

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

Prospectus Number: PDC-0035-WA10

Project Summary

The General Services Administration (GSA) proposes a comprehensive roof replacement to the Dwight D. Eisenhower Executive Office Building (EEOB) located at Pennsylvania Ave and 17th Street, NW, in Washington, DC.

Major Work Items

Building roofing systems repairs and select systems replacement activities including; flat seam copper roofing replacement; skylight repairs and replacement; dormer and chimney repairs; lightning protection; flashing systems repairs and/or replacement and slate repairs and/or replacement.

Project Budget

Design and Review	\$ 1,050,000
Estimated Construction Cost (ECC)	12,150,000
Management and Inspection (M&I).....	1,800,000
Estimated Total Project Cost (ETPC)*	\$15,000,000

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

Authorization Requested (Design, ECC, M&I)\$15,000,000

Prior Authority and Funding

None

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design	FY2010	FY2010
Construction	FY2010	FY2011

Building

The EEOB, constructed 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 existing roof design is a complex mansard system with flat, vertical and angled surfaces; multiple peaks, valleys, changes in plane and flashing connections, dormers, chimneys, skylights, domes, and other impressive architectural details. The long term replacement tasks include repairs, replacement and/or new installation of all; skylights, flat seam copper roofing, lightning protection, cast iron dormer metals, chimney trim and flashings, other roof flashing and counter flashing components and miscellaneous sealants and appurtenances.

Major Work Items

Flat Seam Copper Roofing	\$6,339,000
Skylight Repair	2,641,000
Dormer and Chimney Repair	1,585,000
Lightning Protection	528,000
Flashing and Slate Replacement	<u>1,057,000</u>
Total ECC	\$12,150,000

Justification

The EEOB roofing system was partially repaired and replaced under a major project completed during 1988–1994. The previous scope of work in the most recent multi phased project did not provide for or include, the installation of roof-access traffic ways, maintenance platforms, waterproof mission-critical equipment installations, a permanent and available fall protection system, gutter/downspout and rain water conductor piping. Foot traffic, to accomplish maintenance of the roofing system and other work, has exacerbated damage, resulting in hundreds of leaks throughout the building.

Summary of Energy Compliance

The EEOB roof replacement will implement design principles to be integrated as seamlessly as possible into all aspects of both the design and construction process. Currently we are looking at options that will achieve the goal of obtaining certification through the Leadership in 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