



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
AUBURN FEDERAL COMPLEX
AUBURN, WA
PWA-0831-AU14

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 repairs and alterations to upgrade the structural system of Building 7 in the Auburn Federal Complex, located in Auburn, WA, at design costs of \$1,400,000, estimated construction costs of \$14,200,000, and management and inspection costs of \$1,400,000, and at a proposed total cost of \$17,000,000, 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 10, 2013**

Bill Shuster, M.C.
Chairman

**PROSPECTUS – ALTERATION
BUILDING 7
AUBURN FEDERAL COMPLEX
AUBURN, WA**

Prospectus Number: PWA-0831-AU14
Congressional District: 09

FY2014 Project Summary

The General Services Administration (GSA) proposes to upgrade the structural system of Building 7 in the Auburn Federal Complex, Auburn, WA. The proposed project will bring the building in compliance with both current structural and seismic codes. Significant weaknesses were identified as a result of executing interim repairs after a significant snowfall event in January 2012.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$17,000,000

Major Work Items

Structural (trusses) and seismic upgrades

Project Budget

Design	\$1,400,000
Estimated Construction Cost (ECC)	\$14,200,000
Management and Inspection (M&I).....	\$1,400,000
Estimated Total Project Cost (ETPC).....	\$17,000,000

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

Schedule

Design and Construction

Start	End
FY2014	FY2016

Building

The Auburn Federal Complex is located approximately 25 miles southeast of downtown Seattle. Building 7, located at 1901 C Street SW, is part of an eight building warehouse section originally constructed in the early 1940s and converted to office space over the years and updated in 2004. The building has approximately 205,535 gross square feet of space and houses offices of the Department of Veterans Affairs (VA) and Social Security Administration (SSA) as well as an SSA Call Center Operation.

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Tenant Agencies

SSA, VA

Proposed Project

The proposed project will bring the building to current code both structurally and seismically and will include strengthening the roof structure to increase snow load-bearing capability and improving seismic resistance.

Major Work Items

Structural Upgrades (Trusses)	\$13,241,000
Seismic Upgrades	<u>959,000</u>
Total ECC	\$14,200,000

Justification

In January 2012, a significant snowfall resulted in damage to the roof's truss structure. Interim repairs have been undertaken using minor repair and alteration funds to mitigate observable damage and reduce life-safety risks. A full analysis of the truss structure revealed significant weaknesses. This structural deficiency must be mitigated to bring building into compliance with current building code mandated snow loads and to prevent further structural damage. In addition to the upgrade of the roof structure, it is necessary to upgrade the seismic resistance system on the two southern bays.

The major scope items include upgrading structural members to current code (and undertaking seismic upgrades for bays 3 and 4. Once these bays are upgraded, the seismic needs of the entire structure will be met as bays 1 and 2 were previously upgraded. Upon completion, the entire building will be in compliance with GSA Seismic Compliance Guidelines.

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.

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Prior Appropriations

None

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
PWA-0831-04	Warehouse to office conversion	2004	\$18,315,000

Alternatives Considered

None

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Recommendation

ALTERATION

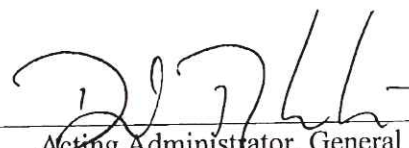
Certification of Need

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