PROSPECTUS – SITE ACQUISITION AND DESIGN
FEDERAL OFFICE BUILDING
BOYERS, PA

Prospectus Number: PPA-FBC-BO17
Congressional District: 03, 12

FY 2017 Project Summary

The General Services Administration (GSA) proposes the construction of a new federally owned facility of approximately 462,000 gross square feet (gsf) to provide a long-term housing solution for the Office of Personnel Management (OPM), Social Security Administration (SSA) and Department of Defense (DOD) in the vicinity of Boyers, PA. The project will allow the Government to consolidate these operations, currently housed in leased space in an underground mine, into an owned facility and eliminate annual lease payments to the private sector by approximately $13,500,000.

A project to consolidate OPM and multiple other Federal agencies was among those previously included in the President's Fiscal Year (FY) 2016 Budget. The FY 2016 prospectus (PPA-FBC-BO16), which requested Site Acquisition and Design and Related Services funding in the amount of $35,000,000 in support of a proposed 695,000 gsf facility, has yet to be approved by either the Senate Committee on Environment and Public Works or the House Committee on Transportation and Infrastructure and no appropriations have been received in support of the project. GSA is resubmitting this project for Site Acquisition and Design and Management and Inspection in FY 2017 with changes in scope and budget.

FY 2017 Committee Approval and Appropriation Requested

(Site Acquisition, Design, Management and Inspection).....$ 31,200,000

Overview of Project

The proposed new construction will provide approximately 462,000 gsf of office and related space and 1,500 parking spaces for OPM, SSA and DOD in the vicinity of Boyers, PA, including portions of Butler, Lawrence, and Beaver Counties. The facility will provide National Archives and Records Administration-compliant records storage in environmentally conditioned, fire-protected space in a secured facility. The project will consolidate OPM from its operations in the mine and one additional leased location along with SSA and DOD operations in the mine into a single federally owned location. Consolidation will allow for economies of scale and will provide opportunities for maximizing space efficiency, operational flexibility, and sharing special support spaces and building amenities.

This request reflects refinement to previously identified requirements related to the building square footage and project costs subsequent to preparation of the FY 2016 prospectus. This request includes the reduction of usable square footage required for records management storage due to the use of a higher density filing system, and more

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accurate costs reflecting the requirements to build-out the space. In addition, tenants located in leased space outside of the mine, originally slated to be a part of this consolidation were, for various reasons including the need to interface with the public, determined not to be an optimal fit in a facility that will have high security requirements. Those tenants will remain in lease space.

Location

Vicinity of Boyers, PA – including portions of Butler, Lawrence and Beaver Counties.

Project Budget

Site Acquisition (FY 2017)	$12,000,000
Design (FY 2017)	11,562,000
Estimated Construction Cost (ECC)	179,950,000
Management and Inspection (M&I) (FY17)	7,638,000
Estimated Total Project Cost (ETPC)*	**$211,150,000**

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

Schedule	**Start**	**End**
Site Acquisition/Design	FY 2017	FY 2018
Construction	TBD	TBD

Tenant Agencies

OPM – Federal Investigative Services (FIS), Retirement Operations Center (ROC), Chief Information Officer (CIO), and Facilities, Services and Contracting (FSC); SSA, DOD, and GSA

Justification

OPM, SSA and DOD are currently housed in leased space at 1137 Branchton Road, Boyers, PA, a converted limestone mine, which includes approximately 580,000 rentable square feet (rsf) that also houses multiple Federal operations and offices in subterranean space. In recent years, portions of the mine have degraded resulting in pieces of the ceiling falling into active workspace. To enhance employee safety and prevent injuries to occupants, the lessor installed mesh netting. While GSA continues to work with the lessor on interim mitigation measures regarding ceiling degradation, means of egress, and

sprinklers and alarms, continued housing at this location is not a viable long-term solution.

OPM began occupying the facility in 1970. OPM has experienced significant increases in operations over the past several years, particularly among the main operations currently housed in the mine: FIS and ROC. Because of the significant number of retirees in recent years, OPM has an increased need of additional file storage for its ROC. This project will allow for a more space-efficient solution such as a high-density system, which will reduce the anticipated amount of file storage space needed in the long term. Additionally, FIS has seen a significant increase in personnel security clearances since 2005 in support of processing background investigations and suitability determinations for the DOD and other Federal agencies. The Intelligence Reform and Terrorism Prevention Act of 2004 mandated that 90 percent of security clearance determinations be made within 60 days. To comply with this mandate, OPM hired additional personnel. It is not prudent for OPM to continue to meet these needs in the existing mine location. OPM has a 2,500 rsf field office location outside of the mine that will be consolidated into the proposed new facility.

The proposed project also provides the opportunity for OPM, SSA and DOD to be housed in a proposed facility that will meet their long term requirements, reduce overall space, facilitate shared resources, and eliminate lease payments.

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

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

Lease $292,916,000
New Construction: $237,695,000

The 30-year, present value cost of ownership is $55,222,000 less than the cost of leasing, with an equivalent annual cost advantage of $3,155,000.

Recommendation

CONSTRUCTION

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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