PROSPECTUS – ALTERATION
HERBERT C. HOOVER FEDERAL BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0013-WA16

FY2016 Project Summary

The General Services Administration (GSA) proposes to continue the building modernization of the Herbert C. Hoover Building (HCHB), the headquarters for the Department of Commerce (DOC). HCHB, a National Historic Landmark, located at 1401 Constitution Avenue, NW, Washington, DC consists of approximately 1.9 million usable square feet (usf) of space for the DOC. The building is being modernized in eight phases, with the first dedicated to the design of the entire modernization and the construction being addressed in equal segments throughout the remaining seven phases. This request for appropriations for Phase V allows for the modernization of approximately 1/7th of the building. In addition to maintaining this Historic Landmark, the modernization will include interior renovations to improve the building's inefficient and outdated workplace layout. When the interior reconfiguration is complete, the building will be able to accommodate additional employees from several leased and one owned location, saving the taxpayer approximately $4 million annually in leased costs.

This project was among those previously included in GSA's FY 2015 Capital Investment Program. The prospectus was not approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure, and the project could not be accommodated within the enacted level. GSA is resubmitting the project in FY 2016 with no change in scope or budget.

FY2016 Appropriation Requested (Phase V ECC, M&I).....$150,900,000

FY2016 Committee Approval Requested $91,746,000

Major Work Items

Replacement of the HVAC, plumbing and electrical systems; installation of new civil outfalls and replacement of the domestic water supply system; replacement of the fire/life safety system; restoration of windows during installation of blast-resistant storm windows; installation of a new exterior perimeter security system; revisions at building entrances to meet Architectural Barriers Act Accessibility Standard (ABAAS) requirements; abatement of asbestos materials, polychlorinated biphenyls (PCBs) and lead paint; interior construction including the recapture of space, restoration of restrooms (includes adjustments to ABAAS) and cleaning and restoration of historic materials and finishes; address code compliance issues within childcare center; cleaning and restoration of the building exterior; replacement of obsolete equipment; replacement of ceiling and lighting systems; remediation of some existing structural issues; and seismic upgrades at egress stairwells.

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Project Budget

Design	
FY2003	$ 4,100,000
FY2004	12,800,000
FY2006	7,100,000
FY2009 (ARRA)	4,410,000
Design Subtotal	**$28,410,000**
Estimated Construction Cost (ECC)	
Phase I (FY2006)	$ 44,091,000
Phase II (FY2009 ARRA)	120,997,000
Phase III (FY2009 ARRA)	51,183,000
Phase IV (FY14 Request)	72,500,000
Phase V (FY2016 Request)	**141,900,000**
Phase VI	86,000,000
Phase VII	85,400,000
Phase VIII	79,600,000
ECC Subtotal	**$651,671,000**
Management and Inspections (M&I)	
Phase I (FY2006)	$ 3,300,000
Phase II (FY2009 ARRA)	5,398,000
Phase III (FY2009 ARRA)	3,179,000
Phase IV (FY14 Request)	4,856,000
Phase V (FY16 Request)	**9,000,000**
Phase VI	6,900,000
Phase VII	6,800,000
Phase VIII	6,400,000
Total M&I Subtotal	**$45,833,000**

Estimated Total Project Cost (ETPC)* **$755,914,000**

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

Schedule

	Start	End
Design (Phases I-VIII)	FY2005	FY2009
Construction		
Phase I	FY2008	FY2010
Phase II	FY2010	FY2012
Phase III	FY2012	FY2013
Phase IV	FY2014	FY2015

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Phase V	FY2016	FY2018
Phase VI	TBD	TBD
Phase VII	TBD	TBD
Phase VIII	TBD	TBD

Building

Completed in 1932, the seven-story HCHB (plus two below grade) occupies two city blocks in the Federal Triangle area and provides approximately 1,000,000 usable square feet for DOC. Formerly known as the Department of Commerce Building, it was renamed after President Herbert C. Hoover, who served as a Secretary of Commerce. The building is clad in gray Indian limestone with a granite base, and is a National Historic Landmark. The HCHB is divided into three sections with colonnades, pavilions, and arched entrances. It also boasts ornamental public and ceremonial receiving spaces. The presence of the White House Visitor Center and the National Aquarium increases the number of visitors to the building. There is a below grade connecting tunnel which provides direct access from the HCHB into the Ronald Reagan Building.

Tenant Agencies

DOC, National Park Service–White House Visitor Center, and the National Aquarium

Proposed Project

The original 4-phase modernization was intended to be completed in FY2015; and included additional interior space renovations to make the workspace more efficient. The 4-phase modernization envisioned needing leased swing space; however, Commerce was unable to support the identified lease costs. To move the renovation project forward, GSA transitioned to an eight-phase building systems replacement with limited interior space renovations. The creation of four additional phases results in smaller "blocks" displaced for construction. The recaptured space and north courtyard infill has allowed for internal swings, eliminating the need for leased swing space.

- Phase I (completed) constructed infill space in courtyard 6 and recaptured basement space for use as internal swing space. To cover this cost, funding planned for exterior cleaning and repairs was moved to Phase II. In addition, Phase I included the replacement of cooling towers.

- Phase II (completed) involved the replacement of the heating plant, chiller plant, switchgear, transformers, installation of emergency generators, façade cleaning

some re-pointing, restoration of exterior windows, installation of a new perimeter security system and related site work, and the replacement of utility connections.

- Phases II-VIII renovates the remaining building in sevenths starting at the south end (Constitution Avenue). As part of the redesign effort funded by ARRA, numerous utility and material design elements were revised for Phases II through VIII to meet new energy policies that were tied to the ARRA funding.

The HVAC system and much of the interior plumbing system will be replaced. The project will upgrade building entrances and bathrooms to comply with the ABAAS.

The exterior of the building will have extensive repairs to the masonry and grout as well as be thoroughly cleaned after repairs are completed. The inside surface of the exterior walls will be replaced to correct the deteriorated interior terra cotta walls in conjunction with insulating the façade for additional thermal energy savings. Approximately 3,000 single-glazed windows will be historically restored and retrofitted with new insulation and blast-resistant windows will be installed. The blast windows will also serve as thermal windows to enhance energy conservation of exterior walls and reduce outside air seepage. Currently, flat roofs at terraces and their associated drainage systems leak and will be replaced. The roofs and supporting structures in courtyard 1A and 1B are being completely demolished and replaced with new structure and green roofs.

A new infill superstructure in Courtyard 1 will house the electrical service, its distribution and new emergency power systems, in order to support the new installation of building systems and lighting (Phase II completed). The entire building lighting system will be upgraded utilizing energy efficient lamps, ballasts, and automated lighting controls to conserve energy. Tenant spaces will be provided with infrastructure to support branch wiring, communication and security systems.

Unusable space (such as storage areas, chiller plant) will be converted to usable space. The location of the former FAA print plant in the basement on Constitution Avenue has been converted to a cold dark shell space as a future home of the National Aquarium. Separate funding from the National Aquarium will fund the design and construction of the build out of this space, as well as a new entrance on Constitution Avenue to their future home.

Security improvements include reconfiguring access space located in the tunnel to the Ronald Reagan Building and on 14th street.

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The entire building will be provided with new sprinklers and a new fire alarm system will be installed. Egress compliance issues will be addressed. Stairwells will be retrofitted to mitigate seismic collapse. Hazardous materials will be abated during the renovation, including asbestos-containing materials, poly-chlorinated biphenyls (PCBs), and lead paint.

New ABAAS compliant restrooms will be added on the first floor for disabled occupants to supplement the restored non-ABAAS compliant restrooms and upgrades will be undertaken in restrooms on remaining floors to bring them into compliance with ABAAS. Existing finishes and plumbing fixtures in original restrooms on the first floor will be restored or replicated, and returned to their original configurations.

Historic barrel vaulted building corridors and lighting fixtures impacted by the HVAC system replacement will be restored. Restoration of the world map mural in the Commerce auditorium and painting repairs to the ornamental ceiling in Baldridge Hall will also be performed.

Special construction will be required to maintain operations and continuous tenant access to the building during the life of the project. This construction will include erecting temporary safety barriers and corridors between phases, making provisions for security guards, and other miscellaneous elements to support construction structures, such as fencing.

Justification

The HCHB is an important asset in GSA's inventory due to its value, prominent location and National Historic Landmark status. Aside from an HVAC upgrade in the 1960's and roofing and elevator renovations in the 1990's, the ongoing project is the first major renovation in the building's history.

The HVAC, electrical, and plumbing systems have deficiencies that affect tenant comfort, building operations, energy efficiency, and maintenance costs requiring frequent temporary repairs and replacement. The current HVAC system is plagued with poor distribution, ductwork problems, insufficient inflow of fresh air, inadequate zoning, and obsolete or non-existent temperature controls. The electrical service, distribution, and branch wiring systems have exceeded their life expectancy. Much of the plumbing can no longer be maintained and needs to be replaced. The building currently has over 120 restrooms, many of which do not meet accessibility regulations.

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Existing sprinkler and fire alarm systems cover only a small percentage of the occupied space. These existing systems cannot be expanded and do not meet updated code requirements.

Replacement of flat roofs and their drainage systems will address leaking problems. Refurbishment of existing windows and the additional installation of thermal blast windows will enhance energy conservation, reduce outside air seepage, and improve security of the building.

GSA is projecting cost increases for Phases V-VIII since the FY2014 submission. These increases are the result of unforeseen conditions encountered in Phases II and III, lessons learned as construction has progressed, funding to bring the child care facility up to current code, and the inclusion of $30 million to promote consolidation activities within the building consistent with agency efforts to reduce unneeded office space and increase building utilization. In addition, the consolidation efforts will reduce the need for several costly leases, saving the taxpayer approximately $4 million annually.

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

Herbert C. Hoover Building Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
108-7	2003	$4,100,000	Design
108-199	2004	$12,800,000	Design
109-115	2006	$54,491,000	Phase I Design, ECC, and M&I
111-5 (ARRA)	2009	$185,169,000	Design, Phase II/III ECC and M&I
113-76	2014	77,356,000	Phase 4 ECC and M&I
Appropriations to Date		**$333,916,000**	

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Prior Committee Approvals

Herbert C. Hoover Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T & I	6/26/2002	$4,100,000	Design
Senate EPW	6/26/2002	$4,100,000	Design
House T & I	7/23/2003	$12,800,000	Design
Senate EPW	7/30/2003	$12,800,000	Design
Senate EPW	7/20/2005	$466,101,000	Add'l Design, ECC, and M & I
House T & I	10/26/2005	$483,001,000	Add'l Design, ECC, and M & I

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. Continued delays to address this deficiency may result in prolonged outages, impacting serviceability of the building and disrupting tenant operations.

Recommendation

ALTERATION

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Certification of Need

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

Submitted at Washington, DC, on February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration