AMENDED PROSPECTUS - ALTERATION
NEW EXECUTIVE OFFICE BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0105-WA10

Project Summary

The General Services Administration (GSA), proposes to amend Prospectus PDC-0105-DC05 due to changes in scope, internal swing space requirements, material escalations, and security escort costs not originally contemplated for the New Executive Office Building located at 725 17th Street, NW in Washington, DC.

Major Work Items

HVAC system upgrades, demolition and abatement, interior construction, internal swing space build out, fire protection alarm, lighting and branch wiring, communications, superstructure

Project Budget

Design and Review	
Design and Review (FY2005)	$ 451,000
Additional Design (FY2010 Request)	394,000
Design and Review Subtotal	**$ 845,000**
Management and Inspection (M&I)	
M&I (FY2005)	$ 423,000
Additional M&I (FY2010 Request)	6,257,000
M&I Subtotal	**$6,680,000**
Estimated Construction Cost (ECC)	
ECC (FY2005)	$ 5,388,000
Additional ECC (FY2010 Request)	23,625,000
ECC Subtotal	**29,013,000**
Estimated Total Project Cost *	**$36,538,000**

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

Authorization Requested (Additional - Design, ECC and M&I) $30,276,000

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Prior Authority and Funding

- The House Committee on Transportation and Infrastructure authorized $6,262,000 for design, construction and management and inspection on July 21, 2004.
- The Senate Committee on Environment and Public Works authorized $6,262,000 for design, construction and management and inspection on November 17, 2004.
- Through Public Law 108-447, Congress appropriated $6,262,000 for design, construction and management and inspection in FY 2005

Prior Prospectus-Level Projects in Building (past 10 years):
None

Schedule	**Start**	**End**
Design	FY2005	FY2009
Construction	FY2010	FY2012

Building
The New Executive Office Building is a 10-story reinforced concrete building with a red brick façade. The building which is proximate to the White House Complex, a desirable feature for the building's tenants, was constructed in 1966. The building has approximately 432,131 gsf with 110 parking spaces.

Major Tenant Agencies
Executive Office of the President – Office of Management and Budget, Defense - Office of the Secretary; Department of Homeland Security – U.S. Secret Service;

Proposed Project
The proposed project will replace components of the existing HVAC system. The fan coil units (FCUs) on the ninth and tenth floors will be replaced, along with deteriorated black iron riser piping from the third through tenth floors.

In addition to replacing the existing perimeter riser system, asbestos-containing material (ACM) shall be abated. To avoid potential hazardous exposure from the asbestos abatement, GSA will create internal swing space for the tenant agency to temporarily relocate from the ninth and tenth floors. Costs to build out the temporary space, and tenant moves including relocation of the telecommunication equipment, and the furniture are included in this prospectus.

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Funds for escort security costs during construction are requested due to the sensitive nature of the customers' operations. Access to the project site will be limited to cleared escorted personnel.

Superstructure work will cover firestopping (insulation and sealing) of the pipe penetrations on each floor.

As the ceilings are demolished, new energy efficient lights will replace the existing lighting and wiring. Project specifications include the replacement of ceiling panels with a panel product which includes approximately seventy-five percent recycled content and finished with paint composed of low volatile organic compounds (VOC).

In 2002, a project replaced the FCUs except those on the ninth and tenth floors. The FCUs on floors nine and ten were not replaced at that time because the coils are located in the ceiling plenum. The ninth floor ceiling plenum is insulated with sprayed-on fireproofing containing asbestos which needs to be abated prior to construction. The initial project revealed that the riser piping along with its branches and valves have deteriorated and should be replaced.

Major Work Items

HVAC Upgrades	$16,972,000
Building Demolition and Abatement	3,317,000
Interior Construction	4,679,000
Internal Swing Space Build Out	546,000
Fire Protection Alarm	628,000
Lighting and Branch Wiring	1,704,000
Communications	980,000
Superstructure	187,000
Total ECC	**$29,013,000**

Justification

Congress previously authorized this project in fiscal year 2005; however, the project scope increased pursuant to review of the 35% design completion, which uncovered logistical difficulties in maintaining customer operations during construction as originally scoped. Initial estimates did not fully capture the complexities of construction in the occupied building. The project scope is therefore increased to include: additional upgrades for the heating, ventilating and air-conditioning components and controls; security escorts required during construction; customer move expenses; and materials escalation costs.

- After further investigation of the piping and FCUs, additional equipment and operating deficiencies were identified. Most of these deficiencies are related to equipment having reached the end of its useful life and some are a result of previous renovations that did not include certain adjustments to the HVAC system that might have been incorporated in larger projects.
- Significant leaks due to the deterioration of the risers have resulted in extensive damage and disruption to agency operations. A major leak in August 2006 caused a day-long building shutdown and tenant productivity losses, as well as extensive damage to the tenant's space. Riser failures should be considered eminent and leaks could again cause extensive damage and interruption to the tenant's missions which are critical to the operation of the Executive Office of the President.
- The upgraded HVAC work will provide increases in energy efficiency and will provide improved controls and monitoring by utilizing newer state of the art technology.
- The recent implementation of HSPD-12 and the customer's need for security escorts during construction must now be accommodated.
- Customer moves are required in order to abate the asbestos and install the new fan coil units and variable frequency drives located in the ceilings on the 9th and 10th floors. It is necessary to remove the ceilings in their entirety including lights, sprinklers and fire alarms, and telecommunication equipment.
- Materials escalation will be necessary because construction will proceed in four phases to accommodate OMB's time sensitive operations. This lengthens the project delivery schedule and is a reason for the increase in cost.

Alternatives Considered (30-year, present value cost analysis)
There are no feasible alternatives to this project.

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 June 11, 2009

Recommended: _____
Acting Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration