

**PROSPECTUS – ALTERATIONS  
ROBERT C. WEAVER BUILDING  
WASHINGTON, DC**

Prospectus Number: PDC-0092-WA15

**FY2015 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to replace the fire alarm system replacement project at the Robert C. Weaver Building (Weaver Building) at 451 7<sup>th</sup> Street, SW, Washington, DC. The proposed project will replace the existing fire alarm system with a new emergency communication system that is intended to broadcast information in an emergency to building occupants. The new system will be designed and installed to meet the requirements in GSA PBS-P100, Facilities Standards for the Public Buildings Service.

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 Weaver Building at a total cost of \$13,375,000.

**FY2015 Committee Approval and Appropriation Requested**

**(Design, ECC, M&I).....\$13,375,000**

**Major Work Items**

Fire Alarm System Replacement

**Project Budget**

Design and Review).....	1,250,000
Estimated Construction Cost (ECC).....	\$10,940,000
Management and Inspection (M&I).....	1,185,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$13,375,000</b>

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

<b>Schedule</b>	<b>Start</b>	<b>End</b>
Design and Construction	April 2015	March 2017

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**Building**

The Weaver Building is a thirteen-story 1,372,300 gross-square-foot modular precast concrete office building with 351-space three-level basement parking garage, and a 104-space adjacent parking lot. It was constructed in 1967 as the headquarters of the Department of Housing and Urban Development (HUD), which still occupies the building today; and is part of the city's Southwest Urban Renewal Plan. The building was designed by famed architect Marcel Breuer and is on the National Register of Historic Buildings.

**Tenant Agencies**

HUD

**Proposed Project**

The proposed project consists of replacing the antiquated fire alarm system, including the removal of the existing system, and the installation of a new emergency communication system to facilitate occupant notification and/or evacuation in the Weaver Building during an emergency.

**Major Work Items**

Fire Alarm System Replacement	<u>\$10,940,000</u>
<b>Total ECC</b>	<b>\$10,940,000</b>

**Justification**

The existing fire alarm system is obsolete and does not meet the requirements in the GSA PBS-P100 Facilities Standards for the Public Buildings Service and the International Building Code which require an emergency communication system be installed to be able to broadcast information in an emergency to building occupants. The existing system utilizes bells and horns to notify occupants. In addition, the system is no longer supported by the manufacturer, and many of its key components are limited in availability. Lastly, the alarm's audibility is not adequate in all areas of the building, a deficiency that poses a danger to tenants in case of an emergency.

**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.

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**Prior Appropriations**

None

**Prior Committee Approvals**

<b>Prior Committee Approvals*</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
Senate EPW	7/25/12	\$12,000,000	Construction
House T&I	2/28/13	\$12,000,000	Construction

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

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

<b>Prospectus</b>	<b>Description</b>	<b>FY</b>	<b>Amount</b>
PEISA-2010	High Performance Energy Projects	2010	\$5,281,444

**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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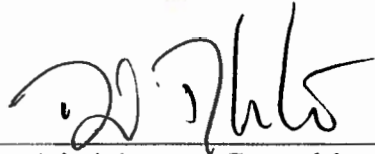
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**Certification of Need**

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