



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

Washington, DC 20515

Bill Shuster
Chairman

Nick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

ALTERATION
ROBERT A. YOUNG FEDERAL BUILDING
ST. LOUIS, MO
PMO-0106-SL14

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 non-structural and structural seismic renovations to the Robert A. Young Federal Building located at 1222 Spruce in St. Louis, Missouri, at a design cost of \$6,195,000, an estimated construction cost of \$58,718,000, and a management and inspection cost of \$5,359,000 for a total estimated project cost of \$70,272,000, 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: March 13, 2014

Bill Shuster, M.C.
Chairman

**PROSPECTUS - ALTERATION
ROBERT A. YOUNG FEDERAL BUILDING
ST. LOUIS, MO**

Prospectus Number: PMO-0106-SL14
Congressional District: 01

FY2014 Project Summary

The General Services Administration (GSA) proposes non-structural and structural seismic renovations to the Robert A. Young Federal Building (RAY FB) in St. Louis, Missouri to improve the seismic performance of the RAY FB to provide shelter in place opportunities and provide a safer exit from the building following a seismic event. GSA has been analyzing the seismic performance of the building over the past decade and due to an upsurge in frequency and intensity of seismic activity in the area it is critical for GSA to fund the seismic renovations at this time.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I)\$70,272,000

Major Work Items

Interior construction; hazardous materials abatement

Project Budget

Design	\$6,195,000
Estimated Construction Cost (ECC).....	\$58,718,000
Management and Inspection (M&I).....	\$5,359,000
Estimated Total Project Cost (ETPC)*.....	\$70,272,000

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

Schedule

	Start	End
Design and Construction	FY2014	FY2017

Building

The RAY FB is located at 1222 Spruce, in the Central Business District of St. Louis, Missouri. Originally constructed in 1933 as the Terminal Mart Building for the railroads, it was acquired by the Army in the 1940s and converted into office space in 1957. GSA became the property manager in the 1960s. The building is a 10-story concrete framed building with a basement and an 11-story tower at the northeast corner on top of the 10 stories. The RAY FB is located on a 3-acre site with 59 surface parking accommodations. The structure is typical of heavy masonry construction of its era - designed for gravity loads with limited ability to withstand forces occurring with seismic

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activity. The building's gross area is 1,131,930 square feet. The RAY FB is eligible for listing on the National Register of Historic Places, but currently is not on the register. The building was partially renovated in 1990 and received an investment through ARRA, focusing on energy saving projects such as new windows, upgraded mechanical systems, HVAC modifications, repaired façade, advanced metering and recommissioning.

Tenant Agencies

Treasury Department-Internal Revenue Service, U.S. Corps of Engineers, Agriculture Department; Army; Health and Human Services; Department of Housing and Urban Development; Justice Department; Department of Labor; State Department; Department of Transportation; Veterans Benefits Administration; Department of Homeland Security - Coast Guard/ICE/CIS/FPS; Environmental Protection Agency; Equal Employment Opportunity Council; GSA; Department of Defense; Small Business Administration; Railroad Retirement Board; and National Labor Relation Board

Proposed Project

GSA proposes an interior shear wall strategy encompassing both structural and non-structural components for improving the seismic performance of the RAY FB to provide both shelter in place opportunities during and safe exit from the building following a seismic event. The non-structural component of the project scope includes bracing of demountable partitions and systems along egress paths; bracing of items interstitial above the ceiling such as light fixture support, piping, ducts, gas lines, ceiling tile grids; and bracing selected masonry walls, parapets, and unsupported exterior walls. The structural component is a full structural seismic retrofit renovation utilizing interior shear wall strategy intended to fully address the seismic deficiencies at RAY FB. The project also includes asbestos remediation in the tower floors 11-20.

Major Work Items

Seismic Upgrades/Building Structural Repairs	\$30,253,000
Interior Construction	28,040,000
Asbestos Abatement	<u>\$425,000</u>
Total ECC	\$58,718,000

Justification

The RAY FB is located within 150 miles of two seismic zones, the Wabash Valley and the New Madrid, which is considered among the largest known earthquake centers in

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North America. Built in 1933, the building has limited ability to withstand forces occurring with seismic activity. The building is located in the CBD of St Louis, MO and structural failure would not only cause catastrophic loss of life for those in and around the building, but it would impede the ability of first responders located in the CBD to carry out their mission in the event of a disaster.

GSA has been analyzing the seismic performance of the building over the past decade and due to an upsurge in frequency and intensity of seismic activity in the area it is critical for GSA to fund the seismic renovations at this time to provide shelter in place opportunities and provide a safer exit from the building following a seismic event.

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

Prior Committee Approvals

None

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

None

Alternatives Considered (30 year, present value cost analysis)

The Ray FB is a long term federal asset and the proposed limited scope alteration is needed to ensure the safety of its occupants. There are no feasible alternatives to the proposed seismic retrofit.

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Recommendation

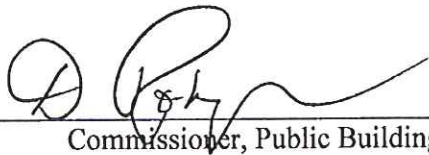
ALTERATION

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

113th Congress
2nd Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

**ALTERATION
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ST. LOUIS, MO
PMO-0106-SL14**

**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 non-structural and structural seismic renovations to the Robert A. Young Federal Building, located at 1222 Spruce Street in St. Louis, MO, at a cost not to exceed \$6,195,000 for design; \$58,718,000 for construction; and \$5,359,000 for management and inspection, for a total cost of \$70,272,000, 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