

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

Prospectus Number: PIN-1703-IN11
Congressional District: 07

Project Summary

The General Services Administration (GSA) proposes an alteration of the Major General Emmett J. Bean Federal Center (Bean FC) at 8899 East 56th Street in Indianapolis, IN to provide Defense Department (DOD) security requirements, building and site improvements, and additional parking.

Major Work Items

Site work, security upgrades, and common area improvements

Project Budget

Design and Review Cost (Design) (FY 2009)	\$6,080,000
Estimated Construction Cost (ECC)	60,224,000
Management and Inspection (M&I).....	<u>5,589,000</u>
Estimated Total Project Cost (ETPC)*	\$71,893,000

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

Authorization Requested (ECC & M&I)..... \$65,813,000

Prior Authority and Funding

Under the American Recovery and Reinvestment Act (ARRA) of 2009, Congress appropriated \$4.5 billion for GSA to transition selected existing Federal buildings to high performance green buildings (HPGB). GSA allocated \$36,650,000 for the Bean Building. Funds of \$6,080,000 are devoted for the design of this project. The remaining \$30,570,000 is for the design, construction, and management and inspection of the installation of a photovoltaic cell roof system.

Prior Prospectus-Level Projects in Building (past 10 years) - None

Schedule

	Start	End
Design	FY 2009	FY 2011
Construction	FY 2011	FY 2014

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Building

The Bean FC is a three-story 1,660,353 gross-square-foot concrete and masonry office building with a basement, a detached daycare center, and 3,154 inside and outside parking spaces on 72 acres at 8899 East 56th Street in Indianapolis, IN. Constructed in 1953 by DOD as a records storage facility at Fort Benjamin J. Harrison military base, the Bean FC was fully modernized and converted to an office building in 2003. DOD fully funded the modernization through a reimbursable work authorization agreement with GSA. Upon closure of Fort Harrison due to the BRAC Act in 1995, the building was transferred to GSA.

Tenant Agencies

The major tenant is the Defense Financing & Accounting Service.

Proposed Project

This project proposes: the construction of building security features, site improvements, parking additions, and interior common area improvements, including the construction of a truck dock, a barricade wall, a sallyport, and a temporary parking area; relocation of the mail and trash rooms, and building air intake ports; anchoring of equipment; upgrading of security devices; installation of blast-resistant windows, concrete security bollards, and a security fence; alteration of the fire alarm, and paving of the truck dock access.

Additionally, the project proposes: the construction of new and rebuilt parking lots, site access roads, a maintenance building, and a food service space; the installation of walkway and parking lighting, courtyard and site landscaping, a stormwater drainage system with equipment housing structure, a rainwater reuse system, food service equipment, parking area signage, security features, and artwork; reworking of parking lighting; grading of the site; upgrading of common areas; and the rebuilding of the mailroom.

Major Work Items

Expansion of Parking Capacity and Site Work	\$28,934,000
DoD Security Upgrades	19,387,000
Common Area Improvements	<u>11,903,000</u>
Total ECC	\$60,224,000

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Justification

DOD currently requires its agencies to occupy space that meets its Unified Facilities Criteria DOD Minimum Antiterrorism Standards for Buildings (UFC 4-010-01). The facility must comply with the standards before DFAS, the building's largest tenant, with over one million square feet of space, will commit to continued occupancy of the building.

On November 9, 2005, Congress approved the recommendation of the Base Realignment and Closure Commission to consolidate DFAS operations at select locations throughout the country. As a result, the Major General Emmett J. Bean Center has absorbed staffs and functions of several DFAS locations around the country. From 2007 to 2009, approximately 1,700 additional employees relocated to the Bean FC. The additional personnel resulted in the need for expanded support areas and parking to avoid crowded working conditions and limited site access.

The current stormwater drainage is deficient, leading to water backups and debris blockage, a condition that would worsen with the runoff from the installation of new parking surfaces under this proposed project.

Summary of Energy Compliance

The project will integrate and implement sustainable design principles and energy efficiency effort where possible into both the design and construction process. The goal is to obtain 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)

New construction	\$683,951,000
Alteration	\$381,236,000
Lease	\$615,425,000

The 30-year, present value cost of alteration is \$234,189,000 less than the cost of lease, an equivalent annual cost advantage of \$14,377,000.

Recommendation

ALTERATION

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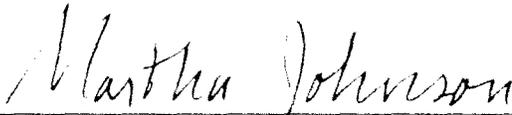
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Certification of Need

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

Submitted at Washington, DC, on May 13, 2010

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration