Committee on Transportation and Infrastructure
U.S. House of Representatives
Washington, DC 20515

Peter A. DeFazio
Chairman

Katherine W. Dedrick, Staff Director

Sam Graves
Ranking Member

Jack Ruddy, Republican Staff Director

COMMITTEE RESOLUTION
ALTERATION
HENRY M. JACKSON FEDERAL BUILDING
SEATTLE, WA
PWA-0101-SE23

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 of the Henry M. Jackson Federal Building (JFB), located at 915 2nd Avenue in Seattle, WA, to repair and upgrade the plaza and building interface waterproofing system and replace the outdated fire alarm system and fire pumps at a design cost of $2,780,000, an estimated construction cost of $28,527,000, and a management and inspection cost of $2,413,000 for an estimated total project cost of $33,720,000, 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: **July 20, 2022**

Peter A. DeFazio
Chair

COMMITTEE RESOLUTION

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SEATTLE, WA
PWA-0101-SE23

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 a repair and alteration project for the Henry M. Jackson Federal Building (JFB) located at 915 2nd Avenue in Seattle, WA to repair and upgrade the plaza and building interface waterproofing system and replace the outdated fire alarm system and fire pumps at an estimated design cost of $2,780,000, estimated construction cost of $28,527,000, and estimated management and inspection cost of $2,413,000, for a total cost of $33,720,000, a prospectus for which is attached hereto and by reference made part of 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
HENRY M. JACKSON FEDERAL BUILDING
SEATTLE, WA

Prospectus Number: PWA-0101-SE23
Congressional District: 07

FY 2023 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Henry M. Jackson Federal Building (JFB) located at 915 2nd Avenue in Seattle, WA. The proposed project will repair and upgrade the plaza and building interface waterproofing system and replace the outdated fire alarm system and fire pumps.

FY 2023 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....$33,720,000

Major Work Items

Sitework; fire protection and electrical upgrades; hazardous abatement; and interior construction

Project Budget

Design	$2,780,000
Estimated Construction Cost (ECC)	28,527,000
Management and Inspection (M&I)	2,413,000
Estimated Total Project Cost (ETPC)	**$33,720,000**

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

Schedule	Start	End
Design and Construction	FY 2023	FY 2026

Building

The JFB, constructed in 1974, is a steel frame construction with cellular steel floor decking and an exterior of precast concrete. The 865,000 gross square foot building contains 37 stories plus a basement, includes 44 indoor parking spaces, and is surrounded by 2 main plazas connected by stepped terraces and public walkways along the perimeter of the parcel.

Tenant Agencies

Department of Commerce – Office of Inspector General, Economic Development Administration; Department of Education; Justice Department – Executive Office for Immigration Review, Community Relations Service; Department of the Treasury – Internal

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Revenue Service National Office, Inspector General for Tax Administration; Department of Transportation – Office of Inspector General, Maritime Administration, Federal Transit Administration; Department of Veterans Affairs – Office of Inspector General, Veterans Benefits Administration; Department of Homeland Security Office of The Secretary – Coast Guard, National Protection and Programs Directorate, Immigration & Customs Enforcement; Federal Trade Commission; National Labor Relations Board; Social Security Administration; Department of Agriculture; United States Senate; and GSA – Public Buildings Service, Federal Acquisition Service

Proposed Project

The proposed project includes upgrades of the plaza and building waterproofing system and upgrade of the existing plaza. The existing waterproofing system will be removed, the underlying substrate repaired and sealed, and a new waterproofing system applied. New plaza pavers will be installed after replacement of the underlying waterproofing system. Existing historical and public art elements located throughout the plaza will be removed, restored, repaired, and then reinstalled. Spot abatement of hazardous materials including asbestos-containing material (ACM) will be performed during the removal of the plaza's existing planter boxes. Sitework plumbing upgrades include ground irrigation-related items and site and tree well drainage will be repaired to provide enhanced drainage functionality, thereby reducing the potential for future water intrusion into the building. New trees and other plantings will be installed. Sitework electrical upgrades include the replacement of exterior plaza lighting fixtures and wiring and temporary additional exterior lighting during construction.

The proposed project also includes upgrades to the fire alarm system and fire pumps to address deficiencies in the existing systems and meet current code. Spot abatement of hazardous materials, including ACM, will be performed during the removal and installation of the old and new fire alarm system. Related interior alterations, including interior repairing, patching, and painting, to bring the building back to its original state. Electrical upgrades include replacing the motors, controllers, and electrical feeders associated with the fire pumps. New Underwriters Laboratories- listed pumps will be installed to provide required capacity. The electrical feeders and pump controllers will be protected by new circuit breakers to prevent damage from a potential electrical fault.

Major Work Items

Sitework	$14,084,000
Fire Protection Upgrades	10,588,000
Hazardous Abatement	2,293,000

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Interior Construction	1,163,000
Electrical Upgrades	399,000
Total ECC	**$28,527,000**

Justification

The plaza's existing waterproofing layer is approximately 50 years old. The layer is failing due to its age and original construction methods. The existing waterproofing is bubbling and delaminating from the concrete substrate foundation permitting water infiltration down to the substrate and into the structure below, specifically the building controls, which houses the facility's fire alarm control unit, elevator control panels, smoke management system, building security monitoring, and Physical Access Control System head-end equipment. The waterproofing replacement is critical to avoid further deterioration and damage to the internal building systems, structural components, and finishes.

The current fire alarm system was installed in 1992 and is at the end of its serviceable life. The head-end replacement was completed in 2012, but serviceability is limited, and parts are no longer being manufactured. The fire alarm control unit is experiencing ongoing failures, and the fire alarm panel has experienced several recent critical failures in the power supply modules. The fire alarm system upgrades are critical to avoid a complete system failure. In the event of a failure, a fire watch will be required and the facility may need to be vacated for an extended time until system repairs are completed.

The existing fire pumps, which provide fire suppression service throughout the building, are original and are at the end of their useful life. The motors also need to be replaced. New fire pumps will be installed.

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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Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

There are no feasible alternatives to this project. This is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

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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