



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

**Bill Shuster**  
**Chairman**

**Washington, DC 20515**

**Nick J. Rahall, III**  
**Ranking Member**

**AMENDED COMMITTEE RESOLUTION**

**Christopher P. Bertram, Staff Director**

**James H. Zoia, Democrat Staff Director**

**ALTERATION**  
**FRANCES PERKINS BUILDING**  
**WASHINGTON, DC**  
**PDC-0116-WA15**

*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 replace the fire alarm system at the Frances Perkins Building located at 200 Constitution Avenue, NW in Washington, D.C., at a design and review cost of \$1,500,000, an estimated construction cost of \$13,380,000 and a management and inspection cost of \$1,440,000 for a total estimated project cost of \$16,320,000, a prospectus for which is attached to and included in this resolution. This resolution amends amounts authorized in the Committee on Transportation and Infrastructure resolution of February 28, 2013 authorizing prospectus number PEX-00001.*

*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 – ALTERATIONS  
FRANCES PERKINS BUILDING  
WASHINGTON, DC**

Prospectus Number: PDC-0116-WA15

**FY2015 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to replace the fire alarm system at the Frances Perkins Building (Perkins Building) located at 200 Constitution Avenue, Northwest, Washington, DC. The proposed project will replace the obsolete fire alarm system with a new emergency communication system that is intended to broadcast information in an emergency to building occupants. The new system will be designed and installed to meet the requirements in GSA PBS-P100, Facilities Standards for the Public Buildings Service.

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 Perkins Building at a total cost of \$16,320,000.

**FY2015 Committee Approval and Appropriation Requested**

(Design, ECC, M&I).....\$16,320,000

**Major Work Items**

Fire Alarm Replacement

**Project Budget**

Design and Review .....	\$ 1,500,000
Estimated Construction Cost (ECC) .....	13,380,000
Management and Inspection (M&I) .....	1,440,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$16,320,000</b>

\*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 Francis Perkins Building is a seven-story 1,851,000 gross-square-foot lime-stone sheathed federal office building that includes a 916-space basement parking garage. It was constructed in 1974 as the headquarters of the Department of Labor, which still occupies the building today. The building was named in 1980 for Francis Coralie Perkins, the first woman to hold a Presidential Cabinet post. Perkins served as the Secretary of the Department of Labor from 1933-1945 and directed the formulation and enactment of the Social Security Act.

**Tenant Agencies**

Department of Labor

**Proposed Project**

The proposed project consists of the removal of the existing fire alarm system and the installation of a new emergency communication system to facilitate occupant notification and/or evacuation in the Perkins Building during an emergency.

**Major Work Items**

Fire Alarm System Replacement	<u>\$13,380,000</u>
<b>Total ECC</b>	<b><u>\$13,380,000</u></b>

**Justification**

The existing fire alarm system does not meet the requirements in the GSA PBS-P100 Facilities Standards for the Public Buildings Service and the International Building Code, which require that an emergency communication system be able to broadcast information in an emergency to building occupants. In addition, many of the alarm circuits are overloaded, causing concern about system reliability during an emergency. The system manufacturer no longer supports the equipment, making it difficult to find repair parts for the aged system.

**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



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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**

Prior Committee Approvals*			
Committee	Date	Amount	Purpose
Senate EPW	7/25/12	\$15,000,000	Repair and Alteration
House T&I	2/28/13	\$15,000,000	Repair and Alteration

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

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

Prospectus	Description	FY	Amount
PEISA-2010	High Performance Energy Projects	2010	\$3,353,408

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

There are no feasible alternatives to this project.

**Recommendation**

ALTERATION

GSA

PBS

**PROSPECTUS – ALTERATIONS  
FRANCES PERKINS BUILDING  
WASHINGTON, DC**

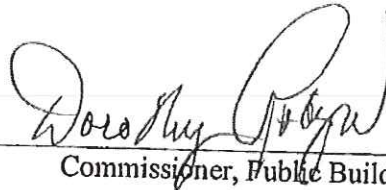
Prospectus Number: PDC-0116-WA15

**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

JAMES M. INHOFE, OKLAHOMA, CHAIRMAN

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# United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

RYAN JACKSON, MAJORITY STAFF DIRECTOR  
BETTINA POIRIER, DEMOCRATIC STAFF DIRECTOR

## COMMITTEE RESOLUTION

ALTERATION  
FRANCES PERKINS BUILDING  
WASHINGTON, DC  
PDC-0116-WA15

### 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 to replace the fire alarm system at the Frances Perkins Building located at 200 Constitution Avenue NW in Washington, D.C., at a cost not to exceed \$1,500,000 for design and review; \$13,380,000 for construction; and a management and inspection cost of \$1,440,000, for a total cost of \$16,320,000, 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.

  
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Chairman  
\_\_\_\_\_  
Ranking Member

Adopted: April 28, 2015