

Committee on Transportation and Infrastructure U.S. House of Representatives

Bill Shuster Chairman Washington, DC 20515

Nick I. Bahall, II Ranking Member

Christopher P. Bertram, Staff Director

AMENDED COMMITTEE RESOLUTION

James H. Zoia, Democrat Staff Director

ALTERATION HARRY S. TRUMAN BUILDING WASHINGTON, DC PDC-0046-WA14

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the final phase of the multi-phase modernization of approximately one-half of the Harry S. Truman (Main State) Building located at 2201 C Street, NW in Washington, D.C., including demolition and build out of the North Court area and the replacement of all HVAC, electrical and plumbing systems, the installation of a fire sprinkler system and replacement of elevators, at an additional estimated construction cost of \$23,962,000 and an additional management and inspection cost of \$1,577,000 for a total additional estimated project cost of \$25,539,000, a prospectus for which is attached to and included in this resolution. This resolution authorizes the prospectus as amended by the revised Housing Plan dated August 2014. This resolution amends amounts authorized in the Committee on Transportation and Infrastructure resolution of August 1, 1996.

Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Adopted: September 17, 2014

Bill Shuster, M.C.

Chairman

AMENDED PROSPECTUS - ALTERATION HARRY S. TRUMAN BUILDING WASHINGTON, DC

Prospectus Number:

PDC-0046-WA14

FY2014 Project Summary

The General Services Administration (GSA) proposes the final phase of a multi-phase modernization of approximately one-half of the Harry S. Truman (Main State) Building, located at 2201 C Street, NW, Washington, DC. Alterations under this phase involve demolition and build out of the North Court area and the replacement of all HVAC, electrical and plumbing systems, the installation of a fire sprinkler system and replacement of the elevators.

This request amends prospectus PDC-00464, the last prospectus approved in support of the modernization of the Department of State Headquarters, a project that has spanned several decades with the design started in FY1991 and a revised construction completion anticipated for FY2016.

FY2014 Appropriation Requested 1

(Phase V - ECC and M & I).....\$58,908,000

FY2014 Committee Approval Requested².....\$25,539,000

Major Work Items (Phase V)

Interior construction, HVAC, electrical and plumbing system replacement, fire protection upgrades, conveyance systems, exterior construction, demolition and abatement, special construction

Project Budget

Design	
Phase I (FY88)	\$3,650,000
Phase II (FY91)	2,216,000
Phase III (FY95)	980,000
Phase IV (FY96)	985,000
Phase IVa (FY07)	2,900,000
Phase V (FY09 ARRA)	4,435,000
Total Design	\$15,166,000

¹ Estimated Total Project Costs: \$184,611,000, Appropriations to Date Received: \$125,713,000

² Estimated Total Project Costs: \$184,611,000, Committee Approvals to Date Received: \$144,337,000

AMENDED PROSPECTUS - ALTERATION HARRY S. TRUMAN BUILDING WASHINGTON, DC

	Prospectus Number:	PDC-0046-WA14
Estimated Construction Cost (ECC)		9
Phase I (FY99)		\$27,756,000
Phase II (FY00)		
Phase III (FY01)		26,835,000
Phase IV (FY03)		
Phase IVa (FY07)		
Phase IV (FY09 ARRA)	•••••	10,300,000
Phase V (FY14)		<u>55,808,000</u>
Total ECC		
Management and Inspection (M&I)		
Phase I (FY99)		
Phase II (FY00)		
Phase III (FY01)		
Phase IV (FY03)		
Phase IVa (FY07)		
Phase V (FY14)		
Total M&I		\$10,172,000
Estimated Total Project Cost (ETPC)*	•••••••••••••••••	\$184,611,000
*Tenant agencies may fund an additional normally provided by the GSA.	amount for alterations abov	e the standard
FY2014 Appropriation Requested		100
(Phase V - ECC and M & I)		\$58,908,000
FY2014 Committee Approval Requeste	<u>d</u>	\$25,539,000
Schedule	Start	End
Design	FY1991	FY2011
-		*
Construction		
Phase I	FY1999	FY2005
Phase II	FY2000	FY2005
Phase III	FY2003	FY2005
Phase IV	FY2008	FY2012
Phase IVa	FY2008	FY2012
Phase V	FY2014	FY2016

AMENDED PROSPECTUS - ALTERATION HARRY S. TRUMAN BUILDING WASHINGTON, DC

Prospectus Number:

PDC-0046-WA14

Building

The Harry S Truman building is located at 2201 C Street, NW, Washington, DC. The original portion of the State Department Building, the "Old War Building", was completed in 1938. It was originally constructed for the War Department, and is listed on the National Register of Historic Places. An addition, "New State", was constructed in 1960. The building provides approximately 2.6 million gross square feet of administrative and support spaces for the Department of State personnel and associated functions and has 905 inside parking spaces on the site.

Tenant Agencies

Department of State

Proposed Project

GSA is seeking to continue the on-going multi-phased modernization of the Harry S Truman (Main State) Building. The modernization project for the Main State Department was submitted and approved August 1, 1996.

Phase V work will include demolition and build-out of the west section of the North Court area. The build-out will include replacing all HVAC systems, electrical and plumbing systems, installing an automatic fire sprinkler system with fire pumps, replacing the elevators, and providing all new office and support spaces. In addition, technology has become more efficient since the construction documents were finished, so HVAC and electrical systems will be modified to take advantage of new efficiencies.

Major Work Items (Phase V)

Demolition and Abatement	\$9,787,000
Special Construction	1,233,000
Exterior Construction	3,019,000
Interior Construction	12,197,000
Conveyance Systems	9,034,000
Plumbing Replacement	871,000
HVAC Replacement	10,644,000
Fire ProtectionUpgrades	3,212,000
Electrical Systems Replacement	5,811,000
Total ECC (Phase V)	\$55,808,000

AMENDED PROSPECTUS - ALTERATION HARRY S. TRUMAN BUILDING WASHINGTON, DC

Prospectus Number:

PDC-0046-WA14

Justification

The proposed project will mitigate fire and life safety risks to the building occupants by providing sprinkler protection and additional means of building egress.

Obsolete systems will be replaced and upgraded in order to reduce the chances of system failure, sustained outages and labor intensive maintenance and operations costs. The mechanical and electrical systems were the original equipment dating from the 1940s and were outdated, undersized, and under capacity for current demands. Maintenance of these obsolete systems was labor intensive, resulting in frequent and prolonged inconvenience to the tenants and effective mission accomplishment.

The project will also address security requirements through wall hardening, progressive collapse mitigation, and blast window installation. While these security improvements are being largely funded by State rather than this prospectus, however the work must be coordinated for construction efficiency and to reduce taxpayer cost.

This prospectus provides for additional authority as a result of escalation of construction costs to complete Phase V.

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.

Prior Appropriations

		ry S. Truman Appropriations	2
Public Law	Fiscal Year	Amount	Purpose
100-202	1988	\$3,650,000	Design
101-509	1991	\$2,216,000	Design
103-329	1995	\$980,000	Design
104-52	1996	\$985,000	Design
105-277	1999	\$29,779,000	Phase I ECC & M&I
106-58	2000	\$10,511,000	Phase II ECC & M&I

AMENDED PROSPECTUS - ALTERATION HARRY S. TRUMAN BUILDING WASHINGTON, DC

Prospectus Number:

PDC-0046-WA14

Appropriations	to Date	\$125,703,000	
111-5 (ARRA)	2009	\$14,735,000	Phase V Design, Phase IV ECC
111 5 (155)		*	ECC & M&I
110-5	2007	\$4,629,000	Phase IVAdd'l Design,
108-7	2003	\$29,443,000	Phase IV ECC & M&I
106-554	2001	\$28,775,000	Phase III ECC & M&I

Prior Committee Approvals

	150	S. Truman ittee Approvals				
Committee	Date	Amount	Purpose			
House PWT	6/3/1987	\$3,650,000	Design			
House PWT 6/3/1987 \$3,650,000 Design House PWT 6/28/1990 \$2,216,000 Design						
Senate EPW	6/12/1990	\$2,216,000	Design			
House T & I	8/1/1996	\$138,471,000	Add'l Design, ECC &M&I			
Senate EPW	7/24/1996	\$138,471,000	Add'l Design ECC& M&I			

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

None

Alternatives Considered (30 year, present value cost analysis)

This project is a multi-year, multi-phased project. GSA is in the process of renovating the building therefore, there are no other feasible alternatives.

AMENDED PROSPECTUS - ALTERATION HARRY S. TRUMAN BUILDING WASHINGTON, DC

	Prospectus Number:	PDC-0046-WA1
Recommendation		
ALTERATION		
Certification of Need		
The proposed project is the best solution to a	neet a validated Governme	ent need.
Submitted at Washington, DC, on April 4	, 2013	
Recommended: Commissioner Public	Buildings Service	
Approved: Aeting Administrator,	General Services Adminis	stration

Harry S. Truman Building Housing Plan

Washington, DC PDC-0046-WA14

			CURRENT - Phase V	r - Phase V					TO O O O O	14 44		
	6								FROTOST	FROTOSED - Phase V		
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Phase V (EV 2014)	000											
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Office Utilization Rate Phase V								L				
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	Current Office UR excludes 35,699 usf of office support space	Proposed Office UR excludes 30.247 usf of office support space	
	Proposed	115	
	Current	151	
Office Utilization Rate ^{2 Phase V}		Building Office Tenants	

Proposed 174

Current

Total Building USF Rate 3 Phase V

agencies with less than 10 employees)

Special Space	USF
Conference/Training	8,743
SCIF/Vaults	1.087
Work Rooms/Files	13,938
Total	23,768

PROP	Personnel
- Phases 1 thru 5 and Balance of Building	Usable Square Feet (USF)
CURRENT	Personnel
•	Locations

		CURRENT	- Phases 1 thr	ENT - Phases 1 thru 5 and Balance of Building	c of Building		ıd	SOPOSED	Phases 1 the	PROPOSED Phase 1 thus 5 and Balance 25		
Locations	٥							2000	- A mases I till	u 3 and balanc	e or Bunding	
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	Proposed Current Office UR excludes 117 553 usf of office support space			pas	
	Propos	140		Proposed	010
	Current	186		Current	205
Office Utilization Rate ^{2 - Phases I-V}		Building Office Tenants	Total Building USF Rate 3 Phase I-V		All Building Tenants

Special Space	USF
Auditorium/Conference/Exhibit	35,015
Kitchen	44,807
Computer/Telephone	16,424
Retail/Fitness/Medical	7,891
Print Plant	12,316
Outlease	27,097
Communication Equipment Rooms	1,525
SCIFs/Vault/Watch	4,662
Work Room/Files	20,541
Total	170,278

NOTES:

¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

² Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

³ Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).

United States Senate COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

ALTERATION HARRY S. TRUMAN BUILDING WASHINGTON, DC PDC-0046-WA14

RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to title 40 U.S.C. §3307, a prospectus providing for the final phase of a multi-phase modernization of the Harry S. Truman Building, located at 2201 C Street, NW, Washington, D.C., to demolish and build out the North Court area and provide for the replacement of all HVAC systems, electrical and plumbing systems, and elevators, and the installation of a fire sprinkler system, at a cost not to exceed \$23,962,000 for construction and \$1,577,000 for management and inspection, for a total cost not to exceed \$25,539,000, a description of which is attached hereto and by reference made part of this resolution, is approved.

Provided, that the Administrator shall not delegate to any other agency the authority granted by this resolution.

Chairman

Adopted: September 18, 2014

Ranking Member