PROSPECTUS – ALTERATIONS
HARRY S. TRUMAN BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0046-WA15

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade elevators at the Harry S. Truman (Main State) Building located at 2201 C Street, NW, Washington, DC. The continued deterioration of the elevators and increased population in the building has accelerated the need for these repairs.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the Main State Building at a total cost of $15,230,000.

FY2015 Committee Approval and Appropriations Requested

(Design, ECC, M&I).....$15,530,000

Major Work Items

Elevator upgrades; emergency power back up system installation

Project Budget

Design and Review	$1,260,000
Estimated Construction Cost (ECC)	12,980,000
Management and Inspection (M&I)	1,290,000
Estimated Total Project Cost (ETPC)*	**$15,530,000**

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

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Schedule	Start	End
Design & Construction	April 2015	May 2018

Building

The Harry S. Truman Building is located at 2201 C Street, NW. The original portion of the building, known as the "Old War Building", was completed in 1941 for the former War Department and is listed on the National Register of Historic Places. An addition, referred to as "New State", was constructed in 1960. The limestone and granite exterior building provides approximately 2.6 million gross square feet of space for the Department of State personnel and 905 inside parking spaces on the 12.2 acre site

The ongoing multi-phase modernization of approximately one-half of the building has spanned several decades with the design started in FY1988 and the last phase requested as part of GSA's FY2014 Capital Investment and Leasing Program. A request to undertake a multi-phase modernization of the second half of building will be submitted in the future.

Tenant Agencies

Department of State

Proposed Project

This proposed project consists of upgrades to 21 elevators in the yet to be modernized second half of the building. GSA had originally planned to undertake these upgrades at a later date, however, the current condition of the elevators makes it necessary to modernize the elevators at this time. GSA requested funds for the upgrades to the 21 elevators as part of the FY13 Capital Investment and Leasing program Exigent Needs prospectus and despite approval of the project, the funds were not appropriated.

The proposed project includes the removal and replacement of the major elevator components and the installation an emergency power backup system.

Major Work Items

Elevator Upgrades	$ 10,610,000
Emergency Power Back Up System Installation	2,370,000
Total ECC	**$12,980,000**

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Justification

The elevators have long since reached the end of their serviceable life and are in irreparable conditions and must be addressed immediately. The elevators are susceptible to reliability problems and the continued availability of repair parts is uncertain. In addition, as the building population continues to increase, the existing elevators are unable to meet the usage demands. The building lacks an emergency power backup system required by code and to power the elevators in the event of a power failure.

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

Prior Committee Approvals*			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	7/25/12	$9,000,000	Repair and Alteration
House T&I	2/28/13	$9,000,000	Repair and Alteration

*Included in the 2013 Exigent Needs Prospectus PEX-00001 approved for $122,936,000.

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

Prospectus	Description	FY	Amount
PDC-0046-WA14	Modernization Ph. I-IV-a (1-b)	1988	$110,968,000*
PL 111-5 (ARRA)	Modernization Ph 4 Construction, Ph 5 Design	2010	$ 14,735,000

Note: On-going modernization of approximately one-half of the building began in 1988. The amount listed above (*) represents appropriations to date.

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

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

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

March 2014

Housing Plan
Harry S. Truman Building

PDC-0046-WA15
Washington, DC

	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Department of State[4]	3,231	3,231	755,085	4,536	147,639	907,260	4,331	4,331	855,856	9,947	128,957	994,760
Totals	**3,231**	**3,231**	**755,085**	**4,536**	**147,639**	**907,260**	**4,331**	**4,331**	**855,856**	**9,947**	**128,957**	**994,760**

Office Utilization Rate[2]		
	Current	Proposed
Building Office Tenants	182	154

Total Building USF Rate[3]		
	Current	Proposed
All Building Tenants	281	230

Special Space	USF
Audit/Conf/Exhibit	32,376
Operations Computer	42,120
Total	74,496

Current Office UR excludes 166,119 usf of office support space
Proposed Office UR excludes 224,834 usf of office support space

NOTES:

[1] USF 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

[2] Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF

[3] Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel)

[4] Housing plan reflects space impacted by the Phase 2 renovation at the bu