

**PROSPECTUS - ALTERATION
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER
INDIANAPOLIS, IN**

Prospectus Number: PIN-17032-IN14
Congressional District: 07

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake site improvements at the Major General Emmett J. Bean Federal Center (Bean FC), located at 8899 East 56th Street in Indianapolis, IN. The site improvements involve the installation of a new storm water drainage system to correct site drainage and flooding issues affecting the parking lot. In FY2012, GSA spent approximately \$300,000 on stopgap measures to temporarily address the issue however the underlying drainage deficiency remains. Improvement costs are expected to continue to increase as the parking lot continues to deteriorate due to the insufficient storm water drainage system.

FY2014 Committee Approval and Appropriation Requested

(Additional Design, ECC, M&I)..... \$19,074,000

Major Work Items

Site improvements

Project Budget

Design (FY2009ARRA)	\$1,053,000
Additional Design (FY2014)	592,000
Estimated Construction Cost (ECC) (FY2014)	17,059,000
Management and Inspection (M&I) (FY2014).....	1,423,000
Estimated Total Project Cost (ETPC)*.....	\$20,127,000

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

Schedule

	Start	End
Design	FY2009	FY2012
Additional Design	FY2014	FY2014
Construction	FY2014	FY2016

Building

The Major General Emmett J. Bean Federal Center is a 3-story and masonry structure located at 8899 East 56th Street in Indianapolis, Indiana. Housing over 4,800 employees, the building measures 1,660,346 gross square feet and is situated on 72 acres including

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3,154 parking spaces. The building was constructed in 1953 as a Department of Defense records storage facility and ownership of the building was transferred to GSA in 1996, at which time the facility was renovated for its current office use. The proposed project affects the entire parking area, located on the south, west and east sides of the facility.

Tenant Agencies

Department of Defense, GSA

Proposed Project

This project proposes to install a storm water drainage system in order to address serious drainage deficiencies that are causing continued flooding and parking lot surface degradation. The project will also resurface and reconfigure the existing parking lots.

The project will require removal of surface areas to install the new drainage system, necessitating resurfacing. In addition to the drainage improvements, resurfacing will be address vast parking areas already damaged, presenting a further hazard issue when flooded. The project will be adding bioswales over currently paved areas. These landscape elements are designed to remove silt and pollution from surface runoff water. It is anticipated that the redesigned and subsequent resurfacing to optimize the amount/circulation of parking.

Major Work Items

Site Construction	<u>\$17,059,000</u>
Total ECC	\$17,059,000

Justification

The Bean FC is located in a suburban setting and automobile is the primary mode of transportation to work for the building's 4,800 occupants. Most of the existing storm drainage system is original to the building and due to age and degradation sustained over the years, it is unable to handle storm water runoff leading to constant flooding and the continued degradation of the parking lot. This flooding and degradation poses safety issues and routinely forces GSA to close major portions of the parking lot so that stopgap measures, such as hot patching and minor repaving/resurfacing, are used to correct the damage.

In FY2012, GSA spent over \$300,000 on stopgap measures to temporarily address the issue but the underlying drainage deficiency remains. Improvement costs are expected to

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continue to increase as the parking lot falls further into disrepair due to the insufficient storm water drainage system, the age of the parking lot surface, and GSA's inability to correct the problem under the prospectus threshold. The introduction of a new storm water detention system will prevent flooding on the site and degradation of the parking lot.

Prior Appropriations

Major General Emmett J. Bean Center Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
111-5 (ARRA)	2009	\$1,053,000	Design*
Appropriations to Date		\$1,053,000	

* \$33,555,000 (adjusted) was allocated for the Emmett J. Bean Federal Center (original funding amount was \$36,650,000), \$1,053,000 attributable to design of this project.

Prior Committee Approvals

Major General Emmett J. Bean Center Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	11/30/2010	\$65,813,000	DoD security requirements, building and site improvements, and additional parking
House T&I	12/2/2010	\$46,426,000	DoD security requirements, building and site improvements, and additional parking

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

None

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Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to this project. This is a single system renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new parking structure.

Recommendation

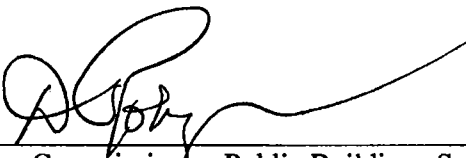
ALTERATION

Certification of Need

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

Submitted at Washington, DC, on Apr 11 4, 2013

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration