

**PROSPECTUS – ALTERATIONS  
HARRY S. TRUMAN BUILDING  
WASHINGTON, DC**

Prospectus Number: PDC-0046-WA15

**FY2015 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to upgrade elevators at the Harry S. Truman (Main State) Building located at 2201 C Street, NW, Washington, DC. The continued deterioration of the elevators and increased population in the building has accelerated the need for these repairs.

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 Main State Building at a total cost of \$15,230,000.

**FY2015 Committee Approval and Appropriations Requested**

**(Design, ECC, M&I).....\$15,530,000**

**Major Work Items**

Elevator upgrades; emergency power back up system installation

**Project Budget**

Design and Review .....	\$1,260,000
Estimated Construction Cost (ECC) .....	12,980,000
Management and Inspection (M&I).....	<u>1,290,000</u>
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$15,530,000</b>

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

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**Schedule**

Design &amp; Construction

**Start**

April 2015

**End**

May 2018

**Building**

The Harry S. Truman Building is located at 2201 C Street, NW. The original portion of the building, known as the “Old War Building”, was completed in 1941 for the former War Department and is listed on the National Register of Historic Places. An addition, referred to as “New State”, was constructed in 1960. The limestone and granite exterior building provides approximately 2.6 million gross square feet of space for the Department of State personnel and 905 inside parking spaces on the 12.2 acre site

The ongoing multi-phase modernization of approximately one-half of the building has spanned several decades with the design started in FY1988 and the last phase requested as part of GSA’s FY2014 Capital Investment and Leasing Program. A request to undertake a multi-phase modernization of the second half of building will be submitted in the future.

**Tenant Agencies**

Department of State

**Proposed Project**

This proposed project consists of upgrades to 21 elevators in the yet to be modernized second half of the building. GSA had originally planned to undertake these upgrades at a later date, however, the current condition of the elevators makes it necessary to modernize the elevators at this time. GSA requested funds for the upgrades to the 21 elevators as part of the FY13 Capital Investment and Leasing program Exigent Needs prospectus and despite approval of the project, the funds were not appropriated.

The proposed project includes the removal and replacement of the major elevator components and the installation an emergency power backup system.

**Major Work Items**

Elevator Upgrades	\$ 10,610,000
Emergency Power Back Up System Installation	<u>2,370,000</u>
<b>Total ECC</b>	<b>\$12,980,000</b>

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**Justification**

The elevators have long since reached the end of their serviceable life and are in irreparable conditions and must be addressed immediately. The elevators are susceptible to reliability problems and the continued availability of repair parts is uncertain. In addition, as the building population continues to increase, the existing elevators are unable to meet the usage demands. The building lacks an emergency power backup system required by code and to power the elevators in the event of a power failure.

**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**

<b>Prior Committee Approvals*</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
Senate EPW	7/25/12	\$9,000,000	Repair and Alteration
House T&I	2/28/13	\$9,000,000	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):**

<b>Prospectus</b>	<b>Description</b>	<b>FY</b>	<b>Amount</b>
PDC-0046-WA14	Modernization Ph. I-IV-a (1-b)	1988	\$110,968,000*
PL 111-5 (ARRA)	Modernization Ph 4 Construction, Ph 5 Design	2010	\$ 14,735,000

Note: On-going modernization of approximately one-half of the building began in 1988. The amount listed above (\*) represents appropriations to date.

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**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

**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