 Prospects 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
Estimated Total Project Cost (ETPC).........................................................................................$17,000,000

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

Schedule
Design and Construction FY2014 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 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

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural Upgrades (Trusses)</td>
<td>$13,241,000</td>
</tr>
<tr>
<td>Seismic Upgrades</td>
<td>959,000</td>
</tr>
<tr>
<td>Total ECC</td>
<td>$14,200,000</td>
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</tbody>
</table>

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.
Prior Appropriations
None

Prior Committee Approvals
None

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

<table>
<thead>
<tr>
<th>Prospectus</th>
<th>Description</th>
<th>FY</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PWA-0831-04</td>
<td>Warehouse to office conversion</td>
<td>2004</td>
<td>$18,315,000</td>
</tr>
</tbody>
</table>

Alternatives Considered
None
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: [Signature]
Commissioner, Public Buildings Service

Approved: [Signature]
Acting Administrator, General Services Administration