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

Washington, DC 20515

Bill Shuster
Chairman

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Ranking Member

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COMMITTEE RESOLUTION

ALTERATION
1800 F STREET BUILDING
PRESIDENTIAL TRANSITION TEAM
WASHINGTON, DC
PDC-PTT-WA15

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 at the GSA Headquarters building, located at 1800 F Street, NW, Washington, DC for the reconfiguration and alteration of approximately 90,000 usable square feet of space to provide short-term space for the Presidential Transition Team (PTT) and the Offices of the President-Elect and Vice-President Elect after the November 2016 Presidential Election, at a design and related services cost of $534,000 an estimated construction cost of $8,900,000 and a management and inspection cost of $488,000 for a total estimated project cost of $9,922,000, 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: **July 23, 2015**

Bill Shuster

Bill Shuster, M.C.
Chairman

PROSPECTUS – ALTERATION
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Project Summary

The General Services Administration (GSA) proposes a repair and alteration project at the GSA Headquarters building, located at 1800 F Street, N.W., Washington, DC, for the reconfiguration and alteration of approximately 90,000 usable square feet of space to provide short-term space for the Presidential Transition Team (PTT), and the Offices of the President-Elect and Vice President-Elect. The space provided will facilitate the orderly transfer of executive power in connection with the expiration of the terms of the current President and Vice President and the inauguration of the newly elected President and Vice President after the November 2016 Presidential Election. The space must be available by October 1, 2015, for up to two years; this includes phased construction, occupancy and restoration.

FY2015 Committee Approval Requested **$9,922,000**

FY2015 Appropriations Requested[1] **$0**

Major Work Items

Interior alterations; security upgrades; exterior alterations; building automation system upgrades; conveyance system modifications; electrical system upgrades.

Project Budget

Estimated Construction Cost (ECC)	$8,900,000
Design and Related Services (Design)	534,000
Management and Inspection (M&I)	488,000
Estimated Total Project Cost (ETPC)	**$9,922,000**

Schedule	Start	End
Design and Construction	FY2015	FY2017[2]

Building

[1] Although no new funds are being requested in this prospectus, its approval is needed for this alteration project. Concurrently, GSA will request to reprogram $9,922,000 in savings from previously appropriated sources of funds to this alteration project.

[2] FY2017 - Restoration of Space

PROSPECTUS – ALTERATION
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The 1800 F Street, N.W., Washington, DC, GSA Headquarters building is a seven-story, approximately 764,000 gross square foot, limestone-clad public building situated at 1800 F Street, N.W., just west of downtown Washington, DC. The building provides 518,700 useable square feet of space and includes outside parking in an interior courtyard. The building was constructed in 1917 as the headquarters of the Department of the Interior, which resided in it until 1949, at which time it became the headquarters of GSA, which occupies the building today. It was one of the first steel-framed buildings constructed in Washington, as well as one of the first government buildings to use limestone on the exterior. It is listed in the National Register of Historic Places.

Tenant Agencies

Presidential Transition Team, GSA

Proposed Project

GSA currently occupies the basement through floor seven of the eastern wing of 1800 F Street, known as Wing One. Personnel in this space will be consolidated into the other wings of the building to allow Wing One to be occupied by PTT. Physical move costs associated with this relocation are anticipated to be minimal and will be covered by other sources of funding already available to GSA.

The proposed project consists of the construction of demising walls, barriers and check points; installation of additional security items/systems per the Department of Homeland Security United States Secret Service (USSS) specifications; rebuilding or altering portions of interior and exterior space to accommodate special space needs of PTT and security; providing emergency power; construction of Sensitive Compartmented Information Facility (SCIF) space; installation of secure conduit, cabling, audio visual (AV)/information technology (IT)/security infrastructure; building out executive offices; and modifying existing building systems to accommodate PTT functions. GSA will, to the greatest extent possible, use the currently available space in its current configuration. A portion of these infrastructure investments will be retained for future use by GSA, as well as for future PTT requirements.

Security systems will include items such as cameras, access control and intrusion detection. AV and IT systems will be modified and new systems added, as needed. Building Automation Systems will require modified controls, electrical systems will require back up power and elevators will need modified controls.

At a minimum, exterior work will include security upgrades of cameras, detection devices and provisions for other security components as directed by USSS. GSA is evaluating the appropriate positioning of special spaces within the building that will require evaluation of blast and ballistic conditions and potential upgrades at various locations, which may be internal or external. There also is a potential need for exterior posts to accommodate USSS personnel.

Restoration will entail putting the building back to its pre-PTT configuration, but leaving alone what GSA has designed to remain in place within walls, ancillary spaces, mechanical spaces, and the roof. GSA plans to utilize this space for future transitions resulting in reduced costs in the future.

Major Work Items

Interior Alterations	$2,650,000
Security Upgrades	4,500,000
Exterior Alterations	1,000,000
Building Automation System Upgrades	250,000
Conveyance System Modifications	250,000
Electrical System Upgrades	250,000
Total ECC	**$8,900,000**

Justification

The Presidential Transition Act of 1963, P.L. 88-277, authorizes the GSA Administrator to provide the President-elect and the Vice President-elect, upon their request, necessary services and facilities during the transition period between Election Day and Inauguration Day.

GSA will, to the greatest extent possible, use the currently available space in its current configuration. A portion of these infrastructure investments will be retained for future use by GSA, as well as for future PTT requirements.

Summary of Energy Compliance

A number of high performance green initiatives were incorporated into the modernization of Wing One, which was completed in 2013. These initiatives included high-performance glazing for replicated historic windows, added insulation at the exterior walls and roof, daylight harvesting through a networked lighting control system, an automated roller shade system for daylight control, and photovoltaic rooftop arrays that feed direct current into the power grid.

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GSA will continue to use the new base building systems installed with the aforementioned modernization, making adjustments on a case-by-case basis to accommodate PTT requirements.

Prior Appropriations

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
None			

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
None			

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

Prospectus	Description	FY	Amount
P.L. 111-5 (ARRA)	Modernization & Expansion	2009	$153,664,000

Alternatives Considered (30-year, present value costs)

Given the short-term nature of the proposed requirement (3 years), a 30-year present value cost analysis is not suited for this type of project. The cost to procure the required square footage in proximate leased space significantly exceeds the proposed cost of the repair and alteration alternative. Furthermore, the government will realize additional long-term savings as the proposed location will serve as future housing for PTT.

Recommendation

ALTERATION

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WASHINGTON, DC

PDC-PTT-WA15

Certification of Need

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

Submitted at Washington, DC, on June 26, 2015

Recommended _____
Commissioner, Public Buildings Service

Approved _____
Acting Administrator, General Services Administration