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.

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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

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

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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 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

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United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS
WASHINGTON, DC 20510–6175

114th Congress

2nd Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

ALTERATION
911 FEDERAL BUILDING
PORTLAND, OREGON
POR-0033-PO17

RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for repairs and alterations to correct seismic and structural deficiencies and reconfigure and alter approximately 33,500 rentable square feet (rsf) of vacant space at the 911 Federal Building located at 911 NE 11th Avenue, Portland, Oregon, at a cost not to exceed $1,800,000 for design; $19,200,000 for construction; and a management and inspection cost of $1,500,000, for a total cost of $22,500,000, a description of which is attached hereto and by reference made part of this resolution, is approved.

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

Chairman

Ranking Member

Adopted: May 18, 2016

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