite (additional 1150 usable square feet)

Associated costs for these exceptions are approximately $1,199,000.

PROSPECTUS
NEW U.S. COURTHOUSE
SAN ANTONIO, TEXAS

Prospectus Number: PTX-CTC-SA16
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Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	**Judges**	**Courtrooms**	**Judges**
District				
- Active	4	4	4	4
- Senior	1	1	2	4
Magistrate	3	3	2	3
Court of Appeals		2*		2
Total:	**8**	**10**	**8**	**13**

*The Court of Appeals judges are currently in leased space.

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

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Proposed Project**
108-199	2004	$8,000,000	Site and Design
111-117	2010	$4,000,000	Design
114-113*	2016	$132,581,000	Design, ECC, M&I
Appropriations to Date		**$144,581,000**	

*Public Law 114-113 funded $947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities list, of which, San Antonio is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for San Antonio is $132,581,000.

GSA PBS

PROSPECTUS
NEW U.S. COURTHOUSE
SAN ANTONIO, TEXAS

Prospectus Number: PTX-CTC-SA16
Congressional District: 20

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Proposed Project**
Senate EPW	9/26/2002	$6,926,000	Design for 325,113 gsf; 37 inside parking spaces
House T&I	9/26/2002	$6,926,000	Design for 325,113 gsf; 37 inside parking spaces
House T&I	7/23/2003	$1,251,000	Additional Design for 377,691 gsf; 37 inside parking spaces
Senate EPW	6/23/2004	$19,251,000	Site and Additional Design for 377,691 gsf; 37 inside parking spaces
House T&I	7/21/2004	$18,000,000	Site for 377,691 gsf; 37 inside parking spaces
House T&I	11/5/2009	$4,000,000	Additional Design for 334,335 gsf; 83 inside parking spaces
Senate EPW	2/24/2010	$4,000,000	Additional Design for 334,335 gsf; 83 inside parking spaces
House Approvals to Date		**$30,177,000**	
Senate Approvals to Date		**$30,177,000**	

Recommendation

CONSTRUCTION

GSA **PBS**

PROSPECTUS
NEW U.S. COURTHOUSE
SAN ANTONIO, TEXAS

Prospectus Number: PTX-CTC-SA16
Congressional District: 20

Certification of Need

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

Submitted at Washington, DC, on APR 22 20

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

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
New Courthouse												
Administrative Office of Courts							2	2	-	-	6,748	6,748
U.S. Court of Appeals	-	-	-	-	-	-	12	12	2,048	265	2,651	4,964
Circuit Libraries	-	-	-	-	-	-	2	2	566	460	2,863	3,889
U.S. District Court - Clerk	-	-	-	-	-	-	83	83	18,244	2,700	9,456	30,401
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	16	16	5,952	3,246	39,770	48,968
Federal Public Defender	-	-	-	-	-	-	2	2	450	-	-	450
U.S. District Court - Magistrate	-	-	-	-	-	-	9	9	3,361	373	9,712	13,446
Grand Jury	-	-	-	-	-	-	-	-	438	40	955	1,433
U.S. Pretrial Services Office	-	-	-	-	-	-	42	42	7,225	575	2,968	10,706
U.S. Probation Office	-	-	-	-	-	-	121	121	22,782	147	3,420	26,349
DOJ Office Of U.S. Attorneys	-	-	-	-	-	-	-	-	2,500	-	-	2,500
GSA Public Buildings Service, Field Offices	-	-	-	-	-	-	1	1	250	-	-	250
DOJ United States Marshals Service	-	-	-	-	-	-	100	100	10,848	624	16,906	28,378
Joint Use	-		-	-	-	-	-	-	-	-	640	640
Total:	-	-	-	-	-	-	**390**	**390**	**74,664**	**8,430**	**96,089**	**179,122**
John H. Wood Jr. Courthouse												
U.S. Court of Appeals	6	6	1,960	-	175	2,135	-	-	-	-	-	-
U.S. District Court - Clerk	60	60	15,387	-	1,897	17,284	-	-	-	-	-	-
U.S. District Court (courtrooms/chambers)	10	10	15,216	125	39,412	54,753	-	-	-	-	-	-
Grand Jury	-	-	264	-	1,394	1,658	-	-	-	-	-	-
DOJ United States Marshals Service	69	69	7,026	228	3,523	10,777	-	-	-	-	-	-
Joint Use	-	-	-	-	887	887	-	-	-	-	-	-
Sub Total:	**145**	**145**	**39,853**	**353**	**47,288**	**87,494**	-	-	-	-	-	-
Adrian A. Spears Training Center												
Administrative Office of Courts	2	2	3,454	-	8,367	11,821	-	-	-	-	-	-
Federal Building												
U.S. District Court - Clerk	22	22	14,630	-	1,846	16,476	-	-	-	-	-	-
Federal Public Defender	27	27	8,240	341	458	9,039	27	27	8,240	341	458	9,039
U.S. District Court - Magistrate	9	9	368	1,117	120	1,605	-	-	-	-	-	-
U.S. Pretrial Services Office	42	42	8,174	-	1,734	9,908	-	-	-	-	-	-
U.S. Probation Office	121	121	30,667	956	1,926	33,549	-	-	-	-	-	-
DOJ Bureau Of Prisons	14	14	6,024	-	192	6,216	14	14	6,024	-	192	6,216
DHS Federal Protective Service	5	5	1,402	-	-	1,402	5	5	1,402	-	-	1,402
USDA Food Safety And Inspection Service	-	-	470	-	-	470	-	-	470	-	-	470
Congress House Of Representatives	6	6	1,870	-	-	1,870	6	6	1,870	-	-	1,870
USDA Natural Resources Conservation Service	3	3	1,709	-	-	1,709	3	3	1,709	-	-	1,709
DOJ Office Of U.S. Attorneys	-	-	2,961	-	182	3,143	104	104	68,166	-	10,484	78,650
PBS, Regional and Field Offices	14	14	4,545	2,565	408	7,518	-	-	-	1,326	-	1,326
SSA Social Security Administration	23	23	8,796	-	537	9,333	23	23	8,796	-	537	9,333
DOJ United States Marshals Service	19	19	6,274	-	1,036	7,310	-	-	-	-	-	-
USDA Fram Service Agency-County	3	3	2,025	-	-	2,025	3	3	2,025	-	-	2,025
Joint Use	-	-	2,749	159	4,405	7,313	-	-	2,749	159	2,905	5,813
Vacant Unassigned Space	-	-	5,500	145	2,083	7,728	-	-	-		-	-
Sub Total:	**308**	**308**	**106,404**	**5,283**	**14,927**	**126,614**	**185**	**185**	**101,451**	**1,826**	**14,576**	**117,853**
McCombs Plaza (Lease)												
U.S. Court of Appeals	6	6	3,119	-	-	3,119	6	6	3,119	-	-	3,119
Pyramid Building (Lease)												
DOJ Office Of U.S. Attorneys	104	104	65,205	-	10,302	75,507						
Total:	**565**	**565**	**218,035**	**5,636**	**80,884**	**304,555**	**581**	**581**	**179,234**	**10,256**	**110,665**	**300,094**

Special Space	USF
ADP	4,484
Library	2,732
Laboratory	1,282
Food Service	120
Courtroom	25,553
Judicial Hearing	787
Jury Room	3,530
Judicial Chambers	10,784
Fitness Locker Room	3,101
Mail Rooms	1,031
Break Rooms	4,633
Vaults	1,146
Equipment Storage	2,958
File Storage	4,086
Vestibules	839
Sallyport	3,133
Secured Room	2,275
Holding Cell	5,380
Conference/Training	14,603
Restroom	3,632
Total:	**96,089**

[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.

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

COMMITTEE RESOLUTION

ALTERATION—CONSOLIDATION ACTIVITIES PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the reconfiguration and renovation of space within government-owned and leased buildings during fiscal year 2017 to improve space utilization, optimize inventory, and decrease reliance on leased space at a total cost of $75,000,000, a prospectus for which is attached to and included in this resolution.

Provided, that an Expenditure Plan be submitted to the Committee prior to the expenditure of any funds.

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

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 PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PCA-0001-MU17

FY 2017 Project Summary

The General Services Administration (GSA) proposes the reconfiguration and renovation of space within Government-owned and leased buildings during Fiscal Year (FY) 2017 to support GSA's ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the Government's environmental footprint.

Beginning in FY 2014, GSA implemented its Consolidation Activities special emphasis program, aimed at helping agencies reduce their reliance on costly leased space to meet long-term housing requirements by developing strategies to use space more efficiently and maximize use of the existing federally owned inventory. Through its FY 2014 and FY 2015 Consolidation Activities projects, GSA is helping its partner agencies reduce space by more than 1 million square feet and reduce agency rent payments to GSA by $36 million and decrease GSA payments to private lessors, avoiding future lease payments totaling an estimated $76 million annually.

FY 2017 Committee Approval and Appropriation Requested $75,000,000

Program Summary

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

Typical projects include the following:

- Reconfiguration and alteration of existing Federal space to accommodate incoming agency relocation/consolidation. (Note: May include reconfigurations of existing occupied Federal tenant space)

- Incidental alterations and system upgrades, such as fire sprinklers or heating, ventilation and air-conditioning, needed as part of relocation and consolidation.

PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PCA-0001-MU17

Projects will be evaluated using the following criteria:

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

Justification

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

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

FY 2017 Committee Approval and Appropriation Requested.....$75,000,000

GSA PBS

PROSPECTUS - ALTERATION
CONSOLIDATION ACTIVITIES PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PCA-0001-MU17

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 February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—ENERGY AND WATER RETROFIT AND CONSERVATION MEASURES PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to implement energy and water retrofit and conservation measures, as well as high performance energy projects, in Government-owned buildings during fiscal year 2017 at a total cost of $10,000,000, a prospectus for which is attached to and included in this resolution.

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

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

Prospectus Number: PEW-0001-MU17

FY 2017 Project Summary

The General Services Administration (GSA) proposes the implementation of energy and water retrofit and conservation measures, as well as high performance energy projects, in Government-owned buildings during Fiscal Year (FY) 2017.

FY 2017 Committee Approval and Appropriation Requested $10,000,000

Program Summary

GSA proposes the implementation of energy and water retrofit and conservation measures in Government-owned buildings during FY 2017.

The Energy and Water Conservation Measures Program (Program) is designed to reduce on-site energy and water consumption through building alteration projects or retrofits of existing buildings systems. These projects are an important part of GSA's approach to reach mandated percentage reduction goals through 2025.

GSA has identified projects in federal buildings across the country through surveys and studies. These projects will have positive savings-to-investment ratios, must provide reasonable payback periods that reflect GSA's priority of being a green proving ground of next generation technologies and may generate rebates and savings from utility companies and incentives from grid operators.

This prospectus requests approval for proposed projects involving energy and water retrofit work, geothermal and other High Performance Green Building retrofit work, as well as design/construction work for new facilities that incorporate these technologies. The projects contained in this prospectus are for a diverse set of design and retrofit projects with engineering solutions to reduce energy or water consumption or costs, or any combination thereof.

Projects will vary in size by location and by delivery method. Typical projects include the following:

- Upgrading heating, ventilation and air-conditioning (HVAC) systems with new, high-efficiency systems, including the installation of energy management control systems.

- Altering constant volume air distribution systems to variable air flow systems by adding variable air flow boxes, fan volume control dampers and related climatic controls.

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

Prospectus Number: PEW-0001-MU17

- Installing building automation control systems, such as night setback thermostats and time clocks, to control HVAC systems.
- Installing automatic occupancy light controls, lighting fixture modifications and associated wiring to reduce the electrical consumption per square foot through the use of higher efficiency lamps and use of non-uniform task lighting design.
- Installing new or modifying existing temperature control systems.
- Replacing electrical motors with multi-speed or variable-speed motors.
- Insulating roofs, pipes, HVAC duct work, and mechanical equipment.
- Installing and caulking storm windows and doors to prevent the passage of air and moisture into the building envelope.
- Providing advanced metering projects that enable building managers to better monitor and optimize energy performance.
- Providing and implementing water conservation projects.
- Providing and installing renewable projects, including photovoltaic systems, solar hot water systems and wind turbines.
- Providing distributed generation systems.
- Drilling to install vertical and horizontal geothermal loops.
- Installing heat pumps and other types of geothermal equipment.
- Installing building insulation and seals to enhance equipment performance and reduce the size and energy consumption of geothermal and other energy-efficient equipment.
- Installing wastewater recycling processes for use on lawns, in toilets and for washing cars.
- Insulating roofs, pipes, HVAC duct work, and mechanical equipment.

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

Prospectus Number: PEW-0001-MU17

Justification

The Energy Policy Act of 2005 (Public Law 109-58) required a two percent energy usage reduction as measured in BTU/GSF per year from 2006 through 2017 over a 2003 baseline. Guidance issued by the Department of Energy pursuant to this requirement states that savings anticipated from advanced metering can range from 2 to 45% annually when used in combination with continuous commissioning efforts. The provisions of Executive Order 13423, "Strengthening Federal Environmental, Energy, and Transportation Management," concerning energy consumption reduction were incorporated into law as the Energy Independence and Security Act of 2007 (EISA). These two statutes increased the energy reduction mandates to three percent per year.

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

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

Approval of this FY 2017 request will enable GSA to continue to provide leadership in energy/water conservation and efficiency to both the public and private sectors and to continue its efforts to meet or exceed the ambitious statutorily mandated goals.

FY2017 Committee Approval and Appropriation Requested $10,000,000

GSA **PBS**

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

Prospectus Number: PEW-0001-MU17

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—FIRE PROTECTION AND LIFE SAFETY PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to upgrade, replace, and improve fire protection systems and life safety features in government-owned buildings during Fiscal Year 2017 at a total cost of $20,000,000, a prospectus for which is attached to and included in this resolution.

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

PROSPECTUS - ALTERATION
FIRE PROTECTION AND LIFE SAFETY PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PFP-0001-MU17

FY 2017 Project Summary

This prospectus proposes alterations to upgrade, replace, and improve fire protection systems and life safety features in Government-owned buildings during fiscal year (FY) 2017.

Since FY 2010, GSA has received $7,600,00 in funding in support of the Fire Protection and Life Safety Program. With these funds, GSA has been able to undertake 68 fire protection and life safety projects to remove or reduce code deficiencies, hazards and building-wide and localized risks in 60 Government owned buildings nationwide.

FY 2017 Committee Approval and Appropriation Requested.....$20,000,000

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 evacuation in Federal buildings during an emergency.
- Installing or expanding, as necessary, fire sprinkler systems to provide a reasonable degree of protection for life and property from fire in Federal buildings.
- Constructing additional exit stairs or enclosing existing exit stairs to facilitate the safe and timely evacuation of building occupants in the event of an emergency.

Justification

GSA periodically assesses all facilities using technical professionals to identify hazards and initiate correction or risk-reduction protection strategies so that its buildings do not present 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.

FY 2017 Committee Approval and Appropriation Requested.....$20,000,000

GSA PBS

PROSPECTUS - ALTERATION
FIRE PROTECTION AND LIFE SAFETY PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PFP-0001-MU17

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—JUDICIARY CAPITAL SECURITY PROGRAM, VARIOUS BUILDINGS

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for alterations to improve physical security in Government-owned buildings occupied by the Judiciary and U.S. Marshals Service during Fiscal Year 2017 in lieu of future construction of new facilities at a total cost of $26,700,000, 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 CAPITAL SECURITY PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PJCS-0001-MU17

FY 2017 Project Summary

This prospectus proposes alterations to improve physical security in Government-owned buildings occupied by the Judiciary and the U.S. Marshals Service (USMS) during fiscal year (FY) 2017 in lieu of future construction of new facilities.

FY 2017 Committee Approval and Appropriation Requested $26,700,000

Program Summary

The Judiciary Capital Security Program (JCS) is dedicated to improving physical security in buildings occupied by the Judiciary and 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 and 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 FY 2012, FY 2013, and FY 2015, GSA's appropriation included funding for this special emphasis program to undertake security improvements to buildings occupied by the Judiciary. In addition, the FY 2016 President's Budget includes funding for this program. The projects in this program are based on studies undertaken by the Judiciary. This prospectus requests separate funding to address specifically such 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.

PROSPECTUS - ALTERATION
JUDICIARY CAPITAL SECURITY PROGRAM
VARIOUS BUILDINGS

Prospectus Number: PJCS-0001-MU17

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—MINTON-CAPEHART FEDERAL BUILDING, INDIANAPOLIS, IN

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to undertake structural and related system upgrades of the parking garage at the Minton-Capehart Federal Building located at 575 North Pennsylvania Street in Indianapolis, Indiana at a design cost of $1,099,000, an estimated construction cost of $8,807,000 and a management and inspection cost of $878,000 for a total estimated project cost of $10,784,000, 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
MINTON-CAPEHART FEDERAL BUILDING
INDIANAPOLIS, IN

Prospectus Number: PIN-0133-IN17
Congressional District: 7

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake structural and related system upgrades of the parking garage at the Minton-Capehart Federal Building located at 575 North Pennsylvania Street Indianapolis, IN. The proposed project will address safety and operability issues of the rapidly deteriorating garage.

FY 2017 Committee Approval and Appropriation Requested

(Design, Estimated Construction Cost, Management & Inspection) $10,784,000

Major Work Items

Superstructure repairs and demolition; electrical and fire protection replacement/upgrades

Project Budget

Design	$1,099,000
Estimated Construction Cost (ECC)	8,807,000
Management and Inspection (M&I)	878,000
Estimated Total Project Cost (ETPC)*	**$10,784,000**

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

Schedule	**Start**	**End**
Design and Construction	FY 2017	FY 2020

Building

The Minton-Capehart Federal Building, built in 1974, is six stories above grade and includes a mezzanine and basement. The attached parking garage, which is original to the building, is two stories, with the first story partially below grade and partially exposed to the elements. The garage provides 464 parking spaces, which are occupied by law enforcement and Government-owned vehicles, including 75 parking spaces for the nearby Birch Bayh Courthouse Federal tenants. The upper deck serves as a partial cover for the lower deck. The garage is elevated and entirely open to the atmosphere and elements. The garage's upper deck is joined to the federal building's first floor entry and plaza. The lower level has a dock area that is attached to the federal building.

GSA PBS

PROSPECTUS – ALTERATION
MINTON-CAPEHART FEDERAL BUILDING
INDIANAPOLIS, IN

Prospectus Number: PIN-0133-IN17
Congressional District: 7

Tenant Agencies

Department of Housing and Urban Development, Department of Justice, Department of the Treasury, Department of Veterans Affairs, Department of Labor, Federal Railroad Administration, Department of Homeland Security, GSA, Department of Transportation, National Labor Relations Board, Social Security Administration, and Judiciary (parking only)

Proposed Project

The proposed project scope includes concrete repairs and upgrades to lateral load resistance which will extend the life of the parking structure for several decades. The upper level slab will be replaced and a new traffic-bearing membrane will be installed over the top of the new slab. Existing beams will be repaired at locations where concrete has spalled. New concrete shear walls will be constructed. The project also includes improvements to the supporting columns, shear walls and exterior stairwells, as well as improvements to the lighting and fire protection and installation of bollards at the garage entrance and exits.

Major Work Items

Superstructure Repairs and Demolition	$5,970,000
Electrical Replacement/Upgrades	2,563,000
Fire Protection Replacement/Upgrades	274,000
Total ECC	**$8,807,000**

Justification

The garage is over 40 years old and is in urgent need of a major renovation. The garage is suffering from multiple concrete related failures including: delamination on the floor slabs and beams and slab reinforcement with extensive section loss; concrete spalling, and delamination at some column facades; water leakage on the underside of the supported level; and, deteriorated expansion joints. The current electrical infrastructure will be upgraded/replaced to meet current codes. The installation of bollards on both the entrance and exit ramps of the garage will enhance security.

Interim short-term repairs have been undertaken with minor repair and alteration program funds over the past decade in an attempt to address immediate safety measures. The corrosion, spalling, and delamination of the structure is threatening tenant and property safety. Sections of the garage have been closed down due to the risk. Currently, there are two parking spaces closed in the lower level due to falling concrete. Ten additional

PROSPECTUS – ALTERATION
MINTON-CAPEHART FEDERAL BUILDING
INDIANAPOLIS, IN

Prospectus Number: PIN-0133-IN17
Congressional District: 7

parking spaces are closed in the lower level due to water leaks from the upper deck, which have damaged several vehicles. Until a major repair is completed, tenant safety will continue to be threatened, continued and expanded closures of sections of the garage will be required, and continued degradation of the garage deck will occur.

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
P.L. 111-5 (ARRA)	Modernization	2009	$48,086,000

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
MINTON-CAPEHART FEDERAL BUILDING
INDIANAPOLIS, IN

Prospectus Number: PIN-0133-IN17
Congressional District: 7

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—F. EDWARD HEBERT FEDERAL BUILDING, NEW ORLEANS, LA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for the modernization of the F. Edward Hebert Federal Building located at 600 S. Maestri Place in New Orleans, Louisiana at a design cost of $5,740,000, an estimated construction cost of $55,606,000 and a management and inspection cost of $5,262,000 for a total estimated project cost of $66,608,000, 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
F. EDWARD HEBERT FEDERAL BUILDING
NEW ORLEANS, LA

Prospectus Number: PLA-0034-NO17
Congressional District: 2

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the modernization of the F. Edward Hebert Federal Building, located at 600 S. Maestri Place in New Orleans, LA. Alteration of this 76-year old building includes replacing aging building systems and significant interior improvements needed for building safety and efficiency.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) $66,608,000

Major Work Items

Interior construction; heating ventilation and air conditioning (HVAC), mechanical, electrical, elevator, life safety/emergency, plumbing systems replacements; exterior construction

Project Budget

Design	$5,740,000
Estimated Construction Cost (ECC)	55,606,000
Management and Inspection (M&I)	5,262,000
Estimated Total Project Cost (ETPC)*	**$66,608,000**

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

Schedule	**Start**	**End**
Design and Construction	FY 2017	FY 2020

Building

The Hebert Federal Building, constructed in 1939 as a Federal Building and U.S. Post Office, is a 271,000 gross square foot, steel-framed, 11-story building with a below grade basement. An example of the sleek 1930's Modernistic style, the building is listed in the National Register of Historic Places. The original U.S. Postal Service presence has been reduced, and currently the building serves primarily as a federal building.

PROSPECTUS – ALTERATION
F. EDWARD HEBERT FEDERAL BUILDING
NEW ORLEANS, LA

Prospectus Number: PLA-0034-NO17
Congressional District: 2

Tenant Agencies

Court of Appeals, Internal Revenue Service, Department of Justice, Department of Labor, Department of Agriculture, National Labor Relations Board, U.S. Postal Service

Proposed Project

Interior construction includes building a common corridor on each of floors 3-10 to improve circulation and access to building services; construction of a new accessible restroom core with water and energy-efficient restrooms and sufficient ventilation; and replacement of the building's telecommunications infrastructure. A state-of-the-art lighting system will be installed and fully integrated into the building's energy management system. The project also includes modernizing a number of outdated internal building systems. Electrical switchgear will be replaced and located out of the basement, per city code. HVAC work includes replacement of major components, as well as relocation of the central plant from the basement to the first floor of the building. Elevators will be replaced. The existing fire alarm and sprinkler systems, including the fire pump, will be replaced. The original plumbing system will be replaced. Minor exterior work will repair corrosion and improve accessibility. Swing space within the building will be needed to accommodate tenant moves during construction will be provided from within the building.

Major Work Items

Interior Construction	$16,924,000
Electrical Replacement	13,317,000
HVAC/Mechanical Replacement	13,017,000
Elevator Replacement	4,787,000
Life Safety/Emergency System Replacement	3,677,000
Exterior Construction	2,208,000
Plumbing Replacement	1,676,000
Total ECC	**$55,606,000**

GSA PBS

PROSPECTUS – ALTERATION
F. EDWARD HEBERT FEDERAL BUILDING
NEW ORLEANS, LA

Prospectus Number: PLA-0034-NO17
Congressional District: 2

Justification

While the Hebert Federal Building is structurally sound, the building requires significant interior alterations and systems replacement. Years of interior renovation due to changes in tenant occupancy have resulted in an office environment that is not fully compliant with fire and life safety codes and that has inefficient building circulation and poor telecommunication infrastructure on floors 3-10. Additionally, only one unisex toilet room that conforms to most accessibility requirements has been created on each floor; however, not all are accessible from public spaces and require entering tenant space to gain access. On some floors, tenants must cross through other tenant agency space to reach restrooms and elevators, creating access and egress problems and firetraps in certain locations. The telecommunication infrastructure requires a number of upgrades to make it competitive with commercial space, eliminate safety hazards, and reduce the cost and difficulty of future tenant build-out and technology changes. Miles of abandoned-in-place phone cabling will be removed, freeing up valuable pathways and space on equipment room floors and walls.

Most of the building systems are outdated and have reached the end of their useful lives. The building's central plant and electrical switchgear are located in the basement, which is prone to flooding in heavy rain events. All central plant and electrical equipment will also be replaced and relocated from the basement to the first floor, per city code. The fire alarm and sprinkler systems have exceeded their anticipated life spans and require complete replacement. Currently, only one contractor within a 150-mile radius is capable of working on the old, outdated fire alarm system. Elevators are problematic and also require replacement.

The plumbing and ventilation stacks in the existing restrooms are original to the building and require frequent and extensive maintenance. The existing restrooms will be recaptured as rentable space, realigning space and eliminating pockets of unmarketable vacant space.

Historic elements, such as the original main lobby doors and elevator lobbies on all floors, will be refurbished.

The building's exterior envelope is in very good condition and needs only minor repair to replace sealant and correct damage from corrosion. Minor exterior construction is required to improve accessibility to the building.

PROSPECTUS – ALTERATION
F. EDWARD HEBERT FEDERAL BUILDING
NEW ORLEANS, LA

Prospectus Number: PLA-0034-NO17
Congressional District: 2

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: $89,297,000
Lease $191,633,000
New Construction: $98,127,000

The 30-year, present value cost of alteration is $102,336,000 less than the cost of leasing, with an equivalent annual cost advantage of $5,494,000.

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATION
F. EDWARD HEBERT FEDERAL BUILDING
NEW ORLEANS, LA

Prospectus Number: PLA-0034-NO17
Congressional District: 2

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—JOHN F. KENNEDY 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 the deficient roof, outdated chiller, and ventilation air duct systems and upgrade the lighting controls system in the John F. Kennedy Federal Building located at 15 New Sudbury Street in Boston, Massachusetts at a design cost of $3,207,000, an estimated construction cost of $34,202,000 and a management and inspection cost of $2,864,000 for a total estimated project cost of $40,273,000, 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
JOHN F. KENNEDY FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0131-BN17
Congressional District: 8

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to replace the deficient roof, outdated chiller, and ventilation air duct (VAD) systems and upgrade the lighting controls system in the John F. Kennedy Federal Building (JFK), located at 15 New Sudbury Street, Boston, MA. The proposed project will improve building performance and facilitate code compliance.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) $40,273,000

Major Work Items

Roof replacement; electrical upgrades and heating, ventilation and air conditioning (HVAC) systems replacement/upgrades; hazardous abatement

Project Budget

Design	$ 3,207,000
Estimated Construction Cost (ECC)	34,202,000
Management and Inspection (M&I)	2,864,000
Estimated Total Project Cost (ETPC)*	**$40,273,000**

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

Schedule	**Start**	**End**
Design and Construction	FY 2017	FY 2020

Building

JFK consists of a 27-story, high-rise tower, an adjacent five-story, low-rise structure connected by a glass-enclosed walkway, 226 structured parking spaces, and 31 surface parking spaces. The building was constructed in 1966 of steel reinforced concrete and contains approximately 1,046,000 gross square feet. The building is located in the Government Center area of the city, which includes Boston City Hall.

PROSPECTUS – ALTERATION
JOHN F. KENNEDY FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0131-BN17
Congressional District: 8

Tenant Agencies

Department of Labor, Department of the Treasury, Department of Health and Human Services, Department of Justice, Department of Veterans Affairs, Department of Homeland Security, Equal Employment Opportunity Commission, Social Security Administration, Department of Defense, U.S. Congress – Senate and the Government Publishing Office, GSA, and Department of Commerce.

Proposed Project

The proposed project replaces the deficient roofing system, including the flashing and sealants, with a new membrane roofing system coupled with high-efficiency insulation on the low-rise, high-rise, and breezeway portions of the building. The roof system will integrate a new roof-mounted photovoltaic array installed on the low-rise roof. In addition, the project contains abatement of potential PCBs during roof demolition work and upgrades the building's permanent roof anchor/fall arrest system providing additional safeguards.

Existing chillers will be replaced with new high efficiency units with non-chlorofluorocarbon refrigerants. Waste condensate from new chiller replacement will be used to provide additional hot water for snowmelt or domestic hot water. The existing VAD system will be replaced and reconfigured with a highly efficient variable air volume system with reheat and a direct digital control system. The existing ductwork will be replaced or cleaned.. Any new equipment will be fully compatible with and tied into the existing building automation system (BAS).

The existing lighting control system will be upgraded to incorporate an occupancy and daylighting strategies throughout the tenant floors and bi-level lighting in the stairways as well as an occupancy/dimming strategy in the garage,

GSA PBS

PROSPECTUS – ALTERATION
JOHN F. KENNEDY FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0131-BN17
Congressional District: 8

Major Work Items

Roof Replacement	$2,984,000
Electrical Upgrades	1,287,000
HVAC Replacement/Upgrades	24,323,000
Hazardous Abatement	5,608,000
Total ECC	**$34,202,000**

Justification

The project will allow for roof replacement prior to full failure of the existing roofing system in a manner that is minimally disruptive to the tenant agencies. The low-rise structure has already suffered leaks that have severely affected tenant operations. If unfunded, recurring localized failures or full roof material failure risk damage to interior finishes, tenant property and mission, and other historic building elements. Increased energy consumption due to deterioration of insulation is also a risk. Additionally, the project will incorporate permanent roof-mounted fall protection features for personnel, ensuring proper life safety compliance.

The current VAD system lacks control and responsiveness. Increased energy consumption, poor tenant comfort, and failing indoor air quality are recurring problems throughout the building. Existing chillers have reached the end of their useful life and require replacement. Upgrading the existing lighting controls and BAS will result in decreased energy consumption, thereby reducing monthly utilities..

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
JOHN F. KENNEDY FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0131-BN17
Congressional District: 8

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

Prospectus	Description	FY	Amount
P.L. 111-5 (ARRA)	Blast Mitigation Window Project	2009	$33,217,000

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
JOHN F. KENNEDY FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0131-BN17
Congressional District: 8

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

AMENDED 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, additional appropriations are authorized for repairs and alterations to extend service life, improve operational efficiency, and to undertake interior alterations for the reconfiguration and consolidation of federal agencies into the facility at 985 Michigan Avenue in Detroit, Michigan at additional estimated project costs of $14,617,000, a prospectus for which is attached to and included in this resolution. This resolution amends the resolution adopted by the Committee on July 16, 2014 related to prospectus PMI–1951–DE15.

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

GSA PBS

AMENDED PROSPECTUS – ALTERATION
985 MICHIGAN AVENUE
DETROIT, MI

Prospectus Number: PMI-0800-DE17
Congressional District: 14

FY 2017 Project Summary

The General Services Administration (GSA) requests additional approval and funding for a repair and alteration project to renovate 985 Michigan Avenue in Detroit, MI to extend service life, improve operational efficiency, and undertake interior alterations for reconfiguration and consolidation of federal agencies into the facility. The consolidation of federal agencies will decrease reliance on leased space, improve space utilization, and incorporate alternative workplace solutions. The Government is expected to achieve savings due to lease cost avoidance of approximately $7,900,000 per year.

The building was constructed in 1995 as a build-to-suit lease to be occupied by the Internal Revenue Service (IRS). GSA exercised a $1 lease purchase option at the end of the lease term and assumed ownership of the building on April 16, 2015.

This prospectus amends PMI-1951-DE15, which was approved in FY 2015, to reflect budget increases subsequent to preparation of the FY 2015 prospectus. Further analysis conducted after the execution of the purchase option and submission of the FY 2015 prospectus identified additional elements resulting in increased costs for interior construction work and electrical upgrades and reduced/eliminated costs associated with the elevator systems, parking garage, and exterior repairs.

FY 2017 Committee Approval Requested

(Construction, Management and Inspection)..... $14,617,000[1]

FY 2017 Committee Appropriation Requested

(Construction, Management and Inspection).....$81,303,000

Major Work Items

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

[1] Balance of approval needed for project equals $14,617,000. (Project approval of $74,913,000 – House Committee on Transportation and Infrastructure resolution dated July 16, 2014, and the Senate Committee on Environment and Public Works resolution dated April 28, 2015)

AMENDED PROSPECTUS – ALTERATION
985 MICHIGAN AVENUE
DETROIT, MI

Prospectus Number: PMI-0800-DE17
Congressional District: 14

Project Budget

Design (FY 2015)	$8,227,000
Estimated Construction Cost (ECC)	75,647,000
Management and Inspection (M&I)	5,656,000
Estimated Total Project Cost (ETPC)*	**$89,530,000**

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

Schedule	Start	End
Design	FY 2015	FY 2017
Construction	FY 2017	FY 2019

Building

The office building is 10 stories above grade with a basement and has approximately 866,000 gross square feet. The majority of the mechanical equipment is housed in a three-story structure adjacent to the building. The building has a 10-story parking garage with approximately 850 spaces.

Tenant Agencies

Department of the Treasury, 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, and Health and Human Services-IG

Proposed Project

GSA proposes to renovate the building to extend its useful life and consolidate federal agencies from leased locations in Detroit, MI. Renovation of the building systems includes improvements to the HVAC systems that will result in energy savings, repairs to elevators for code compliance, repairs to the building's windows and facade, replacement/upgrades of fire protection systems, improvements to the electrical infrastructure, plumbing upgrades, and renovation of common areas.

Department of Treasury – Internal Revenue Service (IRS) is currently located at the 985 Michigan Avenue building and another leased location. Interior alterations will be made to allow for the reconfiguration of IRS space and consolidation of Federal agencies into

AMENDED PROSPECTUS – ALTERATION
985 MICHIGAN AVENUE
DETROIT, MI

Prospectus Number: PMI-0800-DE17
Congressional District: 14

space released by the IRS with the other largest consolidations being Department of Homeland Security and Department of Justice. Other proposed backfill agencies are currently housed in leased facilities.

Major Work Items

Interior Construction	$28,075,000
HVAC Replacement/Upgrades	18,283,000
Electrical Replacement/Upgrades	12,545,000
Fire and Life Safety Replacement/Upgrades	7,635,000
Demolition	4,181,000
Exterior Construction	3,899,000
Plumbing Upgrades	826,000
Elevator Upgrades	203,000
Total ECC	**$75,647,000**

Justification

This project will create a multi-tenant federal building by significantly reducing the IRS' footprint in the building and consolidating a number of federal agencies (including the IRS) from leased facilities into the 985 Michigan Avenue facility. The Government is expected to achieve savings due to lease cost avoidance of approximately $7,900,000 per year.

The building is 20 years old and was constructed for data center activities, many systems are inefficient and are approaching the end of their useful lives. Mechanical, electrical, elevator, and plumbing systems have operated 24/7, 365-days/year since the building was constructed in 1995. 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. The HVAC system was built for data center functionality and is inefficient and oversized for office use. Fire and life safety systems are not compliant with current code. Additionally, the building envelope is 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

AMENDED PROSPECTUS – ALTERATION
985 MICHIGAN AVENUE
DETROIT, MI

Prospectus Number: PMI-0800-DE17
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

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
113-235	2015	$8,227,000[2]	Design
Appropriations to Date		**$8,227,000**	**Design**

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T&I	7/16/2014	$74,913,000	Design and Construction
Senate EPW	4/28/2015	$74,913,000	Design and Construction

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

None

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

Alteration: $86,165,000
Lease: $457,177,000
New Construction: $374,294,000

The 30-year, present value cost of alteration is $288,129,000 less than the cost of new construction, with an equivalent annual cost advantage of $15,470,000.

Recommendation

ALTERATION

[2] As identified in FY2015 GSA Spend Plan

GSA PBS

AMENDED PROSPECTUS – ALTERATION
985 MICHIGAN AVENUE
DETROIT, MI

Prospectus Number: PMI-0800-DE17
Congressional District: 14

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—PATRICK V. MCNAMARA FEDERAL BUILDING GARAGE, 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 undertake critical structural and related system upgrades of the Patrick V. McNamara Federal Building parking garage located at 477 Michigan Avenue in Detroit, Michigan at a design cost of $1,058,000, an estimated construction cost of $8,822,000 and a management and inspection cost of $840,000 for a total estimated project cost of $10,720,000, a prospectus for which is attached to and included in this resolution.

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

GSA PBS

PROSPECTUS – ALTERATION
PATRICK V. McNAMARA FEDERAL BUILDING GARAGE
DETROIT, MI

Prospectus Number: PMI-0133-DE17
Congressional District: 14

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake critical structural and related system upgrades of the Patrick V. McNamara Federal Building parking garage, located at 477 Michigan Avenue in Detroit, MI. The proposed project will correct serious life safety deficiencies and operability issues of the rapidly deteriorating garage.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) $10,720,000

Major Work Items

Superstructure repairs and demolition; fire protection and electrical upgrades; and plumbing and heating ventilation, and air conditioning (HVAC) replacement/upgrades

Project Budget

Design	$1,058,000
Estimated Construction Cost (ECC)	8,822,000
Management and Inspection (M&I)	840,000
Estimated Total Project Cost (ETPC)	**$10,720,000**

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

Schedule	**Start**	**End**
Design and Construction	FY 2017	FY 2019

Building

The McNamara Federal Building, built in 1972, is 27-stories above grade with two basement levels, a mezzanine, and a rooftop mechanical penthouse. The parking garage, which abuts the federal building, was also constructed in 1972 and provides mission-critical parking for federal agencies housed in the McNamara Federal Building. The five-story, steel reinforced concrete Garage structure is approximately 119,000 gross square feet with 215 parking spaces. Three of the five levels are below grade, one level is at grade, and one level is above grade. There is an entrance from the second level of the garage to the basement of the federal building.

GSA PBS

PROSPECTUS – ALTERATION
PATRICK V. McNAMARA FEDERAL BUILDING GARAGE
DETROIT, MI

Prospectus Number: PMI-0133-DE17
Congressional District: 14

Tenant Agencies

Department of Justice, Department of Homeland Security, Judiciary, Department of Veterans Affairs, GSA, U.S. Army Corps of Engineers, Health and Human Services, Department of Housing and Urban Development, Equal Employment Opportunity Commission, National Labor Relations Board, Railroad Retirement Board, Small Business Administration, Department of the Treasury, and Congress – Senate

Proposed Project

The proposed project includes replacement, with concrete, of portions of the slab, as well as the asphalt driving surfaces. A waterproof membrane will be installed to protect the structural concrete from water infiltration, and the exterior concrete stairs will also be repaired. The project will also include replacement of signage, and improvements to the storm drain, plumbing, electrical, fire protection, and mechanical systems, including the exhaust ventilation system.

Major Work Items

Superstructure Repairs and Demolition	$7,015,000
Fire Protection Upgrades	243,000
Plumbing Replacement/Upgrades	405,000
HVAC Replacement/Upgrades	760,000
Electrical Upgrades	399,000
Total ECC	**$8,822,000**

Justification

The McNamara Federal Building parking garage provides mission-critical parking for federal agencies housed in the federal building, including secure parking for federal law enforcement agencies. Original to the construction of the garage, the existing concrete slab structure is rapidly deteriorating with spalling concrete and rusted reinforced steel visible where sections of concrete have fallen from slabs. The asphalt-topped concrete decks are in very poor condition, with large potholes that have the potential to damage vehicles and injure pedestrians. Portions of the garage have been temporarily closed due to spalling concrete and water–related degradation. Interim repairs put in place over the years are also susceptible to spalling due to the continued water penetration and de-icing salts. Presently, GSA identified two areas that have potential for further structural failure that are being closely monitored. Short-term repairs undertaken over the past 10 years with minor repair and alteration program funds are in need of a permanent solution. In addition to the structural repairs needed, the storm drain, fire and life safety, electrical

PROSPECTUS – ALTERATION
PATRICK V. McNAMARA FEDERAL BUILDING GARAGE
DETROIT, MI

Prospectus Number: PMI-0133-DE17
Congressional District: 14

and mechanical, and emergency lighting systems are all failing due to age and conditions and are non-compliant with current codes. The majority of storm drains are cracked and inoperable, which forces water to seep through cracks in the concrete, causing further degradation of the structure. Sprinkler pipes and drain lines are corroded throughout the garage, and the incidence of failure is increasing over time. Ruptures in the sprinkler pipe have caused water damage in occupied space in the basement of the federal building due to the inoperable storm drains.

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
PATRICK V. McNAMARA FEDERAL BUILDING GARAGE
DETROIT, MI

Prospectus Number: PMI-0133-DE17
Congressional District: 14

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—2306/2312 BANNISTER ROAD FEDERAL BUILDING, KANSAS CITY, MO

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to modernize select aging and deteriorating building systems and infrastructure of the 2306/2312 Bannister Road Federal Building in Kansas City, Missouri at a design cost of $5,512,000, an estimated construction cost of $55,887,000 and a management and inspection cost of $5,135,000 for a total estimated project cost of $66,534,000, 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
2306/2312 BANNISTER ROAD FEDERAL BUILDING
KANSAS CITY, MO

Prospectus Number: PMO-39/35-KC17
Congressional District: 05

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to modernize select aging and deteriorating building systems and infrastructure of the 2306/2312 Bannister Road Federal Building in Kansas City, MO, to support the ongoing mission and to meet the long-term requirements for the United States Marine Corps (USMC) data center operations and relocation of other federal agencies from several locations.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) $66,534,000

Major Work Items

Roof, heating, ventilation and air conditioning (HVAC), electrical, and fire/ life safety replacements; interior alterations; hazardous asbestos abatement

Project Budget

Design	$5,512,000
Estimated Construction Cost (ECC)	55,887,000
Management and Inspection (M&I)	5,135,000
Estimated Total Project Cost (ETPC)*	**$66,534,000**

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

Schedule	**Start**	**End**
Design and Construction	FY 2017	FY 2021

Building

The 2306/2312 Bannister Road Federal Building is a one-story, steel frame structure with a flat roof and exterior walls made of masonry block backing and a brick veneer. The 561,378 gross square foot facility was constructed in 1953. The Federal building sits on the adjacent property to the east of the Bannister Federal Complex (BFC), however, the building is not and has never been part of the BFC. It was originally built as a

PROSPECTUS – ALTERATION
2306/2312 BANNISTER ROAD FEDERAL BUILDING
KANSAS CITY, MO

Prospectus Number: PMO-39/35-KC17
Congressional District: 05

warehouse; however, approximately 312,726 usable square feet (usf) of space at the 2306 Bannister location was converted into office space in 1965 and used by the Internal Revenue Service (IRS) for tax processing until 2006. The remaining current warehouse space of 142,163 usf (2312 Bannister) is conditioned and was renovated for new tenants. The USMC moved into the facility in 2008 and currently uses 38,277 usf for data center operations, with an additional 17,207 usf under construction for completion in 2016.

Tenant Agencies

Department of Defense – USMC and U.S. Army North; Department of Homeland Security – Federal Emergency Management Agency (FEMA); Department of Agriculture – Farm Service Agency (USDA-FSA); GSA

Proposed Project

The proposed project will modernize select 62-year old building systems, address the aging infrastructure, and correct fire and life safety deficiencies to meet the long-term needs of USMC and other federal agencies. The flat roof will be replaced with energy-efficient, light-colored roofing materials with added insulation, drainage improvements, and installation of fall protection. The HVAC system work will replace aging air handling units, boilers, the air distribution system, humidification, and hot water piping. The interior alterations include replacing plumbing fixtures and addressing Architectural Barriers Act Accessibility Standards issues in the restrooms; replacing the ceiling associated with HVAC, ductwork, and fire protection.. The electrical system work will include replacing the interior and exterior lighting, refurbishing two electrical substation transformers, replacing the building automation system, and install sub-metering. The proposed project will address fire and life safety concerns by correcting deficiencies and improving emergency access/egress deficiencies to comply with National Fire Protection Association guidelines and Occupational Safety and Health Administration regulations. Any hazardous materials that are encountered, including asbestos-containing materials, will be remediated.

PROSPECTUS – ALTERATION
2306/2312 BANNISTER ROAD FEDERAL BUILDING
KANSAS CITY, MO

Prospectus Number: PMO-39/35-KC17
Congressional District: 05

Major Work Items

Roof Replacement	$18,621,000
HVAC Replacement	12,666,000
Interior Alterations	10,378,000
Electrical Replacement	6,345,000
Fire and Life Safety Replacement	5,980,000
Hazardous Abatement	1,897,000
Total ECC	**$55,887,000**

Justification

GSA was uncertain of the long-term need for 2306/2312 Bannister Road after the two major tenants, Department of Treasury – Internal Revenue Service and the National Archives and Records Administration, vacated the building and relocated to leased space in 2006 and 2012, respectively. When USMC moved into the 2306 portion of the building in 2008, the agreement was for 3 years allowing USMC to run their Information Technology Data Center. The subsequent commitment from USMC to continue and expand its presence at Bannister Road led GSA to reconsider its holding strategy determining the property to be a long term hold and prompting GSA to identify additional tenants for the building. FEMA, Army North, and the GSA Field Office have relocated from BFC to Bannister Road, thereby avoiding the need to lease space. At the previous closed lease location, USDA-FSA occupied 95,289 rsf. USDA-FSA has already moved into 2312 Bannister and occupy 103,181 usf. Relocating USDA-FSA to federal space allowed the Government to release costly leased space, thereby reducing the Government's annual lease payment to the private sector by approximately $711,872. The current USMC Occupancy Agreement contains a clause that reserves the right of USMC to relocate its enterprise data center to another location if GSA cannot fund this project. If USMC vacates this Federal Building, it would likely mean that GSA would have to dispose of the building displacing the other Federal tenants incurring additional relocation and leased costs.. Relocation by USMC would cause the greater Kansas City, MO, area to lose 600 high-tech jobs, resulting in serious economic ramifications.

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
2306/2312 BANNISTER ROAD FEDERAL BUILDING
KANSAS CITY, MO

Prospectus Number: PMO-39/35-KC17
Congressional District: 05

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:	$185,633,000
Lease	$194,354,000
New Construction:	$240,087,000

The 30-year, present value cost of alteration is $8,721,000 less than the cost of leasing, with an equivalent annual cost advantage of $468,000.

Recommendation

ALTERATION

GSA PBS

PROSPECTUS – ALTERATION
2306/2312 BANNISTER ROAD FEDERAL BUILDING
KANSAS CITY, MO

Prospectus Number: PMO-39/35-KC17
Congressional District: 05

Certification of Need

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

Submitted at Washington, D.C., on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—CARL B. STOKES

U.S. COURTHOUSE, CLEVELAND, OH

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to complete, repair, and expand the plaza system to correct the ongoing deterioration of the plaza system, eliminate water infiltration into the building, and allow for the completion of the unfinished portion of the plaza toward Superior Avenue at the Carl B. Stokes U.S. Courthouse located at 801 W. Superior Avenue in Cleveland, Ohio at a design cost of $1,513,000, an estimated construction cost of $12,727,000 and a management and inspection cost of $1,284,000 for a total estimated project cost of $15,524,000, 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
CARL B. STOKES U.S. COURTHOUSE
CLEVELAND, OH

Prospectus Number: POH-0301-CL17
Congressional District: 11

FY 2017 Project Summary

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

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction and Management and Inspection).....$15,524,000

Major Work Items

Sitework

Project Budget

Design $1,513,000
Estimated Construction Cost (ECC).....12,727,000
Management and Inspection (M&I).....1,284,000
Estimated Total Project Cost (ETPC).....$15,524,000

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

Schedule	**Start**	**End**
Design and Construction	FY 2017	FY 2019

Building

The Stokes Courthouse is a 770,802 gross square foot building with 21 stories above grade and three below grade. Construction of the building was completed in 2002, and its primary function is to serve as a federal courthouse The Stokes Courthouse is located at the intersection of Superior Avenue and Huron Road. The existing plaza spans the front of the property along Huron Road and was originally designed to extend to the corner of Superior Avenue. The building acts as an anchor to the downtown area of Cleveland and is prominent in the city's skyline.

GSA PBS

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

Prospectus Number: POH-0301-CL17
Congressional District: 11

Tenant Agencies

Judiciary, Department of Justice, Senate, GSA

Proposed Project

The project proposes to repair the plaza at the Stokes U.S. Courthouse to eliminate water leaks and infiltration into the lower levels of the building. The scope includes refinishing and reinforcing the structural steel that supports the plaza, along with repairs to fireproofing and upgrading the surface parking lot. Installation of renewable energy and sources, such as the addition of wind turbines, solar panels, and a storm water capture system, are proposed for the site as part of this project.

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

Major Work Items

Sitework	$12,727,000
Total ECC	**$12,727,000**

Justification

The structural steel that supports the plaza is exposed to the elements and has been since the original construction. The steel has considerable rust damage, and the structural beams that support the plaza and connect into the parking garage are heavily corroded. Part of the unfinished plaza includes the base of the structural steel columns that are at grade with the Cleveland Regional Transit Authority train tracks and support beams that run above and across the train tracks. If the steel continues to be left unattended, it will become difficult to repair and will result in structural issues. The corroded steel is also very unsightly and takes away from the appearance of the modern courthouse.

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

The project's use of sustainable technologies of solar energy and wind capture will help to generate power to offset energy consumption for site lighting and will enable a small recovery of utility costs. The creation of a water capture system will be used to irrigate

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

Prospectus Number: POH-0301-CL17
Congressional District: 11

plantings throughout the property and help recharge the heating, ventilating and air conditioning units, which will reduce the facility's reliance on domestic water sources.

The plaza surrounding the Stokes Courthouse remains incomplete from the time of the original construction in 2002. The sidewalk on the northwest side of the site is built on a portion of city-owned/controlled Huron Road. This sidewalk is the only way to access the building from the southeast intersection of Huron Road and Superior Avenue. Once the plaza is completed, the sidewalk will be returned to the city, and this will restore a lane of traffic on Huron Road. Completion of the plaza will protect the structural steel from future damage, improve pedestrian access to the building, incorporate the building into the surrounding urban environment, and significantly improve the appearance of the Stokes Courthouse. The building's location within the city acts as a prominent gateway for those entering into the city from the west. Unfortunately, this impression is lost when visitors reach the intersection of Huron Road and Superior Avenue, where the steel installed for the completion of the plaza is rusting and the appearance of the facility at street level is that of a public building that is difficult to approach.

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.

GSA **PBS**

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

Prospectus Number: POH-0301-CL17
Congressional District: 11

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

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 undertake structural repairs to correct seismic and structural deficiencies and reconfigure and alter approximately 33,500 rentable square feet of vacant space for backfill occupancy by the Department of Commerce's National Oceanic and Atmospheric Administration-National Marine Fisheries Service at the 911 Federal Building located at 911 NE 11th Avenue in Portland, Oregon at a design cost of $1,800,000, an estimated construction cost of $19,200,000 and a management and inspection cost of $1,500,000 for a total estimated project cost of $22,500,000, a prospectus for which is attached to and included in this resolution.

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

PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0033-PO17
Congressional District: 3

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake structural repairs at the 911 Federal Building located at 911 NE 11th Avenue, Portland, OR. The project will correct seismic and structural deficiencies and include the reconfiguration and alteration of approximately 33,500 rentable square feet (rsf) of vacant space for backfill occupancy by the Department of Commerce's National Oceanic and Atmospheric Administration (NOAA)-National Marine Fisheries Service (Fisheries). NOAA Fisheries will relocate from leased space to the 911 Federal Building, resulting in a reduction of approximately $680,000 in annual lease payments to the private sector.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) $22,500,000

Major Work Items

Structural repairs; interior construction

Project Budget

Design	$1,800,000
Estimated Construction Cost (ECC)	19,200,000
Management and Inspection (M&I)	1,500,000
Estimated Total Project Cost (ETPC)	**$22,500,000**

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

Schedule	**Start**	**End**
Design and Construction	FY 2017	FY 2020

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 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 these buildings are known as the Eastside Federal Complex.

GSA PBS

PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0033-PO17
Congressional District: 3

Tenant Agencies

Congress; Department of Agriculture; Department of Energy; Department of Labor; Department of the Interior; Department of Homeland Security; GSA

Proposed Project

The proposed project includes both structural and non-structural repairs to address existing deficiencies and improve the seismic performance of the 911 Federal Building. The proposed project will also allow GSA to consolidate NOAA- Fisheries from leased space to the 911 Federal Building in approximately 33,500 rsf of vacant space released by the U.S. Fish and Wildlife Service consolidation project.

Major Work Items

Structural Repairs	$16,900,000
Interior Construction	2,300,000
Total ECC	**$19,200,000**

Justification

The wing and tower have seismic deficiencies that must be repaired and the second floor office space cannot be backfilled until the entire Federal Building is in compliance with current seismic code. The hollow clay tile partitions are deteriorating which may create a falling hazard. The tower structure deficiencies will not adequately perform under maximum earthquake loading Deficiencies have also been identified with the concrete shear walls, supporting columns and steel bracing.

Although the tower's structure has a lateral force resisting system, it does not meet seismic code and will not perform under maximum earthquake loading. The tower has insufficient strength in North-South and East-West directions to resist anticipated seismic loads; concrete shear walls that are overstressed and some are discontinuous at the basement levels, resulting in overstressed supporting columns; inadequate or non-existent collector elements to anchor floor diaphragms to stairwell cores; inadequate steel braced frames; hollow clay tile partitions in the basements, stairwells and elevators; and inadequate bracing of fire suppression and gas piping.

Once the structural and non-structural seismic upgrades are complete, NOAA- Fisheries will backfill approximately 33,500 rsf of vacant space. Backfilling the vacated space eliminates approximately $680,000 in annual lease payments to the private sector. The new space layout will allow Fisheries to become more efficient, house 20 additional new

PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0033-PO17
Congressional District: 3

hires and to meet the new mission approach of greater interaction with other Government and non-Government stakeholders.

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
POR-0033-PO15	Electrical Upgrade	FY 2015	$7,439,000

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-PO17
Congressional District: 3

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—WILLIAM J. GREEN, JR. FEDERAL BUILDING, PHILADELPHIA, PA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for Phase II of a two-phased project to realign and reconfigure tenant space, upgrade and/or replace multiple building systems, upgrade security, and improve the overall utilization for the approximately 841,000 gross square foot William J. Green, Jr., Federal Building located at 600 Arch Street in Philadelphia, Pennsylvania at an estimated construction cost of $48,450,000 and a management and inspection cost of $3,850,000 for a total estimated project cost for Phase II of $52,300,000, 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
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA

Prospectus Number: PPA-0277-PH17
Congressional District: 01

FY 2017 Project Summary

The General Services Administration (GSA) proposes Phase II of a two-phased repair and alteration project for the approximately 841,000 gross square foot William J. Green, Jr., Federal Building located at 600 Arch Street in Philadelphia, PA. This project involves the realignment and reconfiguration of tenant space, multiple building system upgrades/replacements, and security upgrades. Phase II of the repair and alteration project focuses primarily on the upper floors of the building. Phase I of the repair and alteration project was included as part of the fiscal year (FY) 2016 President's budget and primarily focused on the lower floors.

This project will improve the building's overall utilization through the realignment of space resulting in long-term housing solutions in Federal space primarily for the Federal Bureau of Investigation (FBI) Field Office, Drug Enforcement Agency (DEA) Field Division Office, and Internal Revenue Service (IRS) Philadelphia Office. By maximizing space in the Green Building and vacating lease space, GSA will reduce private sector lease costs by approximately $3.0 million annually.

FY 2017 Committee Approval and Appropriation Requested
(Phase II Construction, Management and Inspection) $52,300,000

Major Work Items

Interior construction; elevator, plumbing, heating, ventilation and air conditioning (HVAC), fire protection, and electrical upgrades/replacement; demolition/abatement; security upgrades

PROSPECTUS – ALTERATION
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA

Prospectus Number: PPA-0277-PH17
Congressional District: 01

Project Budget

Design (FY 2014)	$6,500,000
Additional Design (FY 2016)	1,200,000
Total Design	**$7,700,000**
Estimated Construction Cost (ECC)	
Phase I (FY 2016)	$39,950,000
Phase II (FY 2017 Request)	48,450,000
Total ECC	**$88,400,000**
Management and Inspection (M&I)	
Phase I (FY 2016)	$3,850,000
Phase II (FY 2017 Request)	3,850,000
Total M&I	**7,700,000**
Estimated Total Project Cost (ETPC)	**$103,800,000**[1]

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

Schedule	**Start**	**End**
Design	FY 2015	FY 2017
Phase I Construction	FY 2016	FY 2019
Phase II Construction	FY 2017	FY 2020

Building

The Green Federal Building, along with the adjoining James A. Byrne U.S. Courthouse, is part of a 1.7-million gross square foot federal complex in downtown Philadelphia known as the Byrne-Green Complex. It is the largest federally owned complex under GSA's jurisdiction, custody, and control in the Philadelphia area. The Green Federal Building was designed along with the Byrne Courthouse to share common mechanical systems. The first floors are linked by a common circulation area, which includes a

[1] The FY 2016 ETPC was $94,100,000. The cleaning of the curtain wall and repairs to the plaza drainage system originally identified as part of Phase II in the FY 2016 submission have been eliminated from the scope of Phase II and replaced with HVAC work.

PROSPECTUS – ALTERATION
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA

Prospectus Number: PPA-0277-PH17
Congressional District: 01

ceremonial courtroom and plaza. The complex also shares an underground parking garage. Constructed in 1973, the complex is not eligible for listing in the National Register of Historic Places.

The Green Federal Building amenities currently include a full-service cafeteria, fitness center, child care center, credit union, conference center, health unit, and a plaza area for public gatherings.

Tenant Agencies

Judiciary, Department of Homeland Security, GSA, Department of Justice, Department of the Treasury, Office of Personnel Management, Department of State

Proposed Project

The primary drivers for the proposed renovation is to improve the overall utilization of the Green Federal Building, Improved utilization will be accomplished by merging operations through consolidating additional employees from multiple leases into the Green Federal Building. Through innovative approaches to space management and alternative workplace arrangements, including the realignment of agencies onto contiguous floors and sharing resources such as conference rooms and other specialized space, the overall utilization rate for the building is expected to improve by approximately 20 percent. To adequately support the increased utilization and higher density, this project also includes upgrades/replacement of multiple building systems.

The first phase of the project will focus on the lower half of the building, allowing the tenants occupying these floors to consolidate and reduce their footprint, resulting in the creation of vacant space that will serve as internal swing space for Phase II. Work under the first phase to the mechanical, electrical, plumbing, and fire life safety systems will affect both tenant and building wide components. HVAC work includes replacing mixing boxes and the chiller plant, refurbishing the cooling tower and replacing/reconfiguring ductwork and fan coil units within tenant space. Electrical upgrades/replacements will be made both within tenant suites and in common corridors and joint use spaces, while new domestic water risers will be installed to address plumbing. Sprinklers will be relocated, upgraded, and replaced, where necessary. Additionally, this phase also will upgrade some of the building's joint use space, such as reducing the size of the cafeteria and increasing the number and size of conference spaces

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available to the tenants. The security visitor screening station in the building lobby will be upgraded and reconfigured to address challenges with the current layout, reduce wait times, and provide sufficient space for the public.

Phase II will focus on the upper half of the building. Under Phase II, space for the occupying agencies will be realigned and reconfigured providing for contiguous operations. HVAC, electrical and fire protection upgrades/replacements will also be made to both the tenant and common spaces on these floors and upgrades/replacements to the elevator components will be undertaken. Additionally, exhaust fans will be replaced in the underground parking garage to ventilate the area properly and comply with local code.

Cleaning of the curtain wall and repairs to the plaza drainage system originally identified in the FY 2016 submission have been eliminated from the scope of Phase II and replaced with HVAC work. Phase II also includes funds for security upgrades which are comprised of security film, localized column strengthening, and bollards.

Major Work Items

Interior Construction	$13,850,000
Elevator Upgrade/Replacement	1,980,000
Plumbing Upgrade/Replacement	2,700,000
HVAC Upgrade/Replacement	32,940,000
Fire Protection Upgrade/Replacement	1,100,000
Electrical Upgrade/Replacement	21,130,000
Demolition/Abatement	6,700,000
Security Upgrades	8,000,000
Total ECC	**$88,400,000**

Justification

The reconfiguration opportunity in the Green Building has been made, in part, by IRS's aggressive downsizing efforts, which have left the building with various pockets of vacant space. This project realigns and reconfigures vacant space, allowing for other agencies to realize contiguous footprints. The reconfiguration and realignment of space will improve the efficiency of FBI and DEA operations. Contiguous space in the Green Building and consolidating these tenants from leased space will provide a secure work

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environment essential to collaborating with local law enforcement and other stakeholders. It will also facilitate improved handling of the expanding intelligence mission of these agencies in the most efficient and cost-effective manner while providing state of the art infrastructure.

As part of the reconfiguration and renovation of tenant space, multiple building systems will be upgraded. It is prudent to accomplish reconfiguration of the ductwork and sprinklers and replacement of fan coil units while space is vacant. The ductwork and electrical system are outdated and in need of upgrades/replacement and reconfiguration to accommodate the proposed open office floor plans. Sprinklers need to be relocated and upgraded/replaced, where necessary, to facilitate a new open office layout. The fan coil units are beyond their useful life and are no longer able to regulate the temperature in the suites properly. The cooling tower and the chiller plant need to be addressed to integrate properly with the needs of the new tenant space. Elevator components need to be upgraded, and one elevator will be converted for prisoner transport use.

At present, the visitor screening area is insufficient to handle the amount of foot traffic the building receives, and long lines result in spillover to the plaza area, posing a potential security risk. The building's current circulation needs to be improved. Paths for the public, tenants, and secure transfer of prisoners are not clear and often overlap. The screening area, along with the circulation paths, will be defined and properly located during the restacking of the building. The Facility Security Committee (FSC) met and voted to incorporate security upgrades into the project, which will improve building performance by reducing hazardous glass failure, reducing the risk of progressive collapse, and mitigating potential injuries under certain threat scenarios. Based on the decisions made by the FSC, GSA is seeking funding to improve the physical security posture of the building with a goal of completing the work without further disruption to the tenants and without the increased costs associated with completing the work after the tenants have moved into the newly renovated space.

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 – ALTERATION
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Prior Appropriations

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
113-76	2014	$6,500,000	Design
Appropriations to Date		**$6,500,000**	

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	2/6/14	$6,500,000	Design
House T&I	3/13/14	$6,500,000	Design
Senate EPW	1/20/16	$45,000,000	Design, Construction, M&I

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

Prospectus	Description	FY	Amount
PPA-0277-PI07	IRS Renovations (IRS-funded)	2007	$ 4,726,000
P.L. 111-5 (ARRA)	Air Handling Units	2009	$22,624,000

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

Alteration	$267,078,000
Lease	$495,882,000
New Construction	$316,557,000

The 30-year, present value cost of alteration is $49,479,000 less than the cost of new construction, an equivalent annual cost advantage of $2,657,000.

Recommendation

ALTERATION

GSA **PBS**

PROSPECTUS – ALTERATION
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA

Prospectus Number: PPA-0277-PH17
Congressional District: 01

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

ALTERATION—AUSTIN FINANCE CENTER, AUSTIN, TX

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to modernize the existing Austin Finance Center located at 1619 Woodward Street in Austin, Texas at a design cost of $2,535,000, an estimated construction cost of $17,863,000 and a management and inspection cost of $2,383,000 for a total estimated project cost of $22,781,000, 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
AUSTIN FINANCE CENTER
AUSTIN, TX

Prospectus Number: PTX-1618-AU17
Congressional District: 25

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to modernize the existing Austin Finance Center (AFC), located at 1619 Woodward Street in Austin, TX. The project will replace building systems and improve energy efficiency.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....$22,781,000

Major Work Items

Interior construction; exterior construction; electrical, heating, ventilating and air conditioning (HVAC)/mechanical, roof, life safety/emergency and plumbing systems replacement; site work

Project Budget

Design	$2,535,000
Estimated Construction Cost (ECC)	17,863,000
Management and Inspection (M&I)	2,383,000
Estimated Total Project Cost (ETPC)*	**$22,781,000**

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

Schedule	**Start**	**End**
Design and Construction	FY 2017	FY 2019

Building

The AFC was constructed in 1969 as an office building and was purchased by the United States in 1985. It is located on a 40-acre Federal Campus in southeast Austin, along with the federally owned Internal Revenue Service (IRS) Service Center, the Department of Veterans Affairs Automation Center, and a leased IRS office/warehouse. It consists of a single, freestanding, one-story building of approximately 85,000 gross square feet. The building is home to the Treasury Department – Bureau of the Fiscal Service.

GSA PBS

PROSPECTUS – ALTERATION
AUSTIN FINANCE CENTER
AUSTIN, TX

Prospectus Number: PTX-1618-AU17
Congressional District: 25

Tenant Agencies

Treasury Department – Bureau of the Fiscal Service

Proposed Project

The project includes HVAC replacement, separation of storm and sanitary lines, domestic water line replacement, restroom upgrades, main electrical switchboard replacement, window replacement, and power distribution system replacement.

Major Work Items

Interior Construction	$3,677,000
Exterior Construction	$4,216,000
Electrical Replacement	$3,863,000
HVAC/Mechanical Replacement	$2,795,000
Roof Replacement	$1,980,000
Site work	$606,000
Life Safety/Emergency System Replacement	$496,000
Plumbing Replacement	$230,000
Total ECC	**$17,863,000**

Justification

Historically, the building has been used by Treasury as one of four regional check printing and distribution facilities for federal obligations to vendors and the general public. Treasury's transition to electronic transfer of funds resulted in the removal of all check printing and distribution functions and has significantly altered the type and amount of space the agency requires.

The 46-year-old building has undergone various renovation projects over the years, but never a complete modernization including upgrades. The space converted from light industrial to office use does not include the appropriate lighting, HVAC, ceilings, or finishes for office space. The building systems are outdated and have reached the end of their useful lives. The HVAC equipment has reached or surpassed its life expectancy. The control system and related electronic components need frequent repairs and parts are no longer available. Upgrades to the exterior include replacement of a 22-year-old roof that has required repair numerous times. The storm water and sanitary lines do not meet current code and need to be separated. Runoff from heavy rains often floods the loading dock's storm drain, causing flooding in the building when floor drains back up. All the domestic water lines are old, corroded, and need to be replaced. Restrooms need

PROSPECTUS – ALTERATION
AUSTIN FINANCE CENTER
AUSTIN, TX

Prospectus Number: PTX-1618-AU17
Congressional District: 25

renovation to comply with Architectural Barriers Act Accessibility Standards. The old main switchboard needs replacement to comply with the National Electric Code. Window replacement will provide energy efficiency and costs savings. The original power distribution system is inadequate for the electrical loads that are now required.

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)

Alternation: $46,842,000
Lease $87,694,000
New Construction: $49,509,000

The 30-year, present value cost of alteration is $40,852,000 less than the cost of leasing, with an equivalent annual cost advantage of $2,193,000.

Recommendation

ALTERATION

GSA **PBS**

PROSPECTUS – ALTERATION
AUSTIN FINANCE CENTER
AUSTIN, TX

Prospectus Number: PTX-1618-AU17
Congressional District: 25

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

DESIGN—JOSEPH P. ADDABBO FEDERAL BUILDING, QUEENS, NY

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the design of repairs and alterations to reconfigure space to allow for the consolidation of Social Security Administration operations on the lower floors (2–7) within the building to provide for the eventual build-out of office space for future federal tenants currently housed in leased space in the vicinity of Queens, NY in the Joseph P. Addabbo Federal Building located at 155–10 Jamaica Avenue in Queens, New York at a design cost of $8,500,000, a prospectus for which is attached to and included in this resolution.

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

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Description

The General Services Administration (GSA) is seeking approval to design one design project during fiscal year (FY) 2017 that GSA will schedule for construction in a future year. A description of the project is attached.

Justification

Starting the design for the project prior to receipt of construction phase funding will facilitate an orderly and timely accomplishment of the planned program. Under the separate funding approach, GSA will submit the construction prospectus along with the future year budget request.

The subject project addresses realignment and consolidation of agency space.

Recommendation

Approve design and related services of $8,500,000 for the attached project. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

Congressional Approval and Appropriation Requested in this Prospectus.....$8,500,000

Certification of Need

The proposed projects are the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

FISCAL YEAR 2017 ALTERATION DESIGN PROJECTS

LOCATION	FY 2017 FUNDING
Queens, NY	
Joseph P. Addabbo Federal Building	$8,500,000
TOTAL	**$8,500,000**

GSA PBS

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number:	PDS-02017
PROJECT:	Joseph P. Addabbo Federal Building
LOCATION:	Queens, NY
ESTIMATED TOTAL PROJECT COST:	$65,000,000
DESIGN:	$8,500,000
CONSTRUCTION:	$54,500,000
MANAGEMENT & INSPECTION:	$2,000,000
AMOUNT REQUESTED IN FY 2017 (Design and Related Services):	$8,500,000

WORK ITEM SUMMARY

Interior construction, demolition

DESCRIPTION

The General Services Administration (GSA) proposes $8,500,000 for the design of a repair and alteration project for the Joseph P. Addabbo Federal Building at 155-10 Jamaica Avenue, Queens, New York.

The 932,000 gross square foot Addabbo Federal Building, constructed in 1989, is a 12-story masonry and steel office building with a mechanical penthouse and one level of below grade parking containing 44 spaces. The project will reconfigure space to allow for the consolidation of Social Security Administration (SSA) operations on the lower floors (2-7) within the building. The consolidation of SSA operations will allow for the eventual build-out of office space for future federal tenants currently housed in leased space in the vicinity of Queens, NY. This project also includes the design of some shell office space for future backfill tenants. The project will promote economies of scale and will provide opportunities for maximizing space efficiency, operational flexibility, and sharing special support spaces and building amenities.

The proposed project will support SSA and GSA's ongoing efforts to improve utilization of space occupied by SSA and realize an overall improvement of space from over 400 usable square feet (usf)/per person to approximately 200 usf/per person. The project will support GSA's ongoing efforts to maximize the use of federally owned space by moving Federal tenants currently housed in over 700,000 square feet of leased space into a Federal facility.

AMENDED COMMITTEE RESOLUTION

CONSTRUCTION—DHS CONSOLIDATION AT ST. ELIZABETHS, WASHINGTON, DC

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, additional appropriations are authorized for the ongoing construction of the DHS consolidated headquarters at the St. Elizabeths Campus in Washington, D.C. pursuant to the updated Enhanced Plan program as outlined in in the attached prospectus at an additional design cost of $12,755,000 for Phase 2b related to the Federal Emergency Management Agency and Phase 3 related to Immigration and Customs Enforcement, a prospectus for which is attached to and included in this resolution. This resolution amends the resolution and prospectus approved on December 2, 2010 related to prospectus PDC–0002–WA11.

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

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

Overview of FY2017 Proposed Project

GSA proposes to continue the ongoing development of the DHS consolidated headquarters at the St. Elizabeths Campus by: 1) continuing design and full construction of a new federal headquarters for FEMA; 2) rehabilitating buildings needed to accommodate components of the Under Secretary of Management (USM) that are currently planned for the Center Building Complex (Holly and Creamery clusters); 3) continuing design of phase 3 construction to house Immigration and Customs Enforcement; 4) ongoing historic preservation activities in support of landscaping and public outreach; and 5) management and inspection funding for these activities.

The FY2017 request includes design completion, management and inspection, and construction of an appropriately sized building to accommodate all of the Headquarters components of FEMA. This funding also includes a related below grade parking structure to be constructed adjacent to Gate No. 2 along Martin Luther King, Jr. Avenue. FEMA Headquarters components are currently located in four leased buildings in the Washington, DC metropolitan area.

The FY2017 request also includes funds to rehabilitate six existing historic structures that comprise the Holly and Creamery clusters. These buildings are located adjacent to the Center Building that is currently being rehabilitated to accommodate the DHS Secretary's office and mission critical leadership components within that office. The Center Building Complex will house components within the Office of the Under Secretary for Management that will not be housed in buildings being rehabilitated with FY2016 appropriations.

The FY2017 request also supports initial design of a new federal building for ICE headquarters leadership components currently located in leased buildings in Washington, DC and ongoing Historic Preservation activities. Historic preservation activities will ensure that the landscape work is consistent with the preservation requirements and public outreach is consistent with the agreements in place in support of the construction of the Consolidated DHS Headquarters at St. Elizabeths.

Fiscal Year 2017 Requirements

Historic Preservation	$1,000,000
Design (Phase 2b FEMA & 3 ICE)	12,755,000
Management and Inspection (Phase 2a DHS HQ Elements & 2b FEMA)	22,013,000
Estimated Construction Cost (Phase 2a DHS HQ Elements & 2b FEMA)	230,836,000
Total	**$266,604,000**

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

FY2017 House Committee Approval Requested[1] **$12,755,000**

FY2017 Senate Committee Approval Requested[2] **$254,518,000**

FY2017 Appropriation Request **$266,604,000**

Overview of Project

GSA and DHS have worked collaboratively to update and revise the original DHS HQ consolidation program at the St. Elizabeths Campus. The updated program, referred to as the Enhanced Plan, seeks a more efficient utilization of space at a lower cost. The West Campus is a 176–acre National Historic Landmark that includes existing buildings containing approximately 1 million gross sq. ft. (GSF) plus newly constructed buildings such as the Douglas A. Munro Coast Guard Headquarters Building.

Under the Enhanced Plan, DHS and GSA cut back on the overall scope of the program. DHS components will require less space through realized efficiencies and improved utilization rates, plus the FEMA headquarters that was planned for the East Campus was moved to the West Campus. The West Campus, however, will continue to be developed in accordance with guidelines set out in the Master Plan as amended and/or as a result of continued compliance with NHPA and NEPA during specific project designs.[3]

Committee approval and appropriations for **Phase 1** of the project – construction of a new headquarters facility for the USCG called the Munro Building – have already been obtained. Development of **Phase 2a** includes: construction of office space to consolidate DHS headquarters and the re-scoped DHS Operations Center (DOC), house various DHS leadership components, and provide amenity space. **Phase 2b** proposes the construction of a new headquarters facility for FEMA plus appropriate amenity space. Parking will also be included with these later phases. **Phase 3** will accommodate portions of the remaining elements of DHS headquarters units such as CBP and ICE. The project will include the rehabilitation of existing space as well as construction of new space.

This prospectus seeks approval for new construction of the FEMA headquarters. Also included will be rehabilitation of existing buildings, historic preservation, and design.

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[1] This represents the balance of committee approval needed for this prospectus submission less remaining appropriations needed for the Infrastructure Program which is subject to the requirements of 40 U.S.C. Section 3307.

[2] See Footnote 1 above.

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

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

Project Phasing

Phase 1a	USCG – HQ (completed)	Coast Guard Headquarters
Phase 1b	USCG – CC (completed)	Coast Guard Command Center / shared use space / GSA Field Office
Phase 2a	DHS (ongoing)	Office of the Secretary and Senior Leadership
Phase 2a	DOC A (to be built out)	DHS Operations Center / West Addition
Phase 2a	Other (to be completed)	Management Directorate
Phase 2b	FEMA HQ (to be completed)	Federal Emergency Management Agency (FEMA) Headquarters, Center Building Complex, Gate 2 Visitors Parking
Phase 3	ICE, CBP (to be completed)	ICE Headquarters Significant presence of CBP

Description

Site Information	
Government-owned[4]	184 acres
Building without parking (GSF)	up to 3,750,000
Building with parking (GSF)	up to 5,165,750
Number of structured parking spaces	up to 4,045

Cost Summary at St. Elizabeths	
Planning	20,008,000
Site Acquisition	6,722,000
Design Cost	200,098,000
Management and Inspection	139,267,000
Historic Preservation Mitigations	5,899,000
Estimated Construction Cost	2,042,450,000
Estimated Total Project Cost	**$2,414,444,000**

Primary Occupants

USCG, DHS Headquarters Elements, the DOC, FEMA, ICE, and CBP Significant Presence

[4] The total campus is now comprised of 184 acres after transfer of approximately 8 acres from the National Park Service (NPS) to GSA in accordance with the Master Plan.

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

I. SITE ACQUISITION PROGRAM SUMMARY

Delineated Areas for Site Acquisition

The proposed sites to be acquired are as follows:

1. Approximately two acres of land located on Firth Sterling Avenue in southeast Washington, DC, where it is contiguous to the northwest corner of St. Elizabeths West Campus; the land is currently controlled by DC and CSX Corporation.
2. Approximately one acre of land located along the east side of Martin Luther King, Jr. Avenue in southeast Washington, DC, between the Unified Communications Center and the current tunnel between the East Campus and West Campus. The land is currently controlled by DC.
3. Approximately fourteen (14) acres of land located on Shepherd Parkway in southeast Washington, DC, between the St. Elizabeths West Campus and Malcolm X Avenue, parallel to Interstate 295.[5]

Total Site Acquisition Project Budget

Site Acquisition (Firth Sterling Avenue) (FY2009)	$2,722,000
Site Acquisition (Martin Luther King, Jr. Avenue) (ARRA)	500,000
Site Acquisition (Shepherd Parkway) (ARRA)	3,500,000
Total Acquisition Budget[6]	**$6,722,000**

II. INFRASTRUCTURE PROGRAM SUMMARY

Infrastructure repair / replacement costs include: demolition of specific buildings identified by the Master Plan; replacement of site utilities including electricity substations and local utility requirements, an addition to the existing power plant for a fully functional CUP with co-generation capability; distribution systems for electricity, natural gas, domestic water, storm water, waste water, data systems and telecommunications; roadways, surface parking and sidewalks; refurbishment of historical ornamental landscape and creation of new landscape features as needed including flora; cleanup / repair of existing tunnels on site to improve safety and for potential use as systems distribution pathways; and site security fencing, entry gates, guard stations, and other site security features. There was $46 million for the access road

[5] Per a Transfer of Jurisdiction Agreement between GSA and NPS recorded 05/26/2015, approximately 8 acres of Shepherd Parkway was transferred to the control of GSA for construction of the access road to Malcolm X Avenue.

[6] Unused project funds originally requested for acquisition of parcels along Firth Sterling Avenue were redirected to Phase 1b of the project to cover unforeseen conditions. Please see Section V, Phase 1b footnotes.

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

construction originally included in the Infrastructure budget in prior years that has been moved to the Highway Interchange program budget in Part III of this prospectus.

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

Total Infrastructure Project Budget

Design

Design (FY2006) Phase 1a	$7,645,000
Design (FY2009) Phase 1b	3,000,000
Design (ARRA) Phase 1b	12,346,000
Design (ARRA) Phase 2a	700,000
Design (future year request) Future Phases	9,272,000
Design Subtotal	**$32,963,000**

Management and Inspection (M&I)

M&I (FY2006) Phase 1a	$370,000
M&I (FY2007) Phase 1a	532,000
M&I (ARRA) Phase 1b	5,382,000
M&I (FY2015) Phase 1b	2,000,000
M&I (FY2016) Phase 2a	1,000,000
M&I (future year request) Future Phases	9,272,000
M&I Subtotal	**$18,556,000**

Estimated Construction Cost (ECC)

ECC (FY2006) Phase 1a	$5,080,000
ECC (FY2007) Phase 1a	5,912,000
ECC (FY2009) Phase 1a	5,249,000
ECC (ARRA) Phase 1b	131,783,000
ECC (FY2015) Phase 1b	36,100,000
ECC (FY2016) Phase 2a	20,900,000
ECC (future year request) Future Phases	115,896,000
Estimated Construction Cost Subtotal	**$320,920,000**

Estimated Total Project Cost (ETPC) for Infrastructure	**$372,439,000**

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

III. HIGHWAY INTERCHANGE PROGRAM SUMMARY

The Highway Interchange Program that was developed as part of the Master Plan proposes an access road to the St. Elizabeths West Campus that extends between Firth Sterling Avenue to the north and Malcolm X Avenue to the south, parallel to Interstate-295. Funds for construction of the access road in the amount of $46 million were originally included in the Infrastructure program described above, but additional transportation improvements have subsequently been identified. A new, reconfigured interchange between Malcolm X Avenue and I-295 is one of these improvements. This reconfiguration will be necessary to direct St. Elizabeths traffic onto the access road that, in turn, will mitigate the impacts of additional traffic that is anticipated as the result of the redevelopment of St. Elizabeths. GSA worked closely with FHWA and the DC Department of Transportation to prepare an Interchange Justification Report (IJR) to facilitate required modifications to the Malcolm X Interchange. Other related transportation improvements that are needed as a result of the St. Elizabeths development are also included below as separate line items. These improvements need to be funded in conjunction with Phase 2 of the project to avoid further schedule delays and cost escalations.

Total Highway Interchange Project Budget

Design

Design (ARRA)	$3,500,000
Design (FY2012)[7]	2,500,000
Design (FY2015)	12,210,000
Design Subtotal	**$18,210,000**

Management and Inspection (M&I)

M&I (FY2012)[8]	$1,500,000
M&I (FY2015)	9,000,000
M&I (FY2016)	3,210,000
M&I Subtotal	**$13,710,000**

Estimated Construction Cost (ECC)

ECC (ARRA) Access Road	$38,000,000
ECC (2012) Access Road	33,300,000
ECC (FY2015) Access Road	122,790,000
ECC (FY2016) Access Road	5,415,000
Estimated Construction Cost Subtotal	**$199,505,000**

Estimated Total Project Cost (ETPC) for Highway Interchange $231,425,000

[7] These funds were redirected from Infrastructure funds in FY2012.
[8] See Footnote 5 above.

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

IV. HISTORIC PRESERVATION MITIGATIONS PROGRAM SUMMARY

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

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

Major Work Items for Mitigation

Documentation and Recordation (FY2016)	$1,407,000
Documentation and Recordation (FY2017)	400,000
Public Outreach (FY2016)	500,000
Public Outreach (FY2017)	200,000
Public Outreach (future year request)	1,175,000
Cemetery (FY2016)	500,000
Staffing (FY2014)	200,000
Staffing (FY2016)	400,000
Staffing (FY2017)	400,000
Staffing (future year request)	717,000
Total	**$5,899,000**

[9] Programmatic Agreement dated December 9, 2008, page 1.

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

V. BUILDING PROGRAM SUMMARY

PHASE 1a – USCG Headquarters
Building Phase 1a [10]

Office and Special Space	1,179,500 gsf
Estimated Total Phase 1a	**1,179,500 gsf**

Cost Information Building Phase 1a

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

Schedule for Building Phase 1a

FY 2009 – Design Completion
FY 2009 - Start Construction
FY 2013 - Complete Construction

PHASE 1b – USCG Command Center and Special Space
Building Phase 1b

Command Centers/Fitness Center/Retail	158,450 gsf
GSA Field Office[11]	17,050 gsf
Estimated Total Phase 1b	**175,500 gsf**
Structured Parking (983 cars)	up to 344,050 gsf

Cost Information Building Phase 1b

Design (ARRA)	$10,659,000
Management and Inspection (M&I) (ARRA)	15,674,000
Management and Inspection (M&I) (FY2009)[12]	228,000
Estimated Construction Cost (ECCI) (FY2009)[13]	4,050,000
Estimated Construction Cost (ECC) (ARRA)[14]	167, 936,000
Estimated Total Cost Phase 1b	**$198,547,000**

[10] Square footage is based on USCG housing plan, approved Master Plan, and design documents.
[11] The Field Office is in addition to the USCG housing plan, not included with it, and was ready upon completion of Phase 1 and occupancy by USCG; however, DHS security requirements superseded GSA program needs.
[12] Remaining unobligated project funds from site acquisition were used for M&I to complete Phase 1b.
[13] Remaining unobligated project funds from site acquisition were used for M&I to complete Phase 1b.
[14] Remaining unobligated project funds of $423K from site acquisition were used for new gate house and rehab work in Building 49.

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

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Schedule for Building Phase 1b

FY 2010 - Design Completion
FY 2010 - Start Construction
FY 2013 - Complete Construction

PHASE 2a – DHS Headquarters Elements including the DHS Operations Center (DOC)
Building Phase 2a

Office of DHS Secretary and Executive Management	378,000 gsf
DOC	188,000 gsf
USM Offices	446,000 gsf
Estimated Total Phase 2a	**1,012,000 gsf**
Structured Parking (990 cars)	up to 346,500 gsf

Cost Information Building Phase 2a

Design (FY2009)	$5,000,000
Design (ARRA)[15]	11,607,000
Design (FY2014)	10,837,000
Design (FY2016)[16]	23,053,000
Management and Inspection (M&I) (FY2011)	1,500,000
Management and Inspection (M&I) (FY2014)	7,925,000
Management and Inspection (M&I) (FY2016)[17]	17,925,000
Management and Inspection (M&I) (FY2017)	3,509,000
Estimated Construction Cost (ECC) (ARRA)[18]	26,000,000
Estimated Construction Cost (ECC) (FY2011)[19]	28,500,000
Estimated Construction Cost (ECC) (FY2014)	136,038,000
Estimated Construction Cost (ECC) (FY2016)[20]	255,064,000
Estimated Construction Cost (ECC) (FY2017)	48,797,000
Estimated Total Cost Phase 2a	**$575,755,000**

Schedule for Building Phase 2a

FY 2016 - Design Completion
FY 2014 - Start Construction
FY 2019 - Complete Construction

[15] This includes $132K from Spend Plan 11 for design-bridging documents related to planned rehabilitation work for the Center Building and $175K to complete DOC-A.
[16] This includes funds for West Addition that will replace the re-scoped DOC under the Enhanced Plan.
[17] This includes funds for Ice House and Hitchcock Hall originally planned for completion in Phase 1.
[18] ECC is for parking garage in ravine that was completed in conjunction with garage for USCG staff.
[19] This amount was for DOC shell construction.
[20] This includes funds for Ice House and Hitchcock Hall originally planned for completion in Phase 1.

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

PHASE 2b – FEMA

Building Phase 2b

Office for FEMA Headquarters	423,000 gsf
Estimated Total Phase 2b	**423,000 gsf**
Structured Parking for Visitors (640 cars)	up to 224,000 gsf

Cost Information Building Phase 2b

Design (ARRA)	$17,401,000
Design (FY2016)	12,191,000
Design (FY2017)	1,669,000
Management and Inspection (M&I) (FY2017)	18,504,000
Estimated Construction Costs (ECC) (FY2017)	182,039,000
Estimated Total Cost Phase 2b	**$231,804,000**

Proposed Schedule for Building Phase 2b

FY 2017 - Design Completion
FY 2018 - Start Construction
FY 2019 - Complete Construction

PHASE 3 –ICE, CBP, and Component Leadership

Building Phase 3

Office for ICE Headquarters elements	528,000 gsf
Office for CBP Headquarters	432,000 gsf
Estimated Total Phase 3	**960,000 gsf**
Structured Parking (1,432 cars)	up to 501,200 gsf

Cost Information Building Phase 3

Design (ARRA)	$10,000,000
Design (FY17)	11,086,000
Design (future year request)	10,522,000
Management and Inspection (M&I) (future year request)	28,811,000
Estimated Construction Cost (ECC) (future year request)	360,136,000
Estimated Total Cost Phase 3	**$420,555,000**

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

Proposed Schedule for Building Phase 3

FY 2019 - Design Completion
FY 2018 - Start Construction
FY 2021 - Complete Construction

Summary of Energy Compliance

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

Solar Energy: Photovoltaic energy collection arrays were considered for electric street lighting but did not meet historic preservation requirement. Large photovoltaic arrays were also found to be untenable at the site due to the limited acreage that could be used to house the solar panels. However, solar energy collecting panels or roofing membranes have been incorporated on portions of the roof tops, for example, the Detached Dining Hall being rehabilitated for use as a cafeteria.

Geothermal: Geothermal wells will be considered to support heat pump systems for new construction of the support buildings, such as the remote delivery facility and pump house. If viable, future appropriations will be requested.

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

Prior Appropriations

St. Elizabeths Consolidation Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
109-115	2006	$24,900,000	Design of US Coast Guard HQ
109-115	2006	$13,095,000	Infrastructure, Design, Construction and Management and Inspection
110-5	2007	$6,444,000	Infrastructure, Construction, and Management and Inspection
111-5	2009	$454,988,000	Site acquisition, Construction and Development
111-8	2009	$346,639,000	Site acquisition, Design, Infrastructure, Construction, and Management and Inspection
112-10	2011	$30,000,000	Construction of DHS Operations Center
112-74	2012	$37,300,000	Construction of Modular Utility Plant, Pump House, and portion of Access Road related to the US Coast Guard.
113-76	2014	$155,000,000	Adaptive reuse of Center Building
113-235	2015	$144,000,000	Highway Interchange and access road
113-235	2015	$38,100,000	Central Utility Plant (CUP)
114-113	2016	$341,565,000	Historic Preservation, Design, Highway Interchange, Infrastructure, Construction, and Management & Inspection
Appropriations to Date[21]		**$1,592,031,000**	

[21] This amount does not include $20,008,000 of planning funds expended by HHS and GSA prior to FY2006.

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

Prior Committee Approvals

St. Elizabeths Consolidation Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T&I	10/26/2005	$24,900,000	Design of US Coast Guard HQ
Senate EPW	07/20/2005	$24,900,000	Design of US Coast Guard HQ
House T&I	040/5/2006	$383,997,000	Construction and Management and Inspection Phases 1-a and 1-b
House T&I	05/23/2007	$318,887,000	Design, Construction, and Management and Inspection
House T&I	05/23/2007	$7,000,000	Site Acquisition
Senate EPW	09/20/2007	$318,887,000	Design, Construction, and Management and Inspection
Senate EPW	09/20/2007	$7,000,000	Site Acquisition
Senate EPW	09/17/2008	$140,140,000	Additional Design and Construction
House T&I	09/24/2008	$525,236,000	Design, Review, Management and Inspection, and Construction
House T&I	12/02/2010	$1,130,984,000	Design, Review, Management and Inspection, and Construction
Senate EPW	07/13/2011	$281,015,000	Design and Construction of West Campus
House T&I	07/23/2015	$18,422,000	Design of West Campus
Senate EPW	01/20/2016	$221,358,000	Design and Construction of West Campus

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

Alternatives Considered (30-year, present value costs)

New Construction $3,496,124,000
Lease $3,926,325,000

The 30-year, present value cost of new construction is $430,201,000 less than the cost of leasing, or an equivalent annual cost advantage of $21,949,000.

Recommendation

CONSTRUCTION

GSA **PBS**

PROSPECTUS – CONSTRUCTION
DHS CONSOLIDATION AT ST. ELIZABETHS
WASHINGTON, DC

PDC-0002-WA17

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended _____
Commissioner, Public Buildings Service

Approved _____
Administrator, General Services Administration

AMENDED COMMITTEE RESOLUTION

CONSTRUCTION—APHIS BUILDING, PEMBINA, ND

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, additional appropriations are authorized for the acquisition of approximately eight acres of land, along with the design and construction of a new 6,685 gross square foot facility for the United States Department of Agriculture Animal and Plant Health Inspection Service located at the Pembina, North Dakota U.S. Land Port of Entry, at an additional cost of $392,000, a prospectus for which is attached to and included in this resolution. This resolution amends the resolution approved by the Committee on July 23, 2015 related to prospectus PND–0550–PE16.

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

GSA PBS

PROSPECTUS – CONSTRUCTION
APHIS BUILDING
PEMBINA, ND

Prospectus Number: PND-0550-PE17
Congressional District: 01

FY2017 Project Summary

The General Services Administration (GSA) proposes the acquisition of approximately eight acres of land, along with the design and construction of a new 6,685 gross square foot facility for the United States Department of Agriculture (USDA) Animal and Plant Health Inspection Service (APHIS) at the Pembina, ND, U.S. Land Port of Entry (LPOE). Construction of this facility provides a permanent solution for APHIS at a secure location directly on the port, remedies a potential life safety concern with the current location of the temporary modular trailer, improves traffic configuration, places all APHIS operations on the U.S. side of the U.S./Canada border and eliminates rental payments to the private sector of approximately $317,000 annually.

This project was among those previously included in GSA's FY 2015 and FY 2016 Capital Investment Program. The prospectus was approved by the House Committee on Transportation and Infrastructure but not approved by the Senate Committee on Environment and Public Works. The project could not be accommodated within the enacted levels in FY 2015 and FY 2016. GSA is resubmitting the project in FY 2017 with no change in scope and a change in budget to account for escalation since its original submission.

FY2017 House Committee Approval Requested[1]
(Wetland Mitigation, Design, ECC and M&I) $392,000

FY2017 Senate Committee Approval Requested
(Wetland Mitigation, Design, ECC and M&I) $5,749,000

FY2017 Appropriation Requested
(Wetland Mitigation, Design, ECC and M&I) ..... $5,749,000[2]

[1] House Transportation and Infrastructure has already approved PND-0550-PE16. Additional approval for $392,000 is needed in this prospectus to account for project escalation.
[2] Additional funding by a Reimbursable Work Authorization (RWA) may be required to provide for as yet unidentified elements of this project.

PROSPECTUS – CONSTRUCTION
APHIS BUILDING
PEMBINA, ND

Prospectus Number: PND-0550-PE17
Congressional District: 01

Overview of Project

The proposed permanent housing solution for APHIS at the Pembina LPOE will be constructed to include both on-load and off-load animal inspection facilities with an administrative support wing at one location. The new building will contain two main components: 1) an enclosed off-load animal inspection area with runways, pens, chutes, and loading ramps. 2) an administrative office area with a counter, waiting room, water fountain, and a unisex restroom for customers. The building will include infrastructure for modern mechanical, plumbing and electrical systems. It will adapt design elements that will conform to the rest of the existing port.

The project includes land acquisition and wetland construction. GSA will acquire up to eight acres of vacant land in the Pembina area and convert the land to designated wetlands per National Environmental Policy Act (NEPA) guidelines.

GSA PBS

PROSPECTUS – CONSTRUCTION
APHIS BUILDING
PEMBINA, ND

Prospectus Number: PND-0550-PE17
Congressional District: 01

Building Area[3]

Site Area (Government-Owned) ..... 3 acres
Building ..... 6,685 gsf
Number of outside commercial truck parking spaces 15
Number of outside standard vehicle parking spaces 8

Project Budget

Wetland Mitigation[4] **$580,000**
Site Acquisition $43,000
Wetland Construction $537,000

Design **$305,000**

Estimated Construction Cost (ECC)[5] **$4,611,000**
Site Development Cost[6] $2,828,000
Building Cost ($267/gsf) $1,783,000

Management and Inspection (M&I) **$253,000**

Estimated Total Project Cost (ETPC)* **$5,749,000**

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

[3]The project may contain a variance in gross square footage from that listed in this prospectus upon measurement and review of design drawings.
[4]Wetland Mitigation includes site acquisition costs for approximately eight acres of land and the construction of new wetlands to mitigate the loss of wetlands due to construction. This will occur simultaneously with the Design phase. Further details are dependent upon Design elements.
[4]ECC is broken into two parts – Site Development Cost and Building Cost
[6]Site development costs include paved commercial construction and circulation areas with space for 15 inspection lanes, extension of existing Port utilities to the new site area, site lighting, fencing and gates, and flood control features.

GSA PBS

PROSPECTUS – CONSTRUCTION
APHIS BUILDING
PEMBINA, ND

Prospectus Number: PND-0550-PE17
Congressional District: 01

Location

The proposed new facility will be located alongside southbound Interstate-29 on government-owned land at the southwest corner of the port.

Schedule	Start	End
Wetland Mitigation	FY 2017	FY 2018[7]
Design and Construction	FY 2017	FY 2019

Tenant Agencies

USDA APHIS

Justification

The Pembina, ND, U.S. LPOE is the busiest northern port between Blaine, Washington and Detroit, Michigan, and the fifth busiest along the U.S./Canada border. The port has seen a steady increase in traffic flow since its completion in 1997. In 2003, in response to the 9/11 terrorist attacks, the original APHIS building was demolished to accommodate new LPOE Vehicle and Cargo Inspection System (VACIS) requirements. A modular trailer was leased and moved to a landscape median island near the center of the port as a temporary housing solution for APHIS. On-load inspections are conducted at this location (in the median with traffic flowing on both sides). Off-load inspections are performed at the Emerson Canadian Port where GSA leases another facility for APHIS approximately one mile north and east of the Pembina LPOE. This is operationally inefficient.

Commercial truck parking and circulation are inadequate with little or no lane control. With the increase in traffic flow this has created a potential life safety concern for APHIS inspectors and truck drivers. In addition to the potential life safety concern, the temporary modular trailer is in poor condition and requires ongoing repairs to keep the building habitable. The proposed project will provide APHIS with a facility that is operationally safe and efficient. Construction of a permanent inspection facility will not materially hinder any operations at the port.

[7] Upon construction completion, the newly converted wetlands will be monitored for a period of at least five years to ensure a successful conversion.

PROSPECTUS – CONSTRUCTION
APHIS BUILDING
PEMBINA, ND

Prospectus Number: PND-0550-PE17
Congressional District: 01

Approximately three acres of undeveloped government-owned wetlands on the southwest corner of the Pembina Port will be used to prepare the new project site. A thorough Feasibility Study has determined the proposed site to be the most advantageous location to maximize traffic flow and security for the Port and its stakeholders. To mitigate the reduction of wetlands to the environment, the NEPA requires the creation of two net new acres of wetlands per each acre of wetlands negatively affected by construction.

Since it is somewhat common for a small portion of newly created human-made wetlands to fail to convert properly to permanent wetlands, an extra two acres of site acquisition have been included in the project for contingency purposes, allowing for the acquisition of up to eight acres of land for wetland mitigation. The newly converted wetlands will be monitored for a period of at least five years to ensure a successful conversion.

Upon project completion, on-load inspections will take place in 15 open-air commercial truck parking stalls just outside of the new building. This will no longer require inspector personnel or truck operators to cross several lanes of oncoming traffic on foot.

Other alternatives (off of the port) pose security challenges to APHIS inspection personnel and U.S. Customs and Border Protection, and logistics issues for commercial truck operators. Alternatives locating the APHIS facility in different areas on the port were problematic due to traffic flow constraints. The proposed plan is in a strategically situated area to facilitate maximum traffic flow at the port.

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. The GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria. The proposed project is Energy Independence and Security Act (EISA) and Energy Policy Act (EPACT) compliant.

Prior Appropriations

None

GSA PBS

PROSPECTUS – CONSTRUCTION
APHIS BUILDING
PEMBINA, ND

Prospectus Number: PND-0550-PE17
Congressional District: 01

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T&I	7/23/2015	$5,357,000	Site, Design, Construction

Alternatives Considered

GSA owns and maintains the existing facilities at this Port of Entry; thus new Federal construction is in the best interest of the government and the taxpayer.

Recommendation

CONSTRUCTION

GSA PBS

PROSPECTUS – CONSTRUCTION
APHIS BUILDING
PEMBINA, ND

Prospectus Number: PND-0550-PE17
Congressional District: 01

Certification of Need

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

Submitted at Washington, DC, on February 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

COMMITTEE RESOLUTION

LEASE—SOCIAL SECURITY ADMINISTRATION, DALLAS, 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 a replacement lease of up to 135,260 rentable square feet of space, including 542 official parking spaces, for the Social Security Administration currently located at 1301 Young Street in Dallas, Texas at a proposed total annual cost of $4,869,360 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 172 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 172 square feet or higher per person.

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

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

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

GSA PBS

PROSPECTUS – LEASE
SOCIAL SECURITY ADMINISTRATION
DALLAS, TX

Prospectus Number: PTX-01-DA17
Congressional District: 30

Executive Summary

The General Services Administration (GSA) proposes a lease of approximately **135,260** rentable square feet (RSF) of space for the Social Security Administration (SSA), currently located in leased space at 1301 Young St., Dallas, TX.

The proposed lease will enable SSA to provide continued housing as well as more modern, streamlined, and efficient operations. It will significantly improve space utilization, as the office utilization rate will be improved from 247 to 115 usable square feet (USF) per person, and the overall utilization rate from 317 to 172 USF per person, reducing SSA's footprint at this location by 62,591 RSF.

Description

Occupant:	Social Security Administration
Current Rentable Square Feet (RSF)	197,851 (Current RSF/USF = 1.14)
Estimated Maximum RSF:	135,260 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	62,591(Reduction)
Current Usable Square Feet/Person:	317
Estimated Usable Square Feet/Person:	172
Proposed Maximum Lease Term:	20 Years
Expiration Dates of Current Leases:	9/30/2017 and 10/31/2017
Delineated Area:	The Central Business District bounded by: North - Woodall Rogers Freeway South - R.L. Thornton Freeway East - Central Expressway West - Stemmons Freeway
Number of Official Parking Spaces:	542
Scoring:	Operating lease

GSA PBS

PROSPECTUS – LEASE
SOCIAL SECURITY ADMINISTRATION
DALLAS, TX

Prospectus Number: PTX-01-DA17
Congressional District: 30

Estimated Rental Rate[1]:	$36.00
Estimated Total Annual Cost[2]:	$4,869,360
Current Total Annual Cost:	$4,457,000 (Leases effective 10/1/1998, 11/1/2007 and 2/22/2010)

Justification

SSA has developed a program of requirements for replacement space to house its Regional Office in Dallas, Texas. The office provides SSA services including retirement benefits, disability insurance, and supplemental security income to Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and the Navajo Nation in part of Arizona and Utah.

The proposed requirements utilize new space standards developed by SSA to improve space efficiency and employee productivity and will reduce SSA's footprint by 62,591 RSF. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rental rate would be $7,128,000 per year.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an energy Star performance rating of 75 or higher.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will

[1]This estimate is for fiscal year 2017 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as a basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

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

GSA PBS

PROSPECTUS – LEASE
SOCIAL SECURITY ADMINISTRATION
DALLAS, TX

Prospectus Number: PTX-01-DA17
Congressional District: 30

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on April 25, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

October 2015

Housing Plan
Social Security Administration

PTX-01-DA17
Dallas, TX

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1301 Young Street	549	549	174,082			174,082						-
Estimated/Proposed Lease							685	685	100,657	5,280	11,680	117,617
Total	**549**	**549**	**174,082**	-	-	**174,082**	**685**	**685**	**100,657**	**5,280**	**11,680**	**117,617**

Office Utilization Rate (UR)[2]		
	Current	Proposed
Rate	247	115

UR=average amount of office space per person
Current UR excludes 38,298 usf of office support space
Proposed UR excludes 22,145 usf of office support space

Special Space	USF
Conference/Training/Studio	10,680
ADP	1,000
Total	**11,680**

Overall UR[3]		
	Current	Proposed
Rate	317	172

R/U Factor[4]	Total USF	RSF/USF	Max RSF
Current	174,082	1.14	197,851
Estimated/Proposed	117,617	1.15	135,260

NOTES:

[1]USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
[2]Calculation excludes Judiciary, Congress and agencies with less than 10 people
[3]USF/Person = housing plan total USF divided by total personnel.
[4]R/U Factor = Max RSF divided by total USF

COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF AGRICULTURE, NORTHERN VIRGINIA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a replacement lease of up to 131,000 rentable square feet of space, including 12 official parking spaces, for the Department of Agriculture currently located at 3101 Park Center Drive in Alexandria, Virginia at a proposed total annual cost of $5,109,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

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

Provided that, the Administrator of General Services and tenant agencies agree to apply an overall utilization rate of 150 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided that, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 150 square feet or higher per person.

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

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

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF AGRICULTURE
NORTHERN VIRGINIA

Prospectus Number: PVA-05-WA17
Congressional District: 8,10,11

Executive Summary

The U.S. General Services Administration (GSA) proposes a lease of approximately 131,000 rentable square feet (RSF) for the Department of Agriculture (USDA), currently located at 3101 Park Center Drive, Alexandria, VA, under a lease that expires May 31, 2017.

The lease will provide continued housing for USDA and improve USDA office and overall utilization rates from 141 to 93 usable square feet (USF) per person and 215 to 150 USF per person, respectively. As a result of the improved utilization, the lease will reduce the rentable square footage (RSF) of the requirement by 29 percent, a 53,216 RSF reduction from its current footprint. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rate would be $7,184,424.

Description

Occupant:	Department of Agriculture
Current Rentable Square Feet	184,216 (Current RSF/USF = 1.14)
Estimated Maximum RSF[1]:	131,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	53,216 (Reduction)
Current Usable Square Feet/Person:	215
Estimated Usable Square Feet/Person:	150
Proposed Maximum Leasing Authority:	15 years
Expiration Dates of Current Lease(s):	5/31/2017
Delineated Area:	Northern Virginia
Number of Official Parking Spaces:	12
Scoring:	Operating Lease
Estimated Rental Rate[2]:	$39.00 / RSF

[1] The RSF/USF at the current location is approximately 1.14; however, to maximize competition, a RSF USF ratio of 1.2 is used for the proposed maximum RSF as indicated in the housing plan.
[2] This estimate is for fiscal year 2017 and may be escalated by 1.95 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

PROSPECTUS – LEASE
DEPARTMENT OF AGRICULTURE
NORTHERN VIRGINIA

Prospectus Number: PVA-05-WA17
Congressional District: 8,10,11

Estimated Total Annual Cost[3]:	$5,109,000
Current Total Annual Cost:	$5,317,419 (leases effective 6/1/2007)

Justification

The current lease at 3101 Park Center Drive, Alexandria, VA, expires on May 31, 2017 and houses the USDA Food and Nutrition Service (FNS), whose main mission is to increase food security and reduce hunger in partnership with cooperating organizations by providing children and low-income people access to food, a healthy diet, and nutrition education in a manner that supports American agriculture and inspires public confidence.

FNS work has become increasingly collaborative and the current space at 3101 Park Center Drive is not configured to support modern work patterns. A new lease will provide continued housing for 725 personnel currently working in this location and allow for a flexible office layout to adapt to future changes in work practices. The total space requested will reduce USDA's footprint by 53,216 RSF, or 29 percent of the 184,216 RSF currently occupied. In the absence of this reduction, the status quo cost of continued occupancy at the proposed market rate would be $7,184,424 per year.

Summary of Energy Compliance

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

Resolutions of Approval

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

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

GSA PBS

PROSPECTUS – LEASE
DEPARTMENT OF AGRICULTURE
NORTHERN VIRGINIA

Prospectus Number: PVA-05-WA17
Congressional District: 8,10,11

Interim Leasing

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

Certification of Need

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

Submitted at Washington, DC, on APR 22 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

September 2015

Housing Plan
Department of Agriculture

PVA-05-WA17
Northern, VA

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
3101 Park Center Drive	750	750	135,411	5,484	20,000	160,895						
Estimated/Proposed Lease							725	725	86,902	3,719	18,129	108,750
Total	**750**	**750**	**135,411**	**5,484**	**20,000**	**160,895**	**725**	**725**	**86,902**	**3,719**	**18,129**	**108,750**

Office Utilization Rate (UR)[2]		
	Current	**Proposed**
Rate	141	93

UR = average amount of office space per person
Current UR excludes 29,790 usf of office support space
Proposed UR excludes 28,164 usf of office support space

Overall UR[3]		
	Current	**Proposed**
Rate	215	150

R/U Factor[4]	Total USF	RSF/USF	Max. RSF
Current	160,895	1.14	184,216
Estimated/Proposed	108,750	1.20	131,000

Special Space	USF
Conference/Meeting	6,791
Publication Room	547
Web Room	101
Café/Vending	1,019
ADP/LAN	1,786
Library	408
Health Unit	475
Break Room	732
Training	1,358
Fitness Room	1,358
Computer Center	1,746
Test Kitchen	176
Copy Room	1,632
Total	**18,129**

NOTES:
[1] USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
[2] Calculation excludes Judiciary, Congress and agencies with less than 10 people
[3] USF/Person = housing plan total USF divided by total personnel.
[4] R/U Factor = Max RSF divided by total USF

There was no objection.

SENATE BILL REFERRED

A Bill of the Senate of the following title was taken from the Speaker's table and, under the rule, referred as follows:

S. 1402. An act to allow acceleration certificates awarded under the Patents for Humanity Program to be transferable; to the Committee on the Judiciary.

SENATE ENROLLED BILL SIGNED

The Speaker announced his signature to an enrolled bill of the Senate of the following title:

S. 184. An Act to amend the Indian Child Protection and Family Violence Prevention Act to require background checks before foster care placements are ordered in tribal court proceedings, and for other purposes.

ADJOURNMENT

The SPEAKER pro tempore. Pursuant to section 4(b) of House Resolution 744, the House stands adjourned until 1 p.m. on Tuesday, May 31, 2016.

Thereupon (at 10 o'clock and 5 minutes a.m.), under its previous order, the House adjourned until Tuesday, May 31, 2016, at 1 p.m.

EXECUTIVE COMMUNICATIONS, ETC.

Under clause 2 of rule XIV, executive communications were taken from the Speaker's table and referred as follows:

5512. A letter from the Secretary, Department of Defense, transmitting a letter on the approved retirement of Lieutenant General William H. Etter, Air National Guard of the United States, and his advancement to the grade of lieutenant general on the retired list, pursuant to 10 U.S.C. 1370(c)(1); Public Law 96-513, Sec. 112 (as amended by Public Law 104-106, Sec. 502(b)); (110 Stat. 293); to the Committee on Armed Services.

5513. A letter from the Acting Under Secretary of Defense, Personnel and Readiness, Department of Defense, transmitting a letter authorizing Colonel James E. Bonner, United States Army, to wear the insignia of the grade of brigadier general, pursuant to 10 U.S.C. 777(b)(3)(B); Public Law 104-106, Sec. 503(a)(1) (as added by Public Law 108-136, Sec. 509(a)(3)); (117 Stat. 1458); to the Committee on Armed Services.

5514. A letter from the Acting Under Secretary of Defense, Personnel and Readiness, Department of Defense, transmitting a letter approving the retirement of General Frank Gorenc, United States Air Force, and his advancement to the grade of general on the retired list, pursuant to 10 U.S.C. 1370(c)(1); Public Law 96-513, Sec. 112 (as amended by Public Law 104-106, Sec. 502(b)); (110 Stat. 293); to the Committee on Armed Services.

5515. A letter from the Assistant Secretary for Legislative Affairs, Department of Defense, transmitting additional legislative proposals for the proposed legislation titled ''National Defense Authorization Act for Fiscal Year 2017''; to the Committee on Armed Services.

5516. A letter from the Assistant Administrator for Policy, Wage and Hour Division, Department of Labor, transmitting the Department's Major final rule — Defining and Delimiting the Exemptions for Executive, Administrative, Professional, Outside Sales and Computer Employees (RIN: 1235-AA11) received May 23, 2016, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Education and the Workforce.

5517. A letter from the Assistant Secretary for Legislation, Department of Health and Human Services, transmitting a report entitled ''Fiscal Year 2014 Distribution of Funds Under Section 330 of the Public Health Service Act'', pursuant to July 1, 1944, ch. 373, Sec. 330(r)(3); to the Committee on Energy and Commerce.

5518. A letter from the Assistant Secretary for Legislation, Department of Health and Human Services, transmitting a report entitled ''Report in Response to the Sunscreen Innovation Act (P.L. 113-195) Section 586G''; to the Committee on Energy and Commerce.

5519. A letter from the Secretary, Department of Commerce, transmitting the Periodic Report on the National Emergency Caused by the Lapse of the Export Administration Act of 1979 for August 26, 2015, to February 25, 2016, pursuant to 50 U.S.C. 1703(c); Public Law 95-223, Sec 204(c); (91 Stat. 1627) and 50 U.S.C. 1641(c); Public Law 94-412, Sec. 401(c); (90 Stat. 1257); to the Committee on Foreign Affairs.

5520. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting a certification of the Arms Export Control Act, Transmittal No.: DDTC 15-147, pursuant to 22 U.S.C. 2776(c)(2)(C); Public Law 90-629, Sec. 36(c) (as added by Public Law 94-329, Sec. 211(a)); (82 Stat. 1326); to the Committee on Foreign Affairs.

5521. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting a certification of the Arms Export Control Act, Transmittal No.: DDTC 16-024, pursuant to 22 U.S.C. 2776(c)(2)(A); Public Law 90-629, Sec. 36(c) (as added by Public Law 104-164, Sec. 141(c)); (110 Stat. 1431); to the Committee on Foreign Affairs.

5522. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting a certification of the Arms Export Control Act, Transmittal No.: DDTC 15-121, pursuant to 22 U.S.C. 2776(c)(2)(C); Public Law 90-629, Sec. 36(c) (as added by Public Law 94-329, Sec. 211(a)); (82 Stat. 1326); to the Committee on Foreign Affairs.

5523. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting a six-month periodic report, covering November 15, 2015, to May 15, 2016, on the national emergency with respect to the proliferation of weapons of mass destruction that was declared in Executive Order 12938 of November 14, 1994, pursuant to 50 U.S.C. 1641(c); Public Law 94-412, Sec. 401(c); (90 Stat. 1257) and 50 U.S.C. 1703(c); Public Law 95-223, Sec 204(c); (91 Stat. 1627); to the Committee on Foreign Affairs.

5524. A letter from the Secretary, Department of the Treasury, transmitting a six-month periodic report on the national emergency with respect to Burundi that was declared in Executive Order 13712 of November 22, 2015, pursuant to 50 U.S.C. 1641(c); Public Law 94-412, Sec. 401(c); (90 Stat. 1257) and 50 U.S.C. 1703(c); Public Law 95-223, Sec 204(c); (91 Stat. 1627); to the Committee on Foreign Affairs.

5525. A letter from the Assistant Legal Adviser, Office of Treaty Affairs, Department of State, transmitting a report concerning international agreements other than treaties entered into by the United States to be transmitted to the Congress within the sixty-day period specified in the Case-Zablocki Act, pursuant to 1 U.S.C. 112b(d)(1); Public Law 92-403, Sec. 1; (86 Stat. 619); to the Committee on Foreign Affairs.

5526. A letter from the Director, Defense Security Cooperation Agency, Department of Defense, transmitting a notice of Proposed Lease to the Government of Brazil, Transmittal No. 04-16, pursuant to 22 U.S.C. 2796a(a); Public Law 90-629, Sec. 62 (as added by Public Law 97-113, Sec. 109(a)); (95 Stat. 1525); to the Committee on Foreign Affairs.

5527. A letter from the Assistant Secretary, Legislative Affairs, Department of State, transmitting a report entitled ''The 33rd Annual Report to Congress on the Multinational Force and Observers Pursuant to Section 6 of Public Law 97-132 for the Period Ending January 15, 2016''; to the Committee on Foreign Affairs.

5528. A letter from the General Manager and Director of Equal Employment Opportunity, Defense Nuclear Facilities Safety Board, transmitting the FY 2015 No FEAR Act report, pursuant to Public Law 107-174, 203(a); (116 Stat. 569); to the Committee on Oversight and Government Reform.

5529. A letter from the Chief Information Security Officer, Department of Homeland Security, transmitting the Department's 2015 Federal Information Security Management Act and Agency Privacy Management Report, pursuant to 44 U.S.C. 3553(c); Public Law 113-283, Sec. 2(a); (128 Stat. 3076); to the Committee on Oversight and Government Reform.

5530. A letter from the Attorney-Advisor, Office of General Counsel, Department of Transportation, transmitting a notification of a Designation of acting officer, pursuant to 5 U.S.C. 3349(a); Public Law 105-277, 151(b); (112 Stat. 2681-614); to the Committee on Oversight and Government Reform.

5531. A letter from the Inspector General, Federal Housing Finance Agency, transmitting the Agency's Semiannual Report to Congress for the period October 1, 2015, through March 31, 2016, pursuant to µ5 U.S.C. app. (Insp. Gen. Act) Sec. 5(b); Public Law 95-452, Sec. 5(b); (92 Stat. 1103); to the Committee on Oversight and Government Reform.

5532. A letter from the Chairman, National Endowment for the Arts, transmitting the Semiannual Report to Congress of the Inspector General and the Chairman's Semiannual Report on Final Action Resulting from Audit Reports, Inspection Reports, and Evaluation Reports for the period of October 1, 2015 through March 31, 2016, pursuant to µ5 U.S.C. app. (Insp. Gen. Act) Sec. 5(b); Public Law 95-452, Sec. 5(b); (92 Stat. 1103); to the Committee on Oversight and Government Reform.

5533. A letter from the Assistant Attorney General, Department of Justice, transmitting the Department's Activities under the Civil Rights of Institutionalized Persons Act for Fiscal Year 2015, pursuant to 28 U.S.C. 522(a); Public Law 89-554, Sec. 4(c) (as amended by Public Law 94-273, Sec. 19); (80 Stat. 615); to the Committee on the Judiciary.

5534. A letter from the Assistant Attorney General, Office of Legislative Affairs, Department of Justice, transmitting the Privacy and Civil Liberties Activities Semi-Annual Report for FY 2015, pursuant to Sec. 803 of the Implementing Recommendations of the 9/11 Commission Act of 2007, Public Law 110-53, 121 Stat. 266, 361-62 (codified at 42 U.S.C. Sec 2000ee-1 (f)); to the Committee on the Judiciary.

5535. A letter from the Assistant Attorney General, Department of Justice, transmitting the Office of Community Oriented Policing Services' Annual Report to Congress for FY 2015, pursuant to Public Law 107-273; to the Committee on the Judiciary.

REPORTS OF COMMITTEES ON PUBLIC BILLS AND RESOLUTIONS

Under clause 2 of rule XIII, reports of committees were delivered to the Clerk