

**PROSPECTUS - ALTERATION  
DWIGHT D. EISENHOWER EXECUTIVE OFFICE BUILDING  
WASHINGTON, DC**

Prospectus Number: PDC-0035-DC10

**Project Summary**

The General Services Administration (GSA) proposes the construction of a modular structure for the United States Secret Service (USSS) Uniformed Division (UD) in the North Courtyard of the Dwight D. Eisenhower Executive Office Building (EEOB) located at Pennsylvania Ave and 17<sup>th</sup> Street, NW, Washington, DC.

**Major Work Items**

Foundation, Structural Frame, Roof and Exterior Walls, Interior Finishes, Elevator, Mechanical Systems, Electrical Systems, Physical Security and IT Systems.

**Project Budget**

Design .....	\$800,000
Estimated Construction Cost (ECC) .....	8,700,000
Management and Inspection (M&I).....	500,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$10,000,000</b>

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

**Authorization Requested (Design, ECC, M&I) .....**\$10,000,000

**Prior Authority and Funding**

None

**Schedule**

	<b><u>Start</u></b>	<b><u>End</u></b>
<b>Design</b>	FY2010	FY2010
<b>Construction</b>	FY2011	FY2012

**Building**

The EEOB, built in 1888, is on the National Register of Historic Places. This building functions as the principal support facility for the White House operations, offering 691,783 gross square feet and 46 outside parking spaces.

**Tenant Agencies**

Executive Office of the President of the United States, Department of Homeland Security, Department of Defense and General Services Administration

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**Proposed Project**

The north court facility is proposed to be a three-story structure that is approximately 10,000 square feet. The space will include office space, meeting rooms, locker room space and will include the IT and security requirements to meet the current programmatic needs of USSS UD to perform their mission.

**Major Work Items**

Foundation	\$675,000
Structural Frame, Roof & Exterior Walls	3,300,000
Interior Finishes	2,040,000
Elevator	150,000
Mechanical Systems	1,250,000
Electrical Systems	1,035,000
Physical Security and IT Systems	<u>250,000</u>
<b>Total ECC</b>	<b>\$8,700,000</b>

**Justification**

The USSS UD is the first line of security and defense within the White House Complex. Prior to the start of the EEOB modernization, the USSS was housed on the ground and first floors of EEOB. The original modernization plans did call for USSS UD to be located within the building upon completion. However as the modernization of EEOB proceeded, there was a request to implement Chemical, Biological and Radiological (CBR) shelters in place in EEOB. Due to the space necessary for the mechanical systems to implement CBR, plus space lost for base mechanical, electrical and IT spaces, approximately 20,000 square feet of space was lost in the building on the ground and first floors, previously occupied by USSS UD.

**Summary of Energy Compliance**

The EEOB structure will implement design principles to be integrated as seamlessly as possible into all aspects of both the design and construction process; with the goal of obtaining certification through the Leadership in the Energy and Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council.

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

There are no feasible alternatives to this project.

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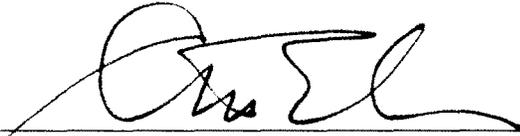
**Recommendation**

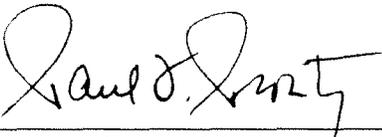
ALTERATION

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on June 11, 2009

Recommended:   
Acting Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration