



**Committee on Transportation and Infrastructure
U.S. House of Representatives**

**Bill Shuster
Chairman**

**Washington, DC 20515
COMMITTEE RESOLUTION**

**Nick J. Rahall, III
Ranking Member**

Christopher P. Bertram, Staff Director

**ALTERATION
GEORGE H. FALLON FEDERAL BUILDING
BALTIMORE, MD
PMD-0055-BA14**

James H. Zoia, Democrat Staff Director

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 make necessary repairs to the indoor parking garage located in the subfloors of the George H. Fallon Federal Building, located at 31 Hopkins Plaza in Baltimore, Maryland, at a design cost of \$30,000, an estimated construction cost of \$4,800,000, and a management and inspection cost of \$551,000 for a total estimated project cost of \$5,381,000, 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.

Adopted: **February 11, 2014**

Bill Shuster, M.C.
Chairman

**PROSPECTUS - ALTERATION
GEORGE H. FALLON FEDERAL BUILDING
BALTIMORE, MD**

Prospectus Number: PMD-0055-BA14
Congressional District: 07

FY2014 Project Summary

The General Services Administration (GSA) proposes an alteration project to make necessary repairs the indoor parking garage located in the subfloors of the George H. Fallon Federal Building (Fallon FB), located at 31 Hopkins Plaza, Baltimore, MD. A large piece of concrete has already fallen from the ceiling into an unoccupied parking spot and the deteriorating conditions could result in further damage to the garage, impact vehicles and result in personal injuries.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I)\$5,381,000

Major Work Items

Superstructure; interior construction; selective HVAC electrical, and fire protection system upgrades; selective demolition and sitework

Project Budget

Design\$30,000
Estimated Construction Cost (ECC)4,800,000
Management and Inspection (M&I).....551,000
Estimated Total Project Cost (ETPC)*.....\$5,381,000

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

Schedule

	Start	End
Design and Construction	FY2014	FY2015

Building

The 735,726 gross square foot (gsf) Fallon FB was constructed in 1967. This steel framed high-rise building with masonry façade contains 588,838 rentable square feet (rsf) with 20 floors, and 289 inside parking spaces located in the sub-floors of the building.

**PROSPECTUS - ALTERATION
GEORGE H. FALLON FEDERAL BUILDING
BALTIMORE, MD**

Prospectus Number: PMD-0055-BA14
Congressional District: 07

Tenant Agencies

Internal Revenue Service, Department of Veteran Affairs, Department of Homeland Security, Department of Justice, Department of Labor, Health and Human Services, Railroad Retirement Board, GSA.

Proposed Project

The proposed project involves the complete demolition and replacement of upper concrete slab, major repair of lower concrete slab and drive ramps, replacement of selected aged fire sprinkler pipe with new piping.

Due to the required removal of some of the fire sprinkler pipes during upper slab replacement, the existing fire sprinkler pipe will be replaced with new pipes.

Other supplementary work includes the removal and reinstallation of the HVAC ductwork in the impacted area during construction and the re-installation afterward, the removal, cleaning, and re-installation of all lights, the replacement of all wiring and conduits, the repainting of parking stalls, and other interior finishes.

Major Work Items

Superstructure	\$1,622,000
Interior Construction	248,000
Fire Protection Upgrades	282,000
HVAC Upgrades	317,000
Electrical Upgrades	223,000
Selective Demolition	1,079,000
Sitework	<u>1,029,000</u>
Total ECC	\$4,800,000

Justification

The Fallon Building's parking garage is in poor condition which will continue to worsen unless repairs are made to mitigate the deterioration of the garage's concrete slab and steel reinforcement. In 2010, a large piece of concrete fell from the upper slab into an unoccupied parking space. This event was the catalyst for an evaluation of the entire garage including the commissioning of a study to determine its structural integrity.

The study, completed in November of 2010, found significant wear to the concrete and exposed rebar in many spots. It was concluded that the deterioration of the concrete and

**PROSPECTUS - ALTERATION
GEORGE H. FALLON FEDERAL BUILDING
BALTIMORE, MD**

Prospectus Number: PMD-0055-BA14
Congressional District: 07

steel of the upper and lower slabs was the result of water and road salt infiltration, with the damage to the upper slab exacerbated by shallow placement of the upper slab's steel reinforcement. The study also suggested that the deterioration to the upper slab, if not mitigated, would worsen and remain a life safety issue.

The study results determined and GSA analysis confirmed that the lower slab and drive ramps are in need of repair and the upper slab is too damaged to be repaired, and a full replacement of the slab is required. After construction, a waterproof membrane will be applied to prevent future water and salt infiltration. Due to the urgency of the repairs, design was undertaken immediately using minor project funds, and completed in October 2012.

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
PMD-0402-BL05	R&A Ground-3 rd Floors	2005	\$46,163,000

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

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

**PROSPECTUS - ALTERATION
GEORGE H. FALLON FEDERAL BUILDING
BALTIMORE, MD**

Prospectus Number: PMD-0055-BA14
Congressional District: 07

Recommendation

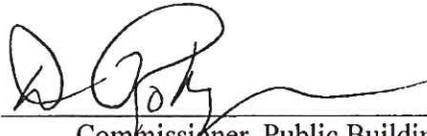
ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration

113th Congress
2nd Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

**ALTERATION
LEWIS F. POWELL JR. U.S. COURTHOUSE AND ANNEX
RICHMOND, VA
PVA-0062-RI14**

**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 a repair and alteration project for the reconfiguration and alteration of vacant space in the Lewis F. Powell Jr. U.S. Courthouse and Annex, located at 1100 E. Main Street in Richmond, VA, to allow for the relocation of the Court of Appeals Office of Staff Council, at a cost not to exceed \$3,500,000 for construction and \$407,000 for management and inspection, for a total cost of \$3,907,000, 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: February 6, 2014