



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

**Bill Shuster**  
**Chairman**

**Washington, DC 20515**

**Nick J. Rahall, III**  
**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<sup>1</sup>**

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

**FY2014 Committee Approval Requested<sup>2</sup>** .....\$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
<b>Total Design .....</b>	<b>\$15,166,000</b>

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

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

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**Estimated Construction Cost (ECC)**

Phase I (FY99) .....	\$27,756,000
Phase II (FY00) .....	9,768,000
Phase III (FY01) .....	26,835,000
Phase IV (FY03) .....	27,190,000
Phase IVa (FY07) .....	1,616,000
Phase IV (FY09 ARRA) .....	10,300,000
<b>Phase V (FY14) .....</b>	<b>55,808,000</b>
<b>Total ECC .....</b>	<b>\$159,273,000</b>

**Management and Inspection (M&I)**

Phase I (FY99) .....	\$2,023,000
Phase II (FY00) .....	743,000
Phase III (FY01) .....	1,940,000
Phase IV (FY03) .....	2,253,000
Phase IVa (FY07) .....	113,000
<b>Phase V (FY14) .....</b>	<b>3,100,000</b>
<b>Total M&amp;I .....</b>	<b>\$10,172,000</b>

**Estimated Total Project Cost (ETPC)\* .....** **\$184,611,000**

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

**FY2014 Appropriation Requested**

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

**FY2014 Committee Approval Requested .....** **\$25,539,000**

<b><u>Schedule</u></b>	<b><u>Start</u></b>	<b><u>End</u></b>
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



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**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 Protection Upgrades	3,212,000
Electrical Systems Replacement	5,811,000
<b>Total ECC (Phase V)</b>	<b>\$55,808,000</b>

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**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**

<b>Harry S. Truman Prior Appropriations</b>			
<b>Public Law</b>	<b>Fiscal Year</b>	<b>Amount</b>	<b>Purpose</b>
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

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

**Prior Committee Approvals**

<b>Harry S. Truman Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
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.

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**Recommendation**


ALTERATION

**Certification of Need**


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

Submitted at Washington, DC, on April 4, 2013

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Acting Administrator, General Services Administration



**PDC-0046-WA14**  
**Washington, DC**

Current Office UR excludes 35,699 usf of office support space.  
Proposed Office UR excludes 30,247 usf of office support space.

Current Office UR excludes 117,553 usf of office support space.

NOTES:

<sup>1</sup> 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.

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

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



113<sup>th</sup> Congress  
2<sup>nd</sup> Session

**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

  
Ranking Member

Adopted: September 18, 2014