

**PROSPECTUS – SITE ACQUISITION AND DESIGN
FEDERAL OFFICE BUILDING
BOYERS, PA**

Prospectus Number: PPA-FBC-BO16
Congressional District: 3 & 12

FY2016 Project Summary

The General Services Administration (GSA) proposes site acquisition and design and related services for the construction of a new federally owned facility of approximately 695,000 gross square feet (gsf) that will provide a long-term housing solution for the Office of Personnel Management (OPM) and other federal tenants in the vicinity of Boyers, PA. The agencies are all currently located in leased space, of which one facility totals approximately 580,000 rentable square feet (rsf) of specialized space and is located in an underground mine. The project will allow the government to consolidate multiple leases into an owned solution and eliminate annual lease payments to the private sector by approximately \$11,000,000.

FY2016 Committee Approval and Appropriation Requested

(Design and Related Services, Site Acquisition).....\$35,000,000

Overview of Project

The proposed new construction will provide approximately 525,000 usable square feet (usf) of office and related space and 2,500 parking spaces in the vicinity of Boyers, PA, including portions of Butler, Lawrence, and Beaver Counties. The facility will include National Archives and Records Administration (NARA) compliant records storage in environmentally conditioned, fire-protected space in a secured facility.

The project will consolidate the vast majority of all federal leases in the area into a single Federally owned location. Consolidation will allow for economies of scale and will provide opportunities for maximizing space efficiency, operational flexibility, and sharing special support spaces and building amenities. This requirement could be met in either a single building or multiple buildings in a campus setting.

Location

Vicinity of Boyers, PA - including portions of Butler, Lawrence, and Beaver Counties.

Project Budget

Site Acquisition (FY 2016).....	\$12,000,000
Design and related services (FY 2016).....	23,000,000
Estimated Construction Cost (ECC).....	192,300,000
Management and Inspection (M&I).....	<u>7,700,000</u>
Estimated Total Project Cost (ETPC)*.....	\$235,000,000

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

Schedule

	Start	End
Design and Site Acquisition	FY2016	FY2017
Construction	TBD	TBD

Tenant Agencies

Office Personnel Management – Federal Investigative Services (FIS), Retirement Operations Center (ROC), Office of the Chief Information Officer (OCIO), Facility Security and Contracting (FSC); Social Security Administration (SSA); Federal Bureau of Investigation (FBI); Internal Revenue Service (IRS); Department of Defense (DoD); National Archives and Records Administration (NARA).

Justification

The main leased facility for OPM is located at 1137 Branchton Road, Boyers, PA. It is a converted limestone mine, which includes approximately 580,000 rsf that also houses other federal tenants and places offices in subterranean space with no daylight. OPM began occupying the facility in 1970, adding more space over the years. In recent years, portions of the mine ceiling have degraded resulting in pieces of the ceiling falling into active workspace. In order to ensure employee safety and to prevent any injuries to occupants, the lessor has installed mesh netting. While GSA continues to work with the lessor on interim mitigation measures regarding roof degradation, means of egress, sprinklers and alarms, continued housing at this location is not a viable long-term solution.

OPM has experienced significant increases in operations over the past several years, particularly among the main operations currently housed in the mine: FIS and ROC. Because of the significant number of retirees in recent years, OPM has an increased need of additional file storage for their Retirement Operations Center. This project will allow for a more space-efficient solution such as a high density system, which will reduce the anticipated amount of file storage space needed in the long term. Additionally, FIS has seen a significant increase in personnel security clearances since 2005, in support of processing background investigations and suitability determinations for the Department of Defense and other executive branch agencies. The Intelligence Reform and Terrorism Prevention Act of 2004 mandated that 90 percent of security clearance determinations be

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made within 60 days. In order to comply with this mandate, OPM has had to hire additional personnel.

The proposed project also provides the opportunity to co-locate agencies from eight separate lease locations into a consolidated long term housing solution which will reduce overall space, provide shared resources among the tenant agencies, and eliminate costly lease payments.

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

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

Lease	\$376,808,000
New Construction	\$318,850,000

The 30 year, present value cost of new construction is \$57,957,000 less than the cost of leasing, an equivalent annual cost advantage of \$3,311,000.

Recommendation

CONSTRUCTION

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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 February 2, 2015

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

Locations	CURRENT						PROPOSED					
	Personnel			Usable Square Feet (USF) ¹			Personnel			Usable Square Feet (USF)		
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
1137 Brumfield Road, Boyers, PA	103	103	220,251	169,379	78,373	468,003						
Office of Personnel Management	50	50	3,760	66,650	3,090	73,500						
Social Security Administration	0	0	0	0	5,000	5,000						
National Archives and Records Administration	0	0	2,000	0	0	2,000						
Department of Justice - FBI	21	21	5,796	0	0	5,796						
Department of Defense	103	103	15,577	1,574	9,662	26,813						
133 Robinson Lane, Slippery Rock, PA	4	4	2,300	0	0	2,300						
Office of Personnel Management	15	15	6,042	0	0	6,042						
206 Spruce Street, Slippery Rock, PA	15	15	7,102	0	0	7,102						
Office of Personnel Management	10	10	2,261	0	0	2,261						
102 Woody Drive, Butler, PA	19	19	9,295	0	0	9,295						
Social Security Administration	4	4	2,012	0	0	2,012						
80 Regina Drive, Cranberry, PA												
Social Security Administration												
220 South Main Street, Butler, PA												
Department of the Treasury - IRS												
230 Riverside Drive, Cranberry Township, PA												
Department of the Treasury - IRS												
800 Cranberry Woods Drive, Cranberry Township, PA												
Department of Justice - FBI												
New Building												
Office of Personnel Management							2,125	2,125	198,223	141,379	54,590	394,192
Social Security Administration							80	80	16,904	66,650	3,090	86,644
National Archives and Records Administration							0	0	0	0	5,000	5,000
Department of the Treasury - IRS							29	29	11,556	0	0	11,556
Department of Justice - FBI							4	4	4,012	0	0	4,012
Department of Defense							21	21	5,796	0	0	5,796
John Use												
Total	2,224	2,224	276,396	237,603	96,125	610,124	2,159	2,159	237,661	208,039	79,805	925,495

Office Utilization Rate ²	
Building Office Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	96
All Building Office Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	97

Total Building USF Rate ³	
Building Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	271
All Building Office Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	274

Special Spaces	
Food Service	9,500
Technical Space	8,849
Training Conference	20,493
Warehouse	19,000
Continuity of Operations Plan	4,518
Health Unit	1,655
Finance Center	5,969
Mail Room	9,775
Total	79,805

Current Office UR excludes 59,924 usf of office support space.
Proposed Office UR excludes 51,403 usf of office support space.

Current Office UR excludes 60,807 usf of office support space.
Proposed Office UR excludes 52,285 usf of office support space.

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).