



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

Bill Shuster
Chairman

Washington, DC 20515

Nick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

ALTERATION
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH
POH-0189-C115

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 that will reconfigure approximately 233,000 usable square feet of space at the John Weld Peck Federal Building in Cincinnati, Ohio to meet the long term housing needs of the Internal Revenue Service, Department of Energy, Occupational Safety and Health Administration, Social Security Administration Office of Disability Adjudication and Review, and the U.S. Trustees, at a design cost of \$2,872,000, an estimated construction cost of \$29,725,000 and a management and inspection cost of \$2,776,000 for a total estimated project cost of \$35,373,000, 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: July 16, 2014

Bill Shuster, M.C.
Chairman

**PROSPECTUS – ALTERATION
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH**

Prospectus Number: POH-0189-C115
Congressional District: 01

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project that will reconfigure approximately 233,000 usable square feet (usf) of space at the John Weld Peck Federal Building (Peck FB) in Cincinnati, Ohio to meet the long term housing needs of the Internal Revenue Service (IRS), Department of Energy (DOE), Occupational Safety and Health Administration (OSHA), Social Security Administration Office of Disability Adjudication and Review (SSA ODAR), and the U.S. Trustees. The IRS is currently located in the Peck FB as well as two leased locations in Cincinnati. The DOE, OSHA, SSA ODAR, and U.S. Trustees are currently in leased facilities. The project will decrease reliance on leased space, reduce federally owned vacant space, and increase space utilization of the Peck FB.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$35,373,000

Major Work Items

Interior construction; HVAC, fire protection and electrical upgrades; selective building demolition.

Project Budget

Design (FY 2015)	\$2,872,000
Estimated Construction Cost (ECC)	29,725,000
Management and Inspection (M&I)	<u>2,776,000</u>
Estimated Total Project Cost (ETPC)*	\$35,373,000

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

Schedule

	Start	End
Design and Construction	FY2015	FY2018

Building

The Peck FB is located at 550 Main St. in Cincinnati, Ohio and was constructed in 1964 to house federal agencies. The steel-framed masonry limestone and glass office building has ten stories above grade, a basement with inside parking spaces, and a sub-basement. It is located on a 1.8 acre parcel in the heart of Cincinnati and has approximately 690,000 rentable square feet of space. A service and pedestrian tunnel beneath Main Street

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connects the Peck Federal Building to the Potter Stewart U.S. Courthouse. In 1984, the building was named after the Honorable John Weld Peck, a former federal judge who served terms on both the U.S. District and Appeals courts and on the Ohio Supreme Court.

Tenant Agencies

Department of the Treasury, Department of Homeland Security, U.S. Army Corps of Engineers, Department of Labor, U.S. Secret Service, Equal Employment Opportunity Commission, GSA, Social Security Administration, Department of Justice, Federal Mediation and Conciliation Service; National Labor Relations Board, Department of Energy

Proposed Project

The project proposes interior alterations to reconfigure approximately 233,000 usf of space at the Peck FB in order to consolidate the IRS's operations (the building's anchor tenant) and backfill space with agencies currently in leased space. The IRS intends to reconfigure their existing space within the Peck FB and consolidate their leases in Cincinnati, currently 65,000 usf, into the building, and implement alternative workplace arrangements in order to reduce their local real estate footprint by approximately 90,000 usf.

The HVAC, electrical, and fire system upgrades will be limited to what is required to build out the tenant space. Electrical system upgrades will include energy efficient lighting.

Major Work Items

Interior Construction	\$11,115,000
Electrical Upgrades	7,493,000
HVAC Upgrades	6,860,000
Selective Building Demolition	2,272,000
Fire Protection Upgrades	<u>1,985,000</u>
Total ECC	\$29,725,000

**PROSPECTUS – ALTERATION
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH**

Prospectus Number: POH-0189-CI15
Congressional District: 01

Justification

Consistent with the June 2010 Presidential Memorandum, *Disposing of Unneeded Federal Real Estate* and the Office of Management and Budget (OMB) Memorandum M-12-12, *Promoting Efficient Spending to Support Agency Operations*, the project will consolidate all IRS space in Cincinnati, OH into federal space and will relocate the DOE, OSHA, SSA ODAR, and the U.S. Trustees from leased to federally owned space. Nearly 176,000 usf of leased space will be eliminated when agencies consolidate into the Peck FB. It is estimated that annual lease payments will be reduced by approximately \$4,400,000.

The Peck FB currently has a vacancy rate of 22% resulting from the relocation of the FBI from the Peck FB to a build-to-suit leased location in FY 2012. The proposed project is anticipated to backfill 56percent of the total vacant space. GSA is currently working with other Federal agencies located in Cincinnati to identify consolidation opportunities that will allow GSA to continue to backfill vacant space in the building.

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):

Prospectus	Description	FY	Amount
111-5 (ARRA)	HVAC and fire/ life safety upgrades, window and roof replacement	2009	\$46,921,000

**PROSPECTUS – ALTERATION
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CINCINNATI, OH**

Prospectus Number: PO11-0189-C115
Congressional District: 01

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

Alteration:	\$129,510,000
Lease	\$253,667,000
New Construction:	\$169,998,000

The 30-year, present value cost of alteration is \$40,488,000 less than the cost of new construction with an equivalent annual cost advantage of \$2,066,000.

Recommendation

ALTERATION

**PROSPECTUS – ALTERATION
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CINCINNATI, OH**

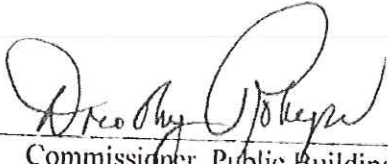
Prospectus Number: POH-0189-C115
Congressional District: 01

Certification of Need

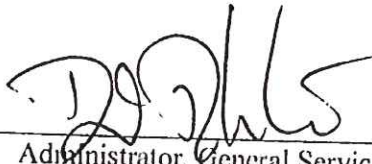
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on March 6, 2014

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

March 2014

Housing Plan
John Weld Peck Federal Building

POH-0189-CI15
Cincinnati, OH

Locations	CURRENT				PROPOSED							
	Personnel		Usable Square Feet (USF)			Personnel		Usable Square Feet (USF)			Total	
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage		Special
John W. Peck FB	120	120	27,773	0	79	27,852	120	120	27,773	0	79	27,852
U.S. Army Corps of Engineers	32	32	7,668	0	470	8,138	32	32	7,668	0	470	8,138
DOI -Bureau of Alcohol, Tobacco, Firearms & Exp.	10	10	1,911	0	54	1,965	10	10	1,911	0	54	1,965
Dept. Of Treasury-IRS	693	693	161,631	904	5,133	167,668	741	741	82,697	17,899	36,714	137,310
Treasury-Alcohol & Tobacco Tax & Trade Bur.	200	200	47,869	0	4,998	52,867	200	200	47,869	0	4,998	52,867
Dept Of Treasury, Acting Asst. Director	52	52	12,422	0	100	12,522	52	52	12,422	0	100	12,522
U.S. Secret Service	18	18	6,793	0	1,057	7,850	18	18	6,793	0	1,057	7,850
DHS-Citizenship and Immigration Services	20	20	10,823	0	1,128	11,951	20	20	10,823	0	1,128	11,951
DHS-Immigration and Customs Enforcement	15	15	9,441	0	848	10,289	15	15	9,441	0	848	10,289
DHS-Nat. Protection and Programs Directorate	3	3	3,635	0	188	3,823	3	3	3,635	0	188	3,823
Equal Employment Opportunity Commission	10	10	6,427	0	757	7,184	10	10	6,427	0	757	7,184
Federal Mediation And Conciliation Service	4	4	1,523	0	0	1,523	4	4	1,523	0	0	1,523
GSA - Public Buildings Service	6	6	1,234	1,152	82	2,468	6	6	1,234	1,152	82	2,468
GSA - Federal Acquisition Service	1	1	1,146	0	0	1,146	1	1	1,146	0	0	1,146
National Labor Relations Board	40	40	16,982	0	196	17,178	40	40	16,982	0	196	17,178
Defense Contract Management Agency	12	12	2,635	0	0	2,635	12	12	2,635	0	0	2,635
Social Security Administration	67	67	35,909	0	380	36,289	145	145	55,659	0	680	56,339
DOI - U.S. Trustees	0	0	0	0	0	0	8	8	3,826	0	0	3,826
Department of Energy	0	0	0	0	0	0	209	209	38,550	410	9,040	48,000
DOL - Occupational Safety & Health Admin.	0	0	0	0	0	0	23	23	10,266	11,329	2,319	23,914
Building Joint Use	31	101	5,286	0	3,464	8,750	31	101	5,286	0	3,464	8,750
Facility Joint Use	0	0	10,353	322	10,152	20,827	0	0	10,353	322	10,152	20,827
Vacant	0	0	111,700	1,122	3,316	116,138	0	0	49,584	1,122	0	50,706
36 E. 7th Street	8	8	3,826	0	0	3,826	0	0	0	0	0	0
DOI- U.S. Trustees	10	10	18,264	0	0	18,264	0	0	0	0	0	0
Internal Revenue Service												
312 Elm Street												
Internal Revenue Service	126	126	46,672	0	0	46,672	0	0	0	0	0	0
Social Security Administration			22,045	0	0	22,045	0	0	0	0	0	0
250 E. 5th Street												
Department Of Energy	141	141	61,219	0	0	61,219	0	0	0	0	0	0
435 Elm Street												
DOL - Occupational Safety and Health Admin.	17	17	3,692	11,329	2,319	17,340	0	0	0	0	0	0
36 Triangle Park Drive												
DOL - Occupational Safety and Health Admin.	23	23	6,574	0	0	6,574	0	0	0	0	0	0
Total	1,659	1,770	645,453	14,829	34,721	695,003	1,700	1,811	414,503	32,234	72,326	519,063

March 2014

Housing Plan
John Weld Peck Federal Building

POH-0189-CI15
Cincinnati, OH

Office Utilization Rate ²		
Building Office Tenants	Current	Proposed
	303	190

Total Building USF Rate ³		
All Building Tenants	Current	Proposed
	393	237

NOTES:

- ¹ 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.
² Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.
³ Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).

Current Office UR excludes 141,999 usf of office support space.
Proposed Office UR excludes 91,190 usf of office support space

Special Space	USF
Food Service	9,948
ADP	6,128
Conference Training	41,607
Private Toilets	2,507
Fitness Center	1,224
Child Care	4,260
Health Unit	599
Vault	360
Holding	511
Secured Storage	2,088
Mail Room	800
Library	650
Laboratory	1,644
Total	72,326

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United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

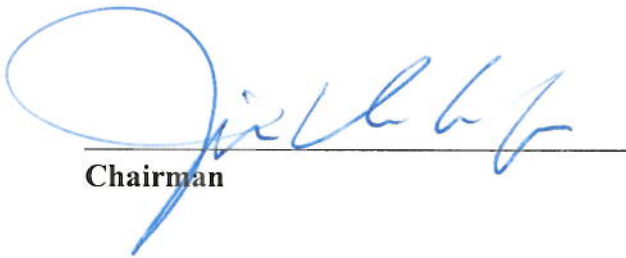
COMMITTEE RESOLUTION

ALTERATION
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH
POH-0189-C115

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 repairs and alterations that will reconfigure approximately 233,000 usable square feet of space at the John Weld Peck Federal Building in Cincinnati, Ohio to meet the long term housing needs of the Internal Revenue Service, Department of Energy, Occupational Safety and Health Administration, Social Security Administration Office of Disability Adjudication and Review, and the U.S. Trustees, at a cost not to exceed \$2,872,000 for design; \$29,725,000 for construction; and a management and inspection cost of \$2,776,000, for a total cost of \$35,373,000, 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