

**PROSPECTUS – ALTERATION
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER
INDIANAPOLIS, IN**

Prospectus Number: PIN-1703-IN21
Congressional District: 07

FY 2021 Project Summary

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the Major General Emmett J. Bean Federal Center located at 8899 E. 56th Street, Indianapolis, IN. The proposed project will complete critical repairs and upgrades to the building’s exterior, including to window systems, and replace the building’s cooling tower. Additional design is required for repairs to the building’s windows as well as to correct the resulting ongoing water infiltration and repair the interior.

FY 2021 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$42,132,000

Major Work Items

Roof repairs/replacement, demolition, and abatement; interior construction; exterior construction; heating, ventilation, and air conditioning (HVAC) upgrades

Project Budget

Design (FY 2020)	\$3,200,000
Additional Design	1,066,000
Estimated Construction Cost (ECC).....	37,937,000
Management & Inspection (M&I)	3,129,000
Estimated Total Project Cost (ETPC)	\$45,332,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2024

Building

The Bean Center is a three-story, concrete-framed structure with brick and stone exterior walls located at 8899 East 56th Street in Indianapolis, IN. The building measures approximately 1,660,000 gross square feet and is situated on a 72-acre site. It was constructed in 1953 as a U.S. Department of Defense (DoD) records storage facility. Ownership of the building was transferred to GSA in 1996, at which time the facility was renovated for its current office use.

Tenant Agencies

U.S. Department of Homeland Security, DoD, and GSA

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Proposed Project

The project proposes to rebuild the existing roof parapet of the building, repair and recoat the building's exterior, replace the north portion of roof, repair the building's windows and interior walls, and replace the cooling tower.

Major Work Items

Roof Repairs/Replacement	\$12,461,000
Demolition and Abatement	9,868,000
Interior Construction	6,476,000
Exterior Construction	6,614,000
HVAC Upgrades	<u>2,518,000</u>
Total ECC	\$37,937,000

Justification

The building is experiencing a serious structural failure that poses life safety hazard to its occupants and visitors. The roof parapet is separating from the roof and moving outwardly over the building's perimeter facades. There is a significant risk of large portions of the roof parapet falling off the building, and the risk grows greater as the parapet continues to move further. The movement is also causing delamination of the building's exterior coating, which continues to fall off the building. Access to portions of the exterior has been restricted, and temporary protective netting and scaffolding have been installed to protect tenants from any falling debris.

The north roof of the building, which has reached the end of its useful life, is experiencing leaks. Failed window sealant is allowing water intrusion into the building, causing water damage to the interior side of the gypsum board below the windows and corrosion of metal studs. The water infiltration below the windows has the potential for mold growth. The building cooling tower is corroding and has reached the end of its useful life.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost-effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

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Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
116-93	2020	\$3,200,000	Design = \$3,200,000

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	TBD	\$3,200,000	Design = \$3,200,000
Senate EPW	TBD	\$3,200,000	Design = \$3,200,000

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

Prospectus	Description	FY	Amount
PIN-17032-IN14	Storm Water Drainage System, Parking Lot Renovation	2014	\$19,074,000
PIN-1703-IN18	Lease Consolidation	2018	\$45,950,000

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

There are no feasible alternatives to this project. This project 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 February 4, 2020

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration