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

Washington, DC 20515

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Nick J. Rahall, II
Ranking Member

James H. Zoia, Democrat Staff Director

COMMITTEE RESOLUTION

ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS
PEX-00001

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 critical needs projects to improve building safety systems, abate hazardous materials, and repair structural deficiencies within Government-owned buildings during fiscal year 2013, at a proposed cost of $122,936,000, a prospectus for which is attached to and included in this resolution.

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

Adopted: **February 28, 2013**

Bill Shuster, M.C.
Chairman

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PEX-00001
Congressional Districts Multiple

Description:

This prospectus is submitted to seek authorization to undertake critical need projects during fiscal year 2013.

Justification:

GSA is seeking authority to undertake critical needs projects improving building and safety systems, including elevators, fire and life safety, electrical and heating and ventilation systems; abating hazardous materials; and repairing structural deficiencies.

Alternatives:

STATUS QUO - Continued operation of systems and facilities that are antiquated, unsafe and unreliable as well as the underutilization of owned space which results in costly lease space obligations is not an acceptable alternative.

ALTERATION – Reliable and safe building systems and fully utilized government owned space is essential to the management and operation of these facilities.

Recommendation:

Authorize construction funding in the amount of $122,936,000 for the projects described below.

Authority Requested in this Prospectus.....$122,936,000

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PEX-00001
Congressional Districts Multiple

Certification of Need

The proposed projects are the best solutions to meet validated Government needs.

Submitted at Washington, DC, on February 22,2012

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PEX-00001
Congressional Districts Multiple

FISCAL YEAR 2013 EXIGENT NEEDS PROJECTS

Baltimore, MD G. H Fallon Federal Building	$ 5,158,000
New York, NY Ted Weiss Federal Building	$11,700,000
New York, NY Conrad B. Duberstein U.S. Bankruptcy Courthouse	$ 5,000,000
Chamblee, GA Chamblee IRS Annex	$ 3,400,000
Denver, CO U.S. Customs House	$ 3,200,000
Missoula, MT Missoula Federal Building Post Office and U.S. Courthouse	$ 5,000,000
San Francisco, CA Phillip Burton Federal Building and U.S. Courthouse	$ 5,500,000
Portland, OR BPA Building	$ 8,500,000
Portland, OR 911 Federal Building	$ 7,000,000
Multiple Buildings Anderson, SC - G. Ross Anderson Jr. Federal Building Courthouse Dublin, GA - Roy Rowland Federal Courthouse Charleston, SC – U.S. Customs House Owensboro, KY - Federal Building	$3,000,000
Washington, DC Sidney Yates Building	$ 11,000,000
Washington, DC GSA Headquarters Building	$ 3,200,000
Washington, DC Frances Perkins Building	$ 15,000,000
Washington, DC Robert C. Weaver Building	$ 12,000,000
Washington, DC Harry S. Truman (Main State) Building	$ 9,000,000
Reston, VA John W. Powell Federal Building	$ 10,265,000
Battle Creek, MI Battle Creek Federal Complex	$ 5,013,000

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PEX-00001
Congressional Districts Multiple

Project Descriptions

Baltimore, MD
G. H. Fallon Federal Building $5,158,000

The project would replace aging and original bus ducts at the Fallon Federal Building. The bus ducts are in poor operating condition, deteriorated, unreliable, and unsafe, posing a potentially severe danger to the building tenants if they fail. The insulation is worn and peeling, exposing live conductors that frequently malfunction. The bus ducts are critical primary electrical distribution devices that supply high voltage electrical power throughout the building. The severe and continued deterioration of the ducts' insulation increases the likelihood of catastrophic electrical failures, leading to building shutdowns.

New York, NY
Ted Weiss Federal Building $11,700,000

The project would modernize the elevators in the 34 story Ted Weiss Federal Building. The elevators have reached the end of their useful life with interrupted service being a constant problem. Necessary repairs to the elevators will improve safety and ensure reliability.

New York, NY
Conrad B. Duberstein U.S. Bankruptcy Courthouse..... $5,000,000

The project would stabilize the terra cotta vaulted ceiling above the drop ceiling and remediate the lead paint covered plaster at the Conrad B. Duberstein Bankruptcy Courthouse which was constructed in 1892. The plaster ceiling has fallen through the drop ceiling on several occasions, which poses safety concerns. A temporary measure has been put in place to protect building occupants, however the falling debris needs to be addressed in a permanent manner.

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PEX-00001
Congressional Districts Multiple

Chamblee, GA
Chamblee IRS Annex..... $3,400,000

The Internal Revenue Service Annex parking deck is experiencing excessive slab deflections, cracking and distress at both elevated slabs and multiple other serviceability and strength issues. This project will complete repair of all strength and serviceability issues including strengthening the existing elevated slabs and their supporting columns, repairing all concrete/CMU cracks and spalls, adding additional lateral force resisting shearwalls with supporting foundations, and adding a steel support frame with supporting foundation along the length of the cantilever portion of the slabs. These repairs will allow for the utilization of all of the structure's 778 parking spaces, including the approximately 115 which have been shut down due to these deficiencies.

Denver, CO
U.S. Customs House..... $3,200,000

The project includes repairs to the HVAC system, mold remediation, asbestos abatement and incidental preservation of historic features for the Customs House in affected areas. Mold remediation activities include repair of the subfloor from leaking induction units, and asbestos abatement of floor tile and floor replacement Renovations to the restrooms will be undertaken to comply with ADA compliance and to remedy existing health and safety hazards.

Missoula, MT
Missoula Federal Building Post Office and U.S. Courthouse..... $5,000,000

The project for the Missoula, MT Federal Building-Post Office and U.S. Courthouse would install a new ADA compliant elevator, replace the electrical panels and switches, install an emergency power generator; upgrade restrooms to ADA compliance, upgrade the HVAC system, repair exterior masonry and replace the hot water distribution system. The current cooling towers have passed their useful life and are in need of replacement. An EMS system will control the entire building conditioning system to provide energy savings and improve tenant comfort. A new elevator will meet ADA standards and provide access to every floor. The electrical system will be brought up to current standards. Repairs to the exterior masonry will stop water penetration and further damage to interior paint and plaster and prevent the possibility of mold growth.

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PEX-00001
Congressional Districts Multiple

San Francisco, CA
Phillip Burton Federal Building & Courthouse..... $5,500,000

The project includes raising existing air intakes to the third floor level from the current ground level location, reducing the level of ground contaminants entering into the ventilation system.

Portland, OR
Bonneville Power Administration Building..... $8,500,000

The building requires upgrading of elevator controls and the relocation of HVAC outside air intakes from the street level to the third floor. Elevators are experiencing reliability issues. New elevator controls will use more energy efficient equipment. The existing air intakes, which are at street level will be raised to reduce the amount of ground contaminant particles entering the ventilation system. .

Portland, OR
911 Federal Building..... $7,000,000

The project includes the replacement of the electrical service and distribution equipment and the addition of a lightning protection system to the 911 Federal Building. Nearly all of the electrical equipment is original to the 1953 office building. The electrical system is beyond its useful life and has serviceability issues as a result of parts for repair and maintenance becoming more difficult to obtain. The building does not have a lightning protection system and a facility condition assessment indicated that the building has a moderate to high risk per National Fire Protection Association (NFPA) standards.

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PEX-00001
Congressional Districts Multiple

Anderson, SC
G. Ross Anderson Jr. Federal Building Courthouse
Dublin, GA
Roy Rowland Federal Courthouse
Charleston, SC
U.S. Customs House
Owensboro, KY
Federal Building $3,000,000

The fire alarm systems in the G. Ross Anderson Jr. Federal Building Courthouse, the Roy Rowland Federal Courthouse, the U.S. Customs House and the Federal Building are outdated and need to be replaced. The manufacturers can no longer maintain the systems because spare parts are not available. The buildings have only a single open stair for egress from the upper floors. To increase the life safety of the building and the occupants, a sprinkler system will be installed with a booster fire pump to accommodate the low water pressure and new underline water systems will be installed. The new alarm systems will include voice evacuation systems to comply with the current requirements of the NFPA 72, National Fire Alarm Code.

Washington, DC
Sidney Yates Building..... $11,000,000

The exterior envelope of the historic Sidney Yates Building requires repairs to ensure pedestrian safety due to the hazard of falling masonry and to combat the effects of water infiltration. The project includes re-pointing of exterior masonry walls and projecting bands, repairing damaged stone and masonry in the moat retaining walls, repairing railings around the building, caulking of exterior facing windows, repair/replace of built-in gutter lines, replace counter flashing above the gutter lines and installation of drain bodies in all rain leaders.

Washington, DC
GSA Headquarters Building..... $3,200,000

The elevators at the General Services Administration Headquarters Building are in need of upgrades to ensure reliability These elevators are not a part of the first phase of the current modernization project and have passed their useful life and need to be replaced. Numerous problems have been and continue to be reported, and expensive and sustained outages are common due to difficulty finding parts.

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PEX-00001
Congressional Districts Multiple

Washington, DC
Frances Perkins Building $15,000,000

The fire alarm system in the Frances Perkins Building is outdated and needs to be upgraded to provide emergency communication features and to comply with the National Fire Alarm Code and current GSA requirements. The manufacturer is no longer maintaining this type of system and spare parts are not available and must be fabricated at significant cost to Government. If the system fails, the building and occupants will be without a centralized way to be notified in the event of a fire emergency. In addition, the system does not have a voice component which would permit its use for other types of non-fire emergencies.

Washington, DC
Robert C. Weaver Building $12,000,000

The existing fire alarm system in the Robert C. Weaver Building, has failed several times over the past few years leaving the building without an alarm and vulnerable on multiple occasions. The system does not provide reliable service or voice communication to the building and needs to be upgraded. While there have been minor modifications and additions to the system, the antiquated hardwired system is no longer supported by manufacturers. Any failure of a major component will result in inoperable conditions since replacement parts are no longer available. In addition, the current system does not comply with the National Fire Alarm Code or GSA requirements.

Washington, DC
Harry S. Truman (Main State) Building $9,000,000

Approximately 22 elevators in the Harry S. Truman (Main State) Building need to be renovated. Since 1988, approximately one-half of the building has been part of an ongoing modernization project. However, the proposed elevator renovation is not part of the current project. The elevators are susceptible to reliability problems as the operational life of the equipment is unknown and continued availability of the parts is uncertain.

PROSPECTUS – ALTERATION
EXIGENT NEED PROJECTS
VARIOUS BUILDINGS

Prospectus Number: PEX-00001
Congressional Districts Multiple

Reston, VA
John W. Powell Federal Building $10,265,000

The fire alarm system in the John W. Powell Federal Building needs to be upgraded to provide emergency communication features and to comply with the National Fire Alarm Code, and current GSA requirements.

Battle Creek, MI
Battle Creek Federal Center $5,013,000

The Battle Creek Federal Center, also known as the Hart-Dole-Inouye Federal Center consists of 21 buildings which contain approximately 800,000 rentable square feet of space. The buildings are located on 25 acres of land, northwest of the Battle Creek CBD. This asset is currently used by the Defense Logistics Agency and operates 24/7. The fire and life safety system does not comply with current codes and will be replaced for the entire complex. The upgraded system would include strobes, and notification devices.