Committee on Transportation and Infrastructure
U.S. House of Representatives
Washington, DC 20515

Bill Shuster
Chairman

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

ALTERATION
F. EDWARD HEBERT FEDERAL BUILDING
NEW ORLEANS, LA
PLA-0034-NO17

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 modernization of the F. Edward Hebert Federal Building located at 600 S. Maestri Place in New Orleans, Louisiana at a design cost of $5,740,000, an estimated construction cost of $55,606,000 and a management and inspection cost of $5,262,000 for a total estimated project cost of $66,608,000, 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: **May 25, 2016**

Bill Shuster

Bill Shuster, M.C.
Chairman

PROSPECTUS – ALTERATION
F. EDWARD HEBERT FEDERAL BUILDING
NEW ORLEANS, LA

Prospectus Number: PLA-0034-NO17
Congressional District: 2

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the modernization of the F. Edward Hebert Federal Building, located at 600 S. Maestri Place in New Orleans, LA. Alteration of this 76-year old building includes replacing aging building systems and significant interior improvements needed for building safety and efficiency.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) $66,608,000

Major Work Items

Interior construction; heating ventilation and air conditioning (HVAC), mechanical, electrical, elevator, life safety/emergency, plumbing systems replacements; exterior construction

Project Budget

Design	$5,740,000
Estimated Construction Cost (ECC)	55,606,000
Management and Inspection (M&I)	5,262,000
Estimated Total Project Cost (ETPC)*	**$66,608,000**

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

Schedule	Start	End
Design and Construction	FY 2017	FY 2020

Building

The Hebert Federal Building, constructed in 1939 as a Federal Building and U.S. Post Office, is a 271,000 gross square foot, steel-framed, 11-story building with a below grade basement. An example of the sleek 1930's Modernistic style, the building is listed in the National Register of Historic Places. The original U.S. Postal Service presence has been reduced, and currently the building serves primarily as a federal building.

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Tenant Agencies

Court of Appeals, Internal Revenue Service, Department of Justice, Department of Labor, Department of Agriculture, National Labor Relations Board, U.S. Postal Service

Proposed Project

Interior construction includes building a common corridor on each of floors 3-10 to improve circulation and access to building services; construction of a new accessible restroom core with water and energy-efficient restrooms and sufficient ventilation; and replacement of the building's telecommunications infrastructure. A state-of-the-art lighting system will be installed and fully integrated into the building's energy management system. The project also includes modernizing a number of outdated internal building systems. Electrical switchgear will be replaced and located out of the basement, per city code. HVAC work includes replacement of major components, as well as relocation of the central plant from the basement to the first floor of the building. Elevators will be replaced. The existing fire alarm and sprinkler systems, including the fire pump, will be replaced. The original plumbing system will be replaced. Minor exterior work will repair corrosion and improve accessibility. Swing space within the building will be needed to accommodate tenant moves during construction will be provided from within the building.

Major Work Items

Interior Construction	$16,924,000
Electrical Replacement	13,317,000
HVAC/Mechanical Replacement	13,017,000
Elevator Replacement	4,787,000
Life Safety/Emergency System Replacement	3,677,000
Exterior Construction	2,208,000
Plumbing Replacement	1,676,000
Total ECC	**$55,606,000**

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Justification

While the Hebert Federal Building is structurally sound, the building requires significant interior alterations and systems replacement. Years of interior renovation due to changes in tenant occupancy have resulted in an office environment that is not fully compliant with fire and life safety codes and that has inefficient building circulation and poor telecommunication infrastructure on floors 3-10. Additionally, only one unisex toilet room that conforms to most accessibility requirements has been created on each floor; however, not all are accessible from public spaces and require entering tenant space to gain access. On some floors, tenants must cross through other tenant agency space to reach restrooms and elevators, creating access and egress problems and firetraps in certain locations. The telecommunication infrastructure requires a number of upgrades to make it competitive with commercial space, eliminate safety hazards, and reduce the cost and difficulty of future tenant build-out and technology changes. Miles of abandoned-in-place phone cabling will be removed, freeing up valuable pathways and space on equipment room floors and walls.

Most of the building systems are outdated and have reached the end of their useful lives. The building's central plant and electrical switchgear are located in the basement, which is prone to flooding in heavy rain events. All central plant and electrical equipment will also be replaced and relocated from the basement to the first floor, per city code. The fire alarm and sprinkler systems have exceeded their anticipated life spans and require complete replacement. Currently, only one contractor within a 150-mile radius is capable of working on the old, outdated fire alarm system. Elevators are problematic and also require replacement.

The plumbing and ventilation stacks in the existing restrooms are original to the building and require frequent and extensive maintenance. The existing restrooms will be recaptured as rentable space, realigning space and eliminating pockets of unmarketable vacant space.

Historic elements, such as the original main lobby doors and elevator lobbies on all floors, will be refurbished.

The building's exterior envelope is in very good condition and needs only minor repair to replace sealant and correct damage from corrosion. Minor exterior construction is required to improve accessibility to the building.

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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):

None

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

Alteration: $89,297,000
Lease $191,633,000
New Construction: $98,127,000

The 30-year, present value cost of alteration is $102,336,000 less than the cost of leasing, with an equivalent annual cost advantage of $5,494,000.

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