

**PROSPECTUS – ALTERATION  
BUILDING 7  
AUBURN FEDERAL COMPLEX  
AUBURN, WA**

Prospectus Number: PWA-0831-AU14  
Congressional District: 09

**FY2014 Project Summary**

The General Services Administration (GSA) proposes to upgrade the structural system of Building 7 in the Auburn Federal Complex, Auburn, WA. The proposed project will bring the building in compliance with both current structural and seismic codes. Significant weaknesses were identified as a result of executing interim repairs after a significant snowfall event in January 2012.

**FY2014 Committee Approval and Appropriation Requested**

**(Design, ECC, M&I) .....\$17,000,000**

**Major Work Items**

Structural (trusses) and seismic upgrades

**Project Budget**

Design .....	\$1,400,000
Estimated Construction Cost (ECC).....	\$14,200,000
Management and Inspection (M&I).....	\$1,400,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$17,000,000</b>

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

**Schedule**

Design and Construction

**Start**

FY2014

**End**

FY2016

**Building**

The Auburn Federal Complex is located approximately 25 miles southeast of downtown Seattle. Building 7, located at 1901 C Street SW, is part of an eight building warehouse section originally constructed in the early 1940s and converted to office space over the years and updated in 2004. The building has approximately 205,535 gross square feet of space and houses offices of the Department of Veterans Affairs (VA) and Social Security Administration (SSA) as well as an SSA Call Center Operation.

**PROSPECTUS – ALTERATION  
BUILDING 7  
AUBURN FEDERAL COMPLEX  
AUBURN, WA**

Prospectus Number: PWA-0831-AU14  
Congressional District: 09

**Tenant Agencies**

SSA, VA

**Proposed Project**

The proposed project will bring the building to current code both structurally and seismically and will include strengthening the roof structure to increase snow load-bearing capability and improving seismic resistance.

**Major Work Items**

Structural Upgrades (Trusses)	\$13,241,000
Seismic Upgrades	959,000
<b>Total ECC</b>	<b>\$14,200,000</b>

**Justification**

In January 2012, a significant snowfall resulted in damage to the roof’s truss structure. Interim repairs have been undertaken using minor repair and alteration funds to mitigate observable damage and reduce life-safety risks. A full analysis of the truss structure revealed significant weaknesses. This structural deficiency must be mitigated to bring building into compliance with current building code mandated snow loads and to prevent further structural damage. In addition to the upgrade of the roof structure, it is necessary to upgrade the seismic resistance system on the two southern bays.

The major scope items include upgrading structural members to current code (and undertaking seismic upgrades for bays 3 and 4. Once these bays are upgraded, the seismic needs of the entire structure will be met as bays 1 and 2 were previously upgraded. Upon completion, the entire building will be in compliance with GSA Seismic Compliance Guidelines.

**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.

**PROSPECTUS – ALTERATION  
BUILDING 7  
AUBURN FEDERAL COMPLEX  
AUBURN, WA**

Prospectus Number: PWA-0831-AU14  
Congressional District: 09

---

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

<b>Prospectus</b>	<b>Description</b>	<b>FY</b>	<b>Amount</b>
PWA-0831-04	Warehouse to office conversion	2004	\$18,315,000

**Alternatives Considered**

None

**PROSPECTUS – ALTERATION  
BUILDING 7  
AUBURN FEDERAL COMPLEX  
AUBURN, WA**

Prospectus Number: PWA-0831-AU14  
Congressional District: 09

---

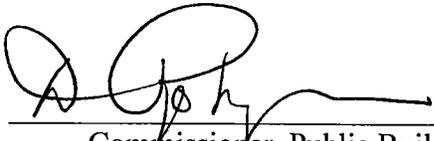
**Recommendation**

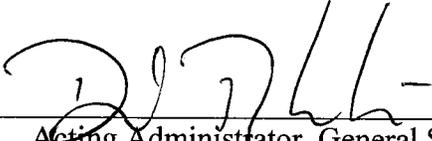
ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on April 4, 2013

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration