

**PROSPECTUS – ALTERATION
CONVEYING SYSTEMS
VARIOUS BUILDINGS**

Prospectus Number: PEL-0001-MU23

FY 2023 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade, replace, and improve the conveying systems in multiple buildings under the jurisdiction, custody, and control of GSA during fiscal year (FY) 2023.

FY 2023 Committee Approval and Appropriation Requested.....\$63,198,000

Major Work Items

Elevator, escalator, and wheelchair lift upgrades; hazardous materials abatement; and life-safety upgrades

Proposed Project

The program proposes the full modernization of the elevators, escalators, and wheelchair lifts in numerous Government-owned buildings within GSA’s inventory. All the buildings evaluated are considered long-term holds, and the proposed modernizations are required to extend the useful life of these assets. The proposed projects include:

- Replacement of the major system components, including motors and controls, and upgrades to elevator pits, machine rooms, and interior cabs; and
- Incorporation of power standby technologies in escalators to reduce energy consumption during periods of low or no passenger activity, and hazardous materials abatement.

Justification

The repairs and replacements of these systems will provide reliable, timely, and efficient service and meet current building codes, and fire, life-safety, and accessibility requirements. The current systems have exceeded their useful lives and are difficult to maintain. Some of the equipment dates to the original construction of the buildings and component parts are no longer manufactured. Tenant impacts include numerous entrapments in the elevators and multiple elevators or escalators being taken out of service due to mechanical failures and lack of replacement parts. The systems are not in compliance with current code and safety standards, and the control systems are not compatible with current technology.

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Project Listing¹:	Estimated Cost
Birch Bayh Federal Building and U.S. Courthouse	\$7,227,000
46 E. Ohio Street Indianapolis, IN Judiciary, Justice 7 elevators (6 passenger/1 freight) will be replaced or repaired FY 2023–FY 2027	
Wilbur Wright Federal Building	\$8,915,000
600 Independence Avenue SW Washington, DC Federal Aviation Administration 6 of 6 elevators will be replaced or repaired FY 2023–FY 2024	
Howard T. Markey National Courts Building	\$9,681,000
717 Madison Place Washington, DC U.S. Courts 9 of 10 elevators will be replaced or repaired FY 2023–FY 2025	
Lafayette Federal Building	\$15,977,000
811 Vermont Avenue, NW Washington, DC Department of Veterans Affairs and Export/Import Bank 14 of 14 elevators will be replaced or repaired FY 2023–FY 2025	
Ralph H. Metcalfe Federal Building	\$21,398,000
77 W. Jackson Boulevard Chicago, IL Housing and Urban Development, Environmental Protection Agency 18 elevators (17 passenger/1 freight) will be replaced or repaired FY 2023–FY 2027	
Total Estimated Program Cost	\$63,198,000

¹Actual completion of construction will vary depending on the terms of the contract for each building.

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Alternatives

STATUS QUO—Continued operation of elevators and escalators that are antiquated and unreliable is not an acceptable alternative.

ALTERATION—Reliable and safe elevator systems and escalators are essential to the occupancy and operation of these buildings.

Recommendation

ALTERATION is recommended.

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.


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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 4/6/2022

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration