FACT SHEET - ALTERATION
WEST AND EAST WING INFRASTRUCTURE SYSTEMS REPLACEMENT
WASHINGTON, DC

Project Summary

The General Services Administration (GSA) requests funding for phase II West Wing design for repair and alterations to the East and West Wing of the White House located at 1600 Pennsylvania Avenue, NW, Washington, DC.

Major Work Items

Demolition and abatement, site work, structural and finishes work, fire suppression system, mechanical systems to include HVAC and Chemical Biological Radiological (CBR), electrical systems and fire alarm, physical security and information technology systems.

Project Budget

Design and Review

Phase I (FY2008 Reprogramming – West Wing Ph I)	$9,689,000
Additional Phase I (FY09 Proposed Reprogramming -East Wing Ph I)	16,860,000
Phase II (FY2011 –West Wing Ph II)	6,245,000
Phase III (future fiscal year – East Wing Ph II)	8,072,000
Design and Review Subtotal	**$40,866,000**

Estimated Construction Cost (ECC)

Phase I (FY2009 – West Wing Ph I)	$70,271,000
Additional Phase I ECC (FY2010 – East Wing Ph I)	77,640,000
Additional Phase I ECC (Future Request – East Wing Ph I)	33,537,000
Phase II (future fiscal year – West Wing Ph II)	74,000,000
Phase III (future fiscal year – East Wing Ph II)	52,982,000
ECC Subtotal	**$308,430,000**

Management and Inspection (M&I)

Phase I (FY2009 – West Wing Ph I)	$6,216,000
Additional Phase I M&I (FY2010 – East Wing Ph I)	6,860,000
Additional Phase I M&I (Future Request – East Wing Ph I)	2,963,000
Phase II (future fiscal year – West Wing Ph II)	6,200,000
Phase III (future fiscal year – East Wing Ph II)	4,681,000
M&I Subtotal	**$26,920,000**

Estimated Total Project Cost *	**$376,216,000**
FY2011 Funding Requested (Phase II West Wing Design)	**$6,245,000**

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

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Prior Authority and Funding

- The House and Senate Appropriations Committees approved a reprogramming request of $9,689,000 for design for the West Wing portion of the project in FY2008.
- The House Committee on Transportation and Infrastructure authorized $15,934,000 for design for the West Wing portion of the project on September 24, 2008.
- The House Committee on Transportation and Infrastructure authorized $162,932,000 for design construction and management and inspection for the West Wing portion of the project on September 24, 2008.
- The Senate Committee on Environment and Public Works authorized $172,621,000 for design, construction and management and inspection for the West Wing portion of the project on May 21, 2008.
- Through Public Law 111-8, Congress appropriated $76,487,000 for partial construction and management and inspection in FY2009.
- The House and Senate Appropriations Committees approved a reprogramming request of $16,860,000 for design for the East Wing portion of the project in FY2009.
- The House Committee on Transportation and Infrastructure authorized $197,350,000 for repairs and alterations to the West Wing of the White House to include the East Wing of the White House for design, construction and management and inspection on September 24, 2009.
- The Senate Committee on Environment and Public Works authorized $203,595,000 for design, construction and management and inspection for repairs and alterations to the West Wing of the White House to include the East Wing of the White House for design, construction and management and inspection on February 4, 2010.
- Through Public Law 111-117, Congress appropriated $84,500,000 for partial construction and management and inspection in FY2010.

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

None

Schedule	Start	End
Design	FY2008	FY2013
Construction	FY2010	FY2016

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Building
Originally constructed in 1902, the West Wing is the part of the White House in which the Oval Office, the Cabinet Room and the Situation Room are located. It serves as the day-to-day office of the President of the United States. It is roughly 30,000 gross square feet and includes offices for senior members of the Executive Office of the President of the United States and their support staff.

The East Wing as it exists today was added to the White House in 1942 and serves as office space for the First Lady and her staff, the Department of Defense, and the United States Secret Service. The East Wing also includes the President's Theater, the visitor's entrance and the East Colonnade.

Tenant Agency
Executive Office of the President of the United States.

Proposed Project
A study of the electrical and mechanical systems of the West Wing was completed and the findings identified a critical need for the immediate replacement of the aged and failing systems in order to prevent an imminent equipment failure and the resultant interruption of services. There is currently no redundant HVAC equipment for the West Wing and this has prevented shutdown for testing and maintenance of the equipment for many years. The West Wing electrical systems have also reached the end of their reliable productivity and failure would result in discontinued operations.

Similar studies have been undertaken and completed on the East Wing and indicate the condition of the utilities in the East Wing is similar to the West Wing, replacement is necessary to prevent imminent failure. In order to secure continuous reliable HVAC and electrical service to both the West and East Wing, GSA proposes replacing all primary systems and secondary distribution systems that serve the interior of the each wing.

The proposed total project includes the construction of a new accessible, utility pathway to allow for the service and maintenance of the new systems infrastructure. As there is currently no space available in the building to accommodate any additional equipment, the project will include the construction of new mechanical and electrical rooms to support the new services. Select structural and architectural restoration of areas that are disturbed in the systems replacement will be included. Fire life safety upgrades including automatic fire suppression and fire alarm systems. Mechanical work includes HVAC systems and controls, CBR systems, plumbing storm and sewer systems. Electrical power, lighting, select emergency power and lighting and select UPS systems.

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Physical security system includes; access control, intrusion detection, video assessment and emergency notifications systems. Both copper and fiber optic backbones are included for the IT systems infrastructure. The project includes funding for the necessary swing space requirements.

All utility services will be rerouted to allow the GSA necessary access to operate, maintain, and repair infrastructure, services and equipment as required.

Justification

GSA completed a systems evaluation and technical study of the physical plant, infrastructure and facilities serving each wing as well as select systems and equipment resulting in sequential projects. While the projects were originally planned as separate projects, GSA and the Administration have determined that combining the West and East Wing primary systems replacement projects together would be more cost effective by eliminating duplicate costs for mobilization, demobilization, remobilization, management, inspections and reduced construction time and cost. In addition, the combined projects create less disruption to mission critical operations given the connection, continuation and extension of similar utilities and infrastructure scope of work connecting West Wing services with the East Wing.

Summary of Energy Compliance

The West and East Wing Infrastructure Project will integrate and implement sustainable design principles and energy efficiency effort as seamlessly as possible into all aspects of both the design and construction process. The goal is to obtain certification through the Leadership in Energy and Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council.