PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0033-PO16
Congressional District: 3

FY2016 Project Summary

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

This project was among those previously included in GSA's FY2015 Capital Investment Program. The prospectus was approved by the House Committee on Transportation and Infrastructure on July 16, 2014 but was not approved by the Senate Committee on Environment and Public Works, and the project could not be accommodated within the enacted level. GSA is resubmitting the project in FY2016 with no change in scope or budget.

FY2016 Committee Approval and Appropriation Requested

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

Major Work Items

Electrical system upgrade

Project Budget

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

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

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Schedule	Start	End
Design and Construction	FY2016	FY2018

Building

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

Tenant Agencies

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

Proposed Project

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

Major Work Items

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

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Justification

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

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

Summary of Energy Compliance

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

Prior Appropriations

None

Prior Committee Approvals

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

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

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

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

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

Recommendation

ALTERATION

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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