PROSPECTUS – ALTERATION
Prospectus for Design

Description

The General Services Administration (GSA) is seeking approval to undertake one design project during fiscal year 2016 that we will schedule for construction in future years. A project description is attached.

Justification

By seeking approval to start the design for the project prior to construction phase funding, an orderly and timely accomplishment of a planned program is ensured. Under the separate funding approach, we will submit the construction prospectus along with the future year budget request.

The subject project addresses realignment and consolidation of agency space, and replacing and repairing affected building and safety systems.

Recommendation

Approve design for $15,800,000 for the project attached. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

Congressional Approval and Appropriations Requested in this Prospectus $15,800,000

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

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FISCAL YEAR 2016 ALTERATION DESIGN PROJECTS
(Alphabctical by State)

LOCATION	FY 2016 FUNDING
Washington, DC	
Robert C. Weaver Federal Building	$15,800,000
TOTAL	**$15,800,000**

PROSPECTUS – ALTERATION
Prospectus for Design

	Prospectus Number: PDS-02016
PROJECT:	Robert C. Weaver Federal Building
LOCATION:	Washington, DC
ESTIMATED TOTAL PROJECT COST:	$212,000,000
DESIGN:	$15,800,000
CONSTRUCTION:	$190,000,000
MANAGEMENT & INSPECTION:	$6,200,000
AMOUNT REQUESTED IN FY2016 (Design):	$15,800,000

WORK ITEM SUMMARY

Interior construction; demolition; HVAC, fire protection and electrical system upgrades; equipment and furnishing modifications

DESCRIPTION

The Weaver Building, located at 451 7th Street, SW, Washington, DC serves as the headquarters of the U.S. Department of Housing and Urban Development. The building is a 10-story 1,372,300 gross-square-foot federal office building with, basement and surface parking and was built in 1967 for HUD as a catalyst for the city's Southwest Urban Renewal Plan. It is on the National Register of Historic Buildings, owing to its designer, the famed architect, Marcel Breuer, and its New-Brutalism style of architecture. It stands out from others in the area because of its unique design.

HUD has indicated that it desires to increase its space usage efficiency and reduce its space holding and costs by consolidating all of its Washington DC functions currently in leased space into the Weaver Building. In 2013, HUD undertook a 31,000 square-foot space remodeling project on the 2nd floor of the building to reflect a floor plan concept it calls the Open Space Layout Plan (OSLP), which it met with success and now wants to apply throughout the building. The proposed interior space alterations, coupled with HUD's more efficient use of its space will yield approximately 300,000 usable square feet of available space, which HUD will return to GSA. GSA will backfill the space with customer agencies currently housed in leased space. The proposed consolidations allow the Government to release leased space and eliminate annual lease payments to the private sector by approximately $15,000,000 annually.

The proposed project consists of the renovation of 645,000 usable square feet (USF) of interior space and related system upgrades to replicate HUD's Open Space Layout Plan (OSLP), including the removal of interior floor space partitions and the build-out of new open plan office space to provide for HUD's reconfiguration and lease consolidations and the preparation of space that could accommodate approximately 1600 additional personnel from other federal agencies.

Upon completion, the buildings occupancy would be increased by approximately 2,800 personnel to 5,400 personnel, thereby decreasing the overall utilization rate (UR) of the building from 292 to 150 usable sq. ft. (USF) per person, and reducing the office UR from 189 to 98 USF per person.

The project will provide modern highly functional and efficient energy-conserving office space that will allow for increased workforce density, natural daylighting, and enhanced productivity through improved personnel collaboration and communications.