

AMENDED PROSPECTUS – ALTERATIONS
HARRY S. TRUMAN FEDERAL BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0046-WA18

FY2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade elevators at the Harry S. Truman (Main State) Building located at 2201 C Street, NW, Washington, DC. The continued deterioration of the elevators and increased population in the building has accelerated the need for these repairs.

This project was among those included previously included in GSA’s Fiscal Year 2013 Capital Investment and Leasing Program’s Exigent Needs prospectus. Although the prospectus was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environmental and Public Works of the Senate on February 28, 2013, and July 25, 2012, respectively, no funds were appropriated. Rather than seeking in the aggregate for the Exigent Needs prospectus, GSA is now seeking individual prospectus approval and funding for certain projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus. GSA is requesting approval of an amended prospectus to increase the total estimated cost of the project by \$4,200,000 to account for cost escalations. There is no change in the overall scope of the project.

FY2018 Committee Approval Requested

(Design, Construction, Management and Inspection)\$4,200,000

FY2018 Committee Appropriations Requested

(Design, Construction, Management and Inspection)\$13,200,000

Major Work Items

Elevator upgrades

Project Budget

Design and Review	\$1,210,000
Estimated Construction Cost (ECC).....	11,180,000
Management and Inspection (M&I)	810,000
Estimated Total Project Cost (ETPC)*	\$13,200,000

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

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<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design and Construction	FY 2018	FY 2020

Building

The Harry S. Truman Building is located at 2201 C Street, NW. The original portion of the building, known as the “Old War Building”, was completed in 1941 for the former War Department and is listed on the National Register of Historic Places. An addition, referred to as “New State”, was constructed in 1960. The limestone and granite exterior building provides approximately 2.6 million gross square feet of space for the Department of State personnel and 905 inside parking spaces on the 12.2 acre site.

Tenant Agency

Department of State

Proposed Project

This proposed project consists of upgrades to 21 elevators (including several freight elevators) in the non-modernized half of the building. GSA had originally planned to undertake these upgrades at a later date however the current condition of the elevators makes it necessary to modernize the elevators at this time. The proposed project includes the removal and replacement of the major elevator components.

Major Work Items

Elevator Upgrades	<u>\$ 11,180,000</u>
Total ECC	\$11,180,000

Justification

The Department of State continues to increase the building population; however, the outdated, existing elevators are unable to meet the usage demands. The elevators have long since reached the end of their serviceable lives and are in irreparable conditions and must be addressed immediately. The elevators are susceptible to reliability problems and the continued availability of repair parts is uncertain. Major parts have not been manufactured since 1995 and refurbished parts have become increasingly difficult to obtain and when found they tend to be less reliable. On average, two to three elevator cars are out of service. Upgraded elevators will meet safety codes that current elevators do not meet. Historic finishes in the elevator cabs also will be addressed.

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Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals*			
Committee	Date	Amount	Purpose
Senate EPW	7/25/12	\$9,000,000	Repair and Alteration
House T&I	2/28/13	\$9,000,000	Repair and Alteration

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

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

Prospectus	Description	FY	Amount
PDC-0046-WA14	Modernization Ph. I-V	1988-2014	\$162,045,000
PL 111-5 (ARRA)	Modernization Ph. IV Construction, Ph. V Design	2010	\$ 14,735,000

Note: On-going modernization of approximately one-half of the building began in 1988.

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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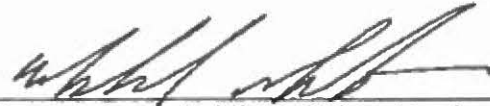
Certification of Need

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

May 17, 2017

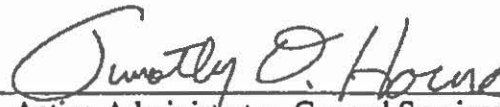
Submitted at Washington, DC, on _____

Recommended:



Acting Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration