



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

Washington, DC 20515

Bill Shuster
Chairman

Nick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

ALTERATION
CHARLES F. PREVEDEL FEDERAL BUILDING
OVERLAND, MO
PMO-0570-OV14

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 repairs and alterations for the reconfiguration and alteration of approximately 208,000 rentable square feet of currently vacant space to meet the long term housing needs of the Veterans Benefits Administration at the Charles F. Prevedel Federal Building located at 9700 Page Boulevard in Overland, Missouri, at a design cost of \$2,292,000, an estimated construction cost of \$23,035,000, and a management and inspection cost of \$1,834,000 for a total estimated project cost of \$27,161,000, a prospectus for which is attached to and included in this resolution.

Provided, the Veterans Benefits Administration is consolidated into the Charles F. Prevedel Federal Building and associated leased space is released.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Adopted: March 13, 2014

Bill Shuster, M.C.
Chairman

**PROSPECTUS – ALTERATION
CHARLES F. PREVEDEL FEDERAL BUILDING
OVERLAND, MO**

Prospectus Number: PMO-0570-OV14
Congressional District: 01

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of approximately 208,000 rentable square feet (rsf) of currently vacant space at the Charles F. Prevedel Federal Building (Prevedel FB) in Overland, Missouri to meet the long term housing needs of the Veterans Benefits Administration (VBA). The consolidation of VBA into Prevedel FB will allow the Government to release costly lease space reducing annual lease payments to the private sector by approximately \$3,300,000 annually.

FY2014 Committee Approval and Appropriation Request

(Design, ECC, M&I)\$27,161,000

Major Work Items

Interior construction; HVAC replacement; Energy Management Control System installation.

Project Budget

Design	\$2,292,000
Estimated Construction Cost (ECC)	23,035,000
Management and Inspection (M&I)	<u>1,834,000</u>
Estimated Total Project Cost (ETPC)*	\$27,161,000

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

Schedule

	Start	End
Design and Construction	FY2014	FY2017

Building

The Prevedel FB is located at 9700 Page Boulevard, in Overland, Missouri. Initial building construction was completed in 1990 to house the United States Army Human Resources Command Center. The FB is a five-story above-grade and two-story below-grade protected steel framed office building with cast in place concrete floors. It has a central atrium on floors one through five and is located on a 10.7-acre site with surface parking accommodations of 2,089. The building's gross area is 436,148 square feet.

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Tenant Agencies

VBA, U.S. Department of Agriculture-National Agricultural Statistics Service (USDA NASS), and GSA

Proposed Project

GSA proposes renovations to the Prevedel FB to allow for the recapture of over 208,000 rentable square feet of vacant space at the building. The project would provide interior space alterations and building systems upgrades to allow VBA to consolidate operations at the Prevedel FB, releasing both leased space and space in the Robert A Young federal Building in St Louis, MO.

The project scope includes replacement of an obsolete HVAC system that has reached the end of its useful life and the installation of an energy management control system (EMCS). The EMCS will automate and monitor the FB's mechanical and lighting systems reducing energy consumption. The HVAC upgrades will include the relocation and replacement of outdoor air intakes on the roof to meet current security requirements. Minimal seismic upgrades will also be implemented.

Major Work Items

Interior Construction	\$13,530,000
HVAC Replacement	7,122,000
Electrical (EMCS/Adv Metering)	<u>2,383,000</u>
Total ECC	\$23,035,000

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Justification

The Prevedel FB remains nearly two thirds vacant after the recent relocations of the U.S. Army Personnel Center (Army) and the National Archives and Records Administration (NARA). Structurally, the asset is in very good condition however, interior alterations and systems upgrades are necessary in order to backfill the vacant space. Currently, VBA is largely housed in leased space that is projected to cost over \$3.3 million per year. This proposal affords an opportunity to satisfy a long term housing requirement of the VBA in Federally owned space and to improve the utilization of an asset that is in good condition. Execution of this project will result in vacant space at the Robert A Young Federal Building, with numerous tenant agencies currently in leased space in the St. Louis, MO area that will be available to backfill this space.

The proposed EMS system will provide new utilities metering functionality ultimately reducing energy usage and the building systems upgrades will meet High Performance Green Building 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

Charles F. Prevedel Federal Building Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	12/8/2011	\$24,386,000	Design, M&I, Construction

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

None

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

Alteration:\$ 112,258,000
Lease\$113,937,000
New Construction:\$134,570,000

The 30-year, present value cost of alteration is \$1,678,739 less than the cost of leasing with an equivalent annual cost advantage of \$94,738.

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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

Housing Plan
Charles F. Prevedel Federal Building

Locations	CURRENT						PROPOSED							
	Personnel		Usable Square Feet (USF) ¹			Total	Personnel		Usable Square Feet (USF)			Total		
	Office	Total	Office	Storage	Special		Office	Total	Office	Storage	Special			
VA Building: St. Louis, MO - Lease														
Veterans Benefits Administration	638	638	100,749	6,754	6,997	114,500	-	-	-	-	-	-	-	-
Subtotal:	638	638	100,749	6,754	6,997	114,500								
Robert A Young FB: St. Louis, MO														
Veterans Benefits Administration	181	181	19,332	-	341	19,673	-	-	-	-	-	-	-	-
Subtotal:	181	181	19,332	-	341	19,673								
Charles F Prevedel FB														
Veterans Benefits Administration							950	950	133,033	-	-	21,967	155,000	
USDA - National Agricultural Statistics Service	255	255	81,118	-	17,017	98,135	298	298	81,118	-	25,017	106,135		
GSA	-	-	-	-	-	-	11	11	750	7,000	-	7,750		
Vacant	-	-	140,460	-	37,838	178,298	-	-	4,791	-	-	4,791		
Joint Use			372	-	348	720	-	-	372	-	6,097	6,469		
Subtotal	255	255	221,950	0	55,203	277,153	1,248	1,259	220,064	7,000	53,081	280,145		
Total	1,074	1,074	342,031	6,754	62,541	411,326	1,248	1,259	220,064	7,000	53,081	280,145		

Office Utilization Rate (UR)		
Rate	Current	Proposed
	146	137

UR=average amount of office space per person
Current UR excludes 44,346 usf of office support space
Proposed UR excludes 48,414 usf of office support space

Special Space		USF
ADP		1,153
Secured Storage		2,835
Conference/Training		23,829
Food Service		9,568
Childcare		186
Restroom		132
Mailroom		15,378
Total		53,081

NOTES:

¹USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.