

**AMENDED PROSPECTUS – ALTERATION
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER
INDIANAPOLIS, IN**

Prospectus Number: PIN-1703-IN24
Congressional District: 07

FY 2024 Project Summary

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the Major General Emmett J. Bean Federal Center located at 8899 E. 56th Street, Indianapolis, IN. The proposed project will complete critical repairs and upgrades to the building's exterior, including to window systems, and replace the building's cooling tower. Additional design is required for repairs to the building's windows as well as to correct the resulting ongoing water infiltration and to repair the interior.

FY 2024 Committee Approval Requested

(Additional Design, Construction, and Management & Inspection)..... \$6,174,000¹

This prospectus amends Prospectus Nos. [PIN-1703-IN21](#) and [PIN-1703-IN22](#). GSA is requesting approval of a decrease in design of \$452,000, additional construction cost of \$7,132,000, and a decrease in management and inspection of \$506,000 for a total additional approval of \$6,174,000 and an estimated total project cost of \$53,613,000 for cost escalation due to time, labor, and market conditions.

FY 2024 Committee Appropriation Requested

(Additional Design, Construction, and Management & Inspection)..... \$50,413,000²

Major Work Items

Exterior construction; roof repair/replacement; demolition and abatement; heating, ventilation, and air conditioning (HVAC) upgrades; and interior construction

¹ Prospectus No. [PIN-1703-IN20](#) was approved by the Committee on Transportation and Infrastructure of the House of Representatives on September 30, 2020, and the Committee on [Environment and Public Works](#) of the Senate on February 11, 2020, for an estimated design cost of \$3,200,000. Prospectus Nos. PIN-1703-IN21 and PIN-1703-IN22 were approved by the Committee on Transportation and Infrastructure of the House of Representatives on [September 30, 2020](#), and [October 27, 2021](#), respectively, and the Committee on Environment and Public Works of the Senate on [July 1, 2020](#), and [January 12, 2022](#), respectively, for an estimated additional design cost of \$1,066,000, estimated construction cost of \$40,044,000, and a management and inspection cost of \$3,129,000, for an estimated total project cost of \$47,439,000.

² GSA was unable to fund the approved repair and alteration project within the enacted levels of the fiscal year (FY) 2021 and FY 2022 appropriations.

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Project Budget

Design (FY 2020)	\$3,200,000
Additional Design	614,000
Estimated Construction Cost (ECC)	47,176,000
Management & Inspection (M&I)	2,623,000
Estimated Total Project Cost (ETPC).....	\$53,613,000

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

Schedule

	Start	End
Design	FY 2020	FY 2022
Additional Design and Construction	FY 2024	FY 2028

Building

The Bean Center is a three-story, concrete-framed structure with brick and stone exterior walls located at 8899 East 56th Street in Indianapolis, IN. The building measures approximately 1.66 million gross square feet and is situated on a 72-acre site. It was constructed in 1953 as a U.S. Department of Defense (DoD) records storage facility. Jurisdiction, custody and control of the building was transferred to GSA in 1996, at which time the facility was renovated for its current office use.

Tenant Agencies

U.S. Department of Homeland Security; DoD; and GSA

Proposed Project

The project proposes to rebuild the existing roof parapet of the building, repair and recoat the building’s exterior, replace the north portion of the roof, replace skylights, and install lightning protection, repair the building’s windows and interior walls, and replace the cooling tower.

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Major Work Items

Exterior Construction	\$19,927,000
Roof Repairs/Replacement	15,574,000
Demolition and Abatement	7,897,000
HVAC Upgrades	3,349,000
Interior Construction	<u>429,000</u>
Total ECC	\$47,176,000

Justification

The building is experiencing a serious structural failure that poses a life-safety hazard to its occupants and visitors. The roof parapet is separating from the roof and moving outwardly over the building's perimeter facades. There is a significant risk of large portions of the roof parapet falling off the building, and the risk grows greater as the parapet continues to move further. The movement is also causing delamination of the building's exterior coating, which continues to fall off the building. Access to portions of the exterior has been restricted, and temporary protective netting and scaffolding have been installed to protect persons and property from any falling debris.

The north roof of the building, which has reached the end of its useful life, is experiencing leaks. Failed window sealant is allowing water intrusion into the building, causing water damage to the interior side of the gypsum board below the windows and corrosion of metal studs. The water infiltration below the windows has the potential for mold growth. The building's cooling tower is corroding and has reached the end of its useful life.

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

This project will be designed to conform to requirements of *PBS-P100, 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, 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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Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
116-93	2020	\$3,200,000	Design
Appropriations to Date		\$3,200,000	

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	9/30/2020	\$3,200,000	Design = \$3,200,000
Senate EPW	2/11/2020	\$3,200,000	Design = \$3,200,000
House T&I	9/30/2020	\$45,332,000	Additional Design = \$1,066,000 ECC = \$37,937,000 M&I = \$3,129,000
Senate EPW	7/1/2020	\$42,132,000	Additional Design = \$1,066,000 ECC = \$37,937,000 M&I = \$3,129,000
House T&I	10/27/2021	\$47,439,000	Additional Construction = \$2,107,000
Senate EPW	1/12/2022	\$47,439,000	Additional Construction = \$2,107,000

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

Prospectus	Description	FY	Amount
PIN-17032-IN14	Storm Water Drainage System, Parking Lot Renovation	2014	\$19,074,000
PIN-1703-IN18	Lease Consolidation	2018	\$45,950,000

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


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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 3/14/2023

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration