

**PROSPECTUS – ALTERATION
CENTERS FOR MEDICARE AND MEDICAID SERVICES
HEADQUARTERS CAMPUS (CMS)
WOODLAWN, MD**

Prospectus Number: PMD-0000-WO25
Congressional District: 7

FY 2025 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Centers for Medicare and Medicaid Services Headquarters Campus (CMS) located at 7500 Security Boulevard in Woodlawn, MD. The proposed project will modernize 11 passenger and four freight elevators in multiple buildings on the Campus.

FY 2025 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$14,625,000

Major Work Items

Conveyance Systems Replacements

Project Budget

Design	\$1,000,000
Estimated Construction Cost (ECC)	12,775,000
Management and Inspection (M&I).....	<u>850,000</u>
Estimated Total Project Cost (ETPC).....	\$14,625,000

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

Schedule

	Start	End
Design and Construction	FY 2025	FY 2029

Building

The CMS Headquarters Campus is comprised of four steel frame buildings with precast concrete panel curtain walls. The Campus buildings include the North Building, South Building, Central Building and Warehouse. The buildings were constructed in 1995 and contain nearly 928,000 gross square feet of space. The headquarters sits on a 57 acre site, with parking provided by 2,961 surface spaces in a large, paved area.

Built specifically for CMS, the buildings are not yet eligible for listing on the National Register of Historic Places. In addition to office space, the campus also houses a data center, production studio, auditorium, library, fitness center, and warehouse. Medicare and

**PROSPECTUS – ALTERATION
CENTERS FOR MEDICARE AND MEDICAID SERVICES
HEADQUARTERS CAMPUS (CMS)
WOODLAWN, MD**

Prospectus Number: PMD-0000-WO25
Congressional District: 7

Medicaid publications, as well as large training events for CMS employees and health care professionals are held at this facility.

Tenant Agencies

Centers for Medicare and Medicaid Services; Federal Protective Service; and GSA

Proposed Project

The conveyance systems will be modernized to current technology, performance, and code standards. All elevators in the Central Building, including 6 passenger and 1 freight elevator will be upgraded; all elevators in the South Building, including 5 passenger and 1 freight; and 1 freight elevator in both the Warehouse and North Building will be modernized. The project will include replacement of all the major system components, including motors and controls, as well as upgrades to the elevator pits, machine rooms, and interior cabs.

Major Work Items

Conveyance Upgrades	\$14,625,000
Total ECC	\$14,625,000

Justification

CMS is undertaking a coordinated initiative to consolidate employees from several nearby leased facilities into the Federally owned headquarters campus to significantly reduce lease, shuttle, security, and other administrative costs. Customer funded modernization and densification of this mission critical facility are well underway. This limited scope project will support CMS' ongoing effort by replacing elevators in the Central and South buildings, and the freight elevator in the North building. The elevators are at the end of their useful life and replacement parts are becoming more difficult to find.

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 that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, reduce the environmental impact of materials, and address climate risk liabilities in a manner that is life cycle cost effective.

**PROSPECTUS – ALTERATION
CENTERS FOR MEDICARE AND MEDICAID SERVICES
HEADQUARTERS CAMPUS (CMS)
WOODLAWN, MD**

Prospectus Number: PMD-0000-WO25
Congressional District: 7

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

**PROSPECTUS – ALTERATION
CENTERS FOR MEDICARE AND MEDICAID SERVICES
HEADQUARTERS CAMPUS (CMS)
WOODLAWN, MD**

Prospectus Number: PMD-0000-WO25
Congressional District: 7

Certification of Need

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

Submitted at Washington, DC, on 4/1/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Admi Cornahan
Administrator, General Services Administration