



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

Washington, DC 20515

**Peter A. DeFazio**  
Chairman

**Sam Graves, MO**  
Ranking Member

Katherine W. Dedrick, Staff Director

Paul J. Sass, Republican Staff Director

**COMMITTEE RESOLUTION**

**ALTERATION  
FIRE ALARM SYSTEMS  
VARIOUS LOCATIONS  
PFA-0001-MU23**

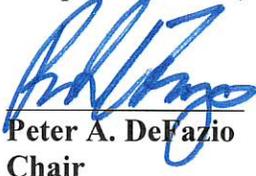
*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to upgrade, replace and improve the fire alarm systems in the Orville Wright Building in Washington, DC, Internal Revenue Service Buildings in Washington, DC, Theodore Roosevelt Building in Washington, DC, One White Flint in Bethesda, MD, and the Hubert H. Humphrey Building in Washington, DC as detailed in the attached prospectus, at an estimated total project cost of \$81,125,000, 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.*

*Provided further, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.*

*Provided, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.*

Adopted: **June 15, 2022**

  
**Peter A. DeFazio**  
Chair

**COMMITTEE RESOLUTION**

**ALTERATION  
FIRE ALARM SYSTEMS  
VARIOUS BUILDINGS  
PFA-0001-MU23**

**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 repair and alteration to upgrade, replace, and improve the fire alarm systems in multiple Government-owned buildings during Fiscal Year 2023 to address critical fire-safety issues at a total cost of \$81,125,000, a prospectus for which is attached to and included in this resolution, is approved.

*Provided*, that the Administrator shall provide to the Chairman or Ranking Member of the Committee on Environment and Public Works of the Senate, in a timely manner, requested documents and information regarding this prospectus and resulting contractual materials, without redaction other than redactions to exclude business confidential, proprietary, and/or procurement sensitive information.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.



Chairman



Ranking Member

Adopted: July 27, 2022

**PROSPECTUS – ALTERATION  
FIRE ALARM SYSTEMS  
VARIOUS BUILDINGS**

Prospectus Number: PFA-0001-MU23

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**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to upgrade, replace, and improve the fire alarm systems in multiple Government-owned buildings during fiscal year (FY) 2023 to address critical fire-safety issues.

**FY 2023 Committee Approval and Appropriation Requested.....\$81,125,000**

**Major Work Items**

Fire protection and electrical upgrades; interior construction; hazardous materials abatement; and life-safety upgrades

**Proposed Project**

Install new, modernized fire alarm and emergency communication systems in accordance with the requirements of the National Fire Protection Association (NFPA), National Fire Alarm and Signaling Code, NFPA 72 and the International Building Code throughout the buildings for life-safety and property protection. The new systems will satisfy all occupancy-specific requirements outlined in the studies completed on the buildings study, including codes, standards, and GSA facilities standards. Once the new systems are installed and commissioned by GSA, the existing systems will be decommissioned and demolished. All finishes disturbed by the installation of the new fire alarm will be restored to "like-new" condition. The proposed projects include:

- Replacement of entire fire alarm and emergency communication systems,
- Replacement of and integration of system platform field devices, including alarm initiating devices such as pull stations, smoke detectors, heat detectors, duct detectors, waterflow and tamper switch stations, and signaling and notification devices at those buildings where the main fire alarm control units have recently been replaced (Internal Revenue Service and Hubert H. Humphrey buildings),
- Replacement of communication networks, if needed,
- Electrical upgrades,
- Interior construction,
- Demolition, and
- Hazardous materials abatement.

**Justification**

The repairs and replacements of these systems will provide safe, reliable, and code-compliant fire protection and life-safety systems that detect and alert building occupants, visitors and emergency personnel of smoke, fire, carbon monoxide, and other fire-related emergencies. The current systems have exceeded their useful life and are difficult to maintain. Some of the equipment dates to the original construction of the buildings, and component parts are no longer manufactured. The systems are not in compliance with current code and safety standards, and the control systems are

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**PROSPECTUS – ALTERATION  
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Prospectus Number: PFA-0001-MU20

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not compatible with current technology. The critical missions and goals of the customer agencies require continuity of operations. In the event of an emergency, building occupants and visitors must be able to depart the facility safely and efficiently. Additionally, to reduce the Federal Government and taxpayers' potential losses from fire, it is critical to provide for the safety of building tenants, protect Federal real property, and control environmental impact.

A working, reliable, fully functioning and code-compliant fire alarm system is a prerequisite for building occupancy. Any partial or full-on, catastrophic fire alarm system failure will require a fire-watch and fire mitigation strategy to be in place until the system is restored. The replacement systems will provide for energy efficiency and reduce operations and maintenance costs.

**PROSPECTUS – ALTERATION  
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Prospectus Number: PFA-0001-MU20

<b>Project Listing:</b>	<b>Estimated Cost<sup>1</sup></b>
Orville Wright Building.....	\$21,838,000
800 Independence Avenue SW Washington, DC Federal Aviation Administration Replace Fire Alarm System FY 2023–FY 2025	
Internal Revenue Service Building .....	\$18,322,000
1111 Constitution Avenue NW Washington, DC Internal Revenue Service Replace Fire Alarm System FY 2023–FY 2025	
Theodore Roosevelt Building .....	\$11,647,000
1900 E Street SW Washington, DC Office of Personnel Management Replace Fire Alarm System FY 2023–FY 2025	
One White Flint Building .....	\$8,961,000
11555 Rockville Pike Bethesda, MD Nuclear Regulatory Commission Replace Fire Alarm System FY 2023–FY 2025	
Hubert H. Humphrey Building .....	\$20,357,000
200 Independence Avenue SW Washington, DC Health and Human Services Replace Fire Alarm System FY 2023–FY 2025	
<b>Total Estimated Program Cost .....</b>	<b>\$81,125,000</b>

<sup>1</sup>Actual completion of construction will vary depending on the terms of the contract for each building.

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Prospectus Number: PFA-0001-MU20

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**Alternatives**

**STATUS QUO**—Continued operation of fire alarm systems that are antiquated and unreliable is not an acceptable alternative.

**ALTERATION**—Reliable and safe fire alarm systems are essential to the occupancy and operation of these buildings.

**Recommendation**

ALTERATION

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

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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 4/6/2022

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration