

**PROSPECTUS – ALTERATION
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH**

Prospectus Number: POH-0189-C115
Congressional District: 01

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project that will reconfigure approximately 233,000 usable square feet (usf) of space at the John Weld Peck Federal Building (Peck FB) in Cincinnati, Ohio to meet the long term housing needs of the Internal Revenue Service (IRS), Department of Energy (DOE), Occupational Safety and Health Administration (OSHA), Social Security Administration Office of Disability Adjudication and Review (SSA ODAR), and the U.S. Trustees. The IRS is currently located in the Peck FB as well as two leased locations in Cincinnati. The DOE, OSHA, SSA ODAR, and U.S. Trustees are currently in leased facilities. The project will decrease reliance on leased space, reduce federally owned vacant space, and increase space utilization of the Peck FB.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$35,373,000

Major Work Items

Interior construction; HVAC, fire protection and electrical upgrades; selective building demolition.

Project Budget

Design (FY 2015)	\$2,872,000
Estimated Construction Cost (ECC)	29,725,000
Management and Inspection (M&I)	<u>2,776,000</u>
Estimated Total Project Cost (ETPC)*	\$35,373,000

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

Schedule

<u>Schedule</u>	Start	End
Design and Construction	FY2015	FY2018

Building

The Peck FB is located at 550 Main St. in Cincinnati, Ohio and was constructed in 1964 to house federal agencies. The steel-framed masonry limestone and glass office building has ten stories above grade, a basement with inside parking spaces, and a sub-basement. It is located on a 1.8 acre parcel in the heart of Cincinnati and has approximately 690,000 rentable square feet of space. A service and pedestrian tunnel beneath Main Street

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connects the Peck Federal Building to the Potter Stewart U.S. Courthouse. In 1984, the building was named after the Honorable John Weld Peck, a former federal judge who served terms on both the U.S. District and Appeals courts and on the Ohio Supreme Court.

Tenant Agencies

Department of the Treasury, Department of Homeland Security, U.S. Army Corps of Engineers, Department of Labor, U.S. Secret Service, Equal Employment Opportunity Commission, GSA, Social Security Administration, Department of Justice, Federal Mediation and Conciliation Service; National Labor Relations Board, Department of Energy

Proposed Project

The project proposes interior alterations to reconfigure approximately 233,000 usf of space at the Peck FB in order to consolidate the IRS's operations (the building's anchor tenant) and backfill space with agencies currently in leased space. The IRS intends to reconfigure their existing space within the Peck FB and consolidate their leases in Cincinnati, currently 65,000 usf, into the building, and implement alternative workplace arrangements in order to reduce their local real estate footprint by approximately 90,000 usf.

The HVAC, electrical, and fire system upgrades will be limited to what is required to build out the tenant space. Electrical system upgrades will include energy efficient lighting.

Major Work Items

Interior Construction	\$11,115,000
Electrical Upgrades	7,493,000
HVAC Upgrades	6,860,000
Selective Building Demolition	2,272,000
Fire Protection Upgrades	<u>1,985,000</u>
Total ECC	\$29,725,000

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Justification

Consistent with the June 2010 Presidential Memorandum, *Disposing of Unneeded Federal Real Estate* and the Office of Management and Budget (OMB) Memorandum M-12-12, *Promoting Efficient Spending to Support Agency Operations*, the project will consolidate all IRS space in Cincinnati, OH into federal space and will relocate the DOE, OSHA, SSA ODAR, and the U.S. Trustees from leased to federally owned space. Nearly 176,000 usf of leased space will be eliminated when agencies consolidate into the Peck FB. It is estimated that annual lease payments will be reduced by approximately \$4,400,000.

The Peck FB currently has a vacancy rate of 22% resulting from the relocation of the FBI from the Peck FB to a build-to-suit leased location in FY 2012. The proposed project is anticipated to backfill 56percent of the total vacant space. GSA is currently working with other Federal agencies located in Cincinnati to identify consolidation opportunities that will allow GSA to continue to backfill vacant space in the building.

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):

Prospectus	Description	FY	Amount
111-5 (ARRA)	HVAC and fire/ life safety upgrades, window and roof replacement	2009	\$46,921,000

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

Alteration:	\$129,510,000
Lease	\$253,667,000
New Construction:	\$169,998,000

The 30-year, present value cost of alteration is \$40,488,000 less than the cost of new construction with an equivalent annual cost advantage of \$2,066,000.

Recommendation

ALTERATION

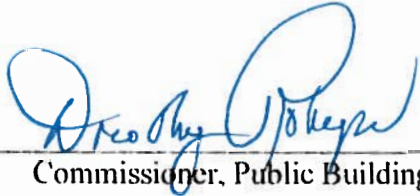
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Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration