



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

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

ALTERATION
HART-DOLE-INOUE FEDERAL CENTER
BATTLE CREEK, MI
PMI-0501-BA15

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 repairs and alterations to upgrade components of the fire and life safety systems at the Hart-Dole-Inouye Federal Center located in Battle Creek, Michigan to improve the life safety condition of the facility by replacement of components of the fire alarm and smoke detection systems, restoration of fire separation in the tunnels that connect multiple buildings, elevator recall and air handling unit shutdown, and repairs to the fire suppression system and abatement of hazardous materials, at a design cost of \$986,000, an estimated construction cost of \$9,222,000 and a management and inspection cost of \$989,000 for a total estimated project cost of \$11,197,000, 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 12, 2015

Bill Shuster, M.C.
Chairman

**PROSPECTUS – ALTERATION
HART-DOLE-INOUE FEDERAL CENTER
BATTLE CREEK, MI**

Prospectus Number: PMI-0501-BA15

Congressional District: 3

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade components of the fire and life safety systems at the Hart-Dole-Inouye Federal Center in Battle Creek, MI. Alterations to improve the life safety condition of the facility involve replacement of components of the fire alarm and smoke detection systems; restoration of fire separation in the tunnels that connect multiple buildings, elevator recall and air handling unit shutdown; repairs to the fire suppression system and abatement of hazardous materials.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the Hart-Doyle-Inouye Federal Center at a total cost of \$11,197,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$11,197,000

Major Work Items

Fire and life safety systems upgrades

Project Budget

Design	\$ 986,000
Estimated Construction Cost (ECC)	9,222,000
Management and Inspection (M&I).....	989,000
Estimated Total Project Cost (ETPC).....	\$11,197,000

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

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<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design and Construction	FY2015	FY2017

Building

The Hart-Dole-Inouye Federal Center is a campus of 21 buildings with a total of approximately 800,000 rentable square feet of space primarily occupied by the Department of Defense, Defense Logistics Agency. The buildings are located on approximately 25 acres of land northwest of the central business district of Battle Creek. Four buildings were listed on the National Register of Historic Places in 1976 and an additional fourteen buildings were listed in 2012. The remaining three buildings were evaluated and are not eligible to be listed.

The complex was originally opened in 1866 as the Western Health Reform Institute by the Seventh-Day Adventist Church. The original structure was destroyed by a fire in 1902. The next year, the facility was rebuilt and enlarged, and renamed the Battle Creek Sanitarium. In 1942, the U.S. Army purchased the complex and renamed it the Percy Jones Army Hospital after an army surgeon who served during World War I. The Percy Jones Army Hospital closed its doors in 1953. In 1959, the U.S. General Services Administration changed the name of the facility to the Battle Creek Federal Center since it provided office space for a variety of federal agencies. The facility was re-designated through FPMR Bulletin 2003-B1 as the Hart-Dole-Inouye Federal Center on March 31, 2003 in honor of three U.S. Senators, Philip Hart, Robert Dole, and Daniel Inouye.

Tenant Agencies

Department of Defense - Defense Logistics Agency; Department of Homeland Security Federal Protective Service; GSA Public Buildings Service; Armed Forces Recruiting; Department of Labor

Proposed Project

GSA is proposing life safety upgrades in 15 out of the 21 buildings. The remaining buildings are small support structures that do not require life safety upgrades. The project will replace components of the fire alarm and smoke detection systems, the addition of strobes to provide a visible alert to the hearing impaired and upgrades to the elevators for firefighter recall. Automatic shutdown will be added to the air handling units. Fire separations in the tunnels that connect multiple buildings in the facility will be

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restored. The project also includes repairs to the existing fire suppression system and extension of its coverage to high risk areas that are not currently protected. Hazardous materials that directly impact the project will be abated.

Major Work Items

Fire and Life Safety Systems Upgrades	<u>\$9,222,000</u>
Total ECC	\$9,222,000

Justification

The facility's fire alarm backbone was modernized in 2009; however, peripheral fire alarm devices were not replaced and are beyond their useful lives. Most of the devices were installed in the mid-1990s and are not compliant with current code. There are currently no strobes on the notification devices to alert the hearing impaired. Elevators do not have firefighter recall and automatic shutdown is lacking on many air handling units. The existing fire doors in the tunnels that connect multiple buildings are inoperable and do not provide adequate fire separation as required by code. Fire sprinklers do not extend into all critical areas of the facility. Some existing fire sprinklers are failing and unreliable.

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

None

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Prior Committee Approvals

Prior Committee Approvals*			
Committee	Date	Amount	Purpose
Senate EPW	7/25/2012	\$5,013,000	Exigent Needs – Fire Alarm
House T&I	2/28/2013	\$5,013,000	Exigent Needs – Fire Alarm

*Included in the FY 2013 Exigent Needs Prospectus PIEX-00001 approved for \$122,936,000

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

None

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

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

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BATTLE CREEK, MI

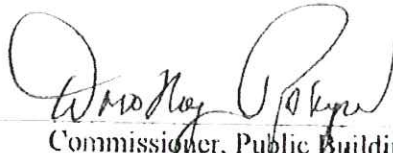
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Certification of Need

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

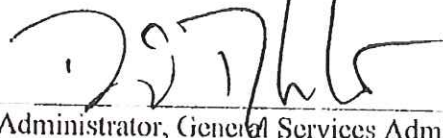
Submitted at Washington, DC, on March 6, 2014

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

Housing Plan
Hart-Dole-Inouye Federal Center

PMI-0501-BA15
Battle Creek, MI

	CURRENT						PROPOSED					
	Personnel			Usable Square Feet (USF)			Personnel			Usable Square Feet (USF)		
	Office	Total		Office	Storage	Special	Office	Total		Office	Storage	Special
Building 1												
DOD Defense Logistics Agency	699	699		158,915	1,057	6,549	158,915	699		158,915	1,057	6,549
Joint Use	-	-		272	-	898	272	-		272	-	898
Vacant	-	-		-	-	-	-	-		-	-	-
Building 1A												
DHS National Protection & Programs Directorate FPS	4	4		1,879	-	110	1,879	4		1,879	-	110
DOD Defense Logistics Agency	150	150		30,206	418	8,816	30,206	150		30,206	418	8,816
Joint Use	-	-		3,372	-	20,679	3,372	-		3,372	-	20,679
Vacant	-	-		-	-	-	-	-		-	-	-
Building 2												
USA DEPT - Armed Forces Recruiting	3	3		749	-	-	749	3		749	-	-
LABOR DEPT - Office Of Apprenticeship (OA)	1	1		400	-	-	400	1		400	-	-
DHS National Protection & Programs Directorate FPS	4	4		806	-	-	806	4		806	-	-
GSA - Public Buildings Service, Field Offices	4	22		2,035	-	-	2,035	4		2,035	-	-
GSA - Outleased - Historic Buildings	2	2		146	-	-	146	2		146	-	-
DOD Defense Logistics Agency	494	494		116,389	539	9,285	116,389	494		116,389	539	9,285
Joint Use	-	-		8,505	-	4,219	8,505	-		8,505	-	4,219
Vacant	-	-		597	-	-	597	-		597	-	-
Building 2A												
DOD Defense Logistics Agency	197	197		32,480	-	966	32,480	197		32,480	-	966
Joint Use	-	-		-	-	-	-	-		-	-	-
Vacant	-	-		-	-	-	-	-		-	-	-
Building 2B												
GSA - Public Buildings Service - FBF	1	1		347	-	-	347	1		347	-	-
DOD Defense Logistics Agency	1	1		4,914	119	7,390	4,914	1		4,914	119	7,390
Joint Use	-	-		-	-	-	-	-		-	-	-
Vacant	-	-		-	-	-	-	-		-	-	-
Building 2C												
GSA - Outleased - Historic Buildings	6	6		877	-	387	877	6		877	-	387
DOD Defense Logistics Agency	105	105		24,140	406	5,654	24,140	105		24,140	406	5,654
Joint Use	-	-		-	-	-	-	-		-	-	-
Vacant	-	-		-	-	656	-	-		-	-	656
Building 4												
DOD Defense Logistics Agency	4	4		-	18,906	359	-	4		-	18,906	359
Joint Use	-	-		-	-	-	-	-		-	-	-
Vacant	-	-		-	-	-	-	-		-	-	-
Building 4A												
DOD Defense Logistics Agency	2	2		475	8,287	-	475	2		475	8,287	-
Joint Use	-	-		-	-	-	-	-		-	-	-
Vacant	-	-		-	-	-	-	-		-	-	-
Building 2S												
DOD Defense Logistics Agency	-	-		4,130	-	-	4,130	-		4,130	-	-
Joint Use	-	-		-	-	-	-	-		-	-	-

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United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

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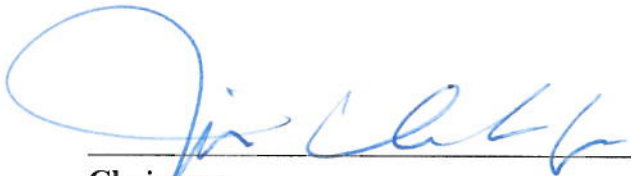
COMMITTEE RESOLUTION

ALTERATION HART-DOLE-INOUE FEDERAL CENTER BATTLE CREEK, MI PMI-0501-BA15

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 a repair and alteration project to upgrade components of the fire and life safety systems at the Hart-Dole-Inouye Federal Center located in Battle Creek, Michigan, to improve the life safety condition of the facility by replacement of components of the fire alarm, at a cost not to exceed \$986,000 for design; \$9,222,000 for construction; and a management and inspection cost of \$989,000, for a total cost of \$11,197,000, 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: April 28, 2015