



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

Bill Shuster
Chairman

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, III
Ranking Member

Christopher P. Bertram, Staff Director

ALTERATION
LAFAYETTE BUILDING
WASHINGTON, DC
PDC-0026-WA14

James H. Zoia, Democrat Staff Director

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 second of two phases of the renovation of the Lafayette Building located at 811 Vermont Avenue, NW in Washington, DC, at a Phase II management and inspection cost of \$6,830,000 and a Phase II estimated construction cost of \$47,500,000 for a total additional authorization of \$54,330,000, a prospectus for which is attached to and included in this resolution.

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

Adopted: February 11, 2014

Bill Shuster, M.C.
Chairman

**PROSPECTUS –ALTERATION
LAFAYETTE BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0026-WA14

FY2014 Project Summary

The General Services Administration (GSA) proposes the second of two phases of renovation for the Lafayette Building located at 811 Vermont Ave, NW, Washington, D.C. The building is being modernized in two phases, the first of which was funded under the American Recovery and Reinvestment Act of 2009 (ARRA). Alterations undertaken during this phase include restoration of the lower floors and connecting the associated systems that will serve these areas with those replaced in Phase I. Upon completion, the building will house both Export-Import Bank of the United States (EX-IM) and the Department of Veteran Affairs (VA). Under this renovation, both agencies will occupy more efficient space, with increased utilization.

FY2014 Committee Approval and Appropriation Requested

(Phase II M&I and ECC)\$54,330,000

Major Work Items

Interior construction; exterior construction; HVAC, electrical, and plumbing replacements; demolition and abatement; security upgrades; site work, and fire protection and alarm upgrades.

Project Budget

Design

Design (FY2005)\$8,470,000
 Additional Design (FY2009 ARRA)\$2,301,000
Total Design\$10,771,000

Management and Inspection (M&I)

Phase I (FY2009 ARRA)\$11,862,000
Phase II (FY2014 Request)\$6,830,000
Total M& I\$18,692,000

Estimated Construction Cost (ECC)

Phase I (FY2009 ARRA)\$86,674,000
Phase II (FY2014 Request)\$47,500,000
Total ECC\$134,174,000

Estimated Total Project Cost*.....163,637,000

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

**PROSPECTUS –ALTERATION
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Prospectus Number: PDC-0026-WA14

FY2014 Committee Approval and Appropriation Requested

Phase II (M&I and ECC)\$54,330,000

<u>Schedule</u>	Start	End
Design	FY2004	FY2013
Construction		
Phase I	FY2010	FY2014
Phase II	FY2014	FY2017

Building

The Lafayette Building, is a 12-story, limestone clad, steel framed office building facing Lafayette Park and McPherson Square, and one block from the White House. It is approximately 566,000 gross square feet with a penthouse and two stories below grade including one level of structured parking in the basement that can accommodate approximately 140 cars. This office building serves as the headquarters for EX-IM and headquarter annex for VA.

The property was constructed in 1940 to serve as the headquarters of the Federal Loan Agency and its most important component, the Reconstruction Finance Corporation (RFC). Lafayette has since been designated as a National Historic Landmark, largely due to the importance of the RFC and its subsidiaries in financing the wartime mobilization of American industry during World War II.

Tenant Agencies

EX-IM, and VA

Proposed Project

The proposed project is the second phase of a two phased project. Phase I (funded under ARRA) entailed the renovation of floors 8-12. During Phase I, the retail outlease tenants vacated the building, VA moved to leased swing space and EXIM moved to the lower floors. EXIM will swing back to their permanent location in the renovated space on floors 8-12 upon substantial completion.

Much of the building systems were addressed in Phase I along with restoration of the upper level floors. Phase II of the project covered by this prospectus will entail restoration of the lower floors and connecting the associated systems that will serve these areas with those replaced in Phase I. Phase II of this project will complete the renovation

**PROSPECTUS -ALTERATION
LAFAYETTE BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0026-WA14

of floors 1-7, after which the building will be re-populated by components of VA and retail tenants.

Building amenities, including the health unit and vending area, will be relocated from the second to the first floor to increase accessibility and provide for a contiguous office floor plate. Some of the building corridors will be removed to promote an open office layout. The basement and sub-basement floors will be repartitioned to allow for the recapture of space, and provide fire separation improvements. Historic office areas will retain original elements, and historical finishes will be restored and hazardous material remediated where it would be disturbed as a result of the project.

Existing chillers and cooling towers will be replaced with modern, more efficient systems. New outside air handling units will provide for improved ventilation, and a new garage ventilation system will provide minimum code required ventilation for the underground parking garage. Three new mechanical rooms will be provided on each floor to house air handling units dedicated to horizontal air distribution.

Domestic water risers, sanitary and storm drainage systems will be completely replaced. Piping will be replaced as needed and the current steam hot water system shall be replaced with a hybrid solar/electric hot water system through a new photovoltaic system installed on the roof, further reducing energy costs.

Electrical, lighting and communications systems work includes replacing switchgear panels and back up emergency power for building life safety systems. Additional switchgear, wire closets, panel boards and network transformers will be installed along with new telecommunications infrastructure. An emergency generator will be installed to provide back-up emergency power to the new fire pump, elevators and main telecommunications room. A new building automation system will be installed. Energy efficient lighting with occupant control sensors will be installed.

The existing fire alarm system will be replaced. All automatic sprinkler piping downstream of the sprinkler floor control valve assemblies will be replaced.

The building walls and roof will be re-insulated, skylights re-glazed and reframed, and a partial green roof installed. Storm water will be harvested, filtered and reused to supply make-up water to building cooling towers and for irrigation. The building façade will be restored.

Security will include installation of blast windows as well as hardscape elements such as bollards, bollard benches and planters.

**PROSPECTUS -ALTERATION
LAFAYETTE BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0026-WA14

Major Work Items

Exterior Construction	\$8,470,000
Interior Construction	34,176,000
Electrical Replacement	16,120,000
Fire protection and Alarm Upgrades	6,010,000
HVAC Replacement	42,486,000
Plumbing Replacement	6,784,000
Special Construction/Security Upgrades	7,319,000
Demolition and Abatement	11,269,000
Site Work	<u>1,540,000</u>
Total ECC	\$ 134,174,000

Justification

The approval and appropriation of Phase II will complete the project first funded by ARRA in FY2009.

This project provides for the first major modernization since it was constructed in 1940. Many of the building systems are original and have long since exceeded their useful service life and are deficient under modern codes and standards, in addition to being undersized and under capacity for the demands of modern tenants. Maintenance of these obsolete systems is both costly and labor intensive, resulting in frequent and prolonged inconvenience to the tenants, and ineffective mission accomplishment.

Energy reduction features include improved lighting design, including the reduction of the ambient lighting design. Additional lighting energy savings will be realized through comprehensive lighting controls, to include dimming, on/off and day light harvesting and solar hot water for 30% of the hot water demand. Solar panels and/or tubes are planned at the Lafayette penthouse roof with piping and control connections to the already designed hot water system. Solar gain resistance will be increased through low emissivity film coatings at new thermal windows.

Cooling will utilize outside air temperature to provide chilled water for air conditioning systems. Water reduction will through rain harvesting tanks and waterless urinals. Further energy savings are planned through comprehensive building management system (BMS) controls, including advanced utility metering with addressable readouts at the BMS.

**PROSPECTUS –ALTERATION
LAFAYETTE BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0026-WA14

Interior renovations will provide for a more open office layout. Building amenities will be moved to provide for a contiguous office floor plate.

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

Lafayette Building Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
108-447	2005	\$8,470,000	Design
111-5 (ARRA)	2009	\$121,673,000	Phase 1 Construction and Non Construction Activites
Appropriations to Date		\$130,143,000	

Prior Committee Approvals

Lafayette Building Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T & I	7/21/2004	\$8,470,000	Design
Senate EPW	11/17/2004	\$8,470,000	Design

Prior Prospectus Level Projects in the 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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WASHINGTON, DC**

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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.

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

April 2013

Housing Plan
Lafayette Building

PDC-0026-WA14
Washington, DC

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Lafayette Building												
Veterans Affairs (VA)	-	-	-	-	-	-	1,328	1,516	151,662	2,852	34,990	189,504
GSA	23	23	6,498	6,187	4,982	17,667	23	23	7,195	6,187	1,955	15,337
Export-Import Bank	452	452	100,910	7,148	17,618	125,676	452	452	89,883	1,554	24,119	115,556
Building Joint Use	-	-	-	-	3,163	3,163	-	-	-	-	2,313	2,313
Outlease (retail)	-	-	-	-	7,830	7,830	-	-	-	-	5,966	5,966
Vacated VA space (ARRA renovation)	-	-	140,079	12,807	25,200	178,086	-	-	-	-	-	-
Subtotal	475	475	247,487	26,142	58,793	332,422	1,803	1,991	248,740	10,593	69,343	328,676
Lease Locations (VA)												
1800 G Street	990	1,178	125,770	1,326	32,209	159,305	-	-	-	-	-	-
Techworld Plaza II	309	309	68,638	1,526	11,076	81,240	-	-	-	-	-	-
1722 Eye Street	29	29	4,500	-	-	4,500	-	-	-	-	-	-
Subtotal	1,328	1,516	198,908	2,852	43,285	245,045	-	-	-	-	-	-
Total	1,803	1,991	446,395	28,994	102,078	577,467	1,803	1,991	248,740	10,593	69,343	328,676

Office Utilization Rate (UR)		
Rate	Current	Proposed
	176	108

UR=average amount of office space per person (Lafayette Bldg only)
Current UR excludes vacant space and 23,629 usf of office support space
Proposed UR excludes 54,723 usf of office support space

Special Space	USF
ADP	4,149
File Room	3,543
Conference/Training	30,619
Copy Rooms	4,034
Evidence Room/Secure	462
Fitness Center	857
Food Service	2,317
Health Unit	1,079
Print Shop	2,210
Laboratory	460
Library	2,780
Lockers/Gun Storage	200
Network Operations	5,957
Reception	3,731
SCIF	980
Retail (Outlease)	5,966
Total	69,343

NOTES:

¹USF 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.

²Upon completion of the Lafayette renovation, 29 persons will be relocated from the 1722 Eye Street location.

113th Congress
2nd Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

ALTERATION
LAFAYETTE BUILDING
WASHINGTON, D.C.
PDC-0026-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 second of two phases of renovation for the Lafayette Building, located at 811 Vermont Avenue, NW, in Washington, D.C., that includes restoration of the lower floors and connecting the associated systems that will serve the areas with those replaced from Phase 1, at a cost not to exceed \$47,500,000 for construction and \$6,830,000 for management and inspection, for a total cost of \$54,330,000, 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: February 6, 2014