FY2014 Project Summary
The General Services Administration (GSA) proposes an alteration project to make necessary repairs the indoor parking garage located in the subfloors of the George H. Fallon Federal Building (Fallon FB), located at 31 Hopkins Plaza, Baltimore, MD. A large piece of concrete has already fallen from the ceiling into an unoccupied parking spot and the deteriorating conditions could result in further damage to the garage, impact vehicles and result in personal injuries.

FY2014 Committee Approval and Appropriation Requested
(Design, ECC and M&I) ...................................................................................$5,381,000

Major Work Items
Superstructure; interior construction; selective HVAC electrical, and fire protection system upgrades; selective demolition and sitework

Project Budget
Design ................................................................................................................$30,000
Estimated Construction Cost (ECC) ...............................................................4,800,000
Management and Inspection (M&I) .............................................................551,000
Estimated Total Project Cost (ETPC)*.........................................................$5,381,000

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

Schedule
Design and Construction ..................................................................................FY2014
..................................................................................................................FY2015

Building
The 735,726 gross square foot (gsf) Fallon FB was constructed in 1967. This steel framed high-rise building with masonry façade contains 588,838 rentable square feet (rsf) with 20 floors, and 289 inside parking spaces located in the sub-floors of the building.
Prospectus Number: PMD-0055-BA14
Congressional District: 07

**Tenant Agencies**
Internal Revenue Service, Department of Veteran Affairs, Department of Homeland Security, Department of Justice, Department of Labor, Health and Human Services, Railroad Retirement Board, GSA.

**Proposed Project**
The proposed project involves the complete demolition and replacement of upper concrete slab, major repair of lower concrete slab and drive ramps, replacement of selected aged fire sprinkler pipe with new piping.

Due to the required removal of some of the fire sprinkler pipes during upper slab replacement, the existing fire sprinkler pipe will be replaced with new pipes.

Other supplementary work includes the removal and reinstallation of the HVAC ductwork in the impacted area during construction and the re-installation afterward, the removal, cleaning, and re-installation of all lights, the replacement of all wiring and conduits, the repainting of parking stalls, and other interior finishes.

**Major Work Items**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Superstructure</td>
<td>$1,622,000</td>
</tr>
<tr>
<td>Interior Construction</td>
<td>248,000</td>
</tr>
<tr>
<td>Fire Protection Upgrades</td>
<td>282,000</td>
</tr>
<tr>
<td>HVAC Upgrades</td>
<td>317,000</td>
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<tr>
<td>Electrical Upgrades</td>
<td>223,000</td>
</tr>
<tr>
<td>Selective Demolition</td>
<td>1,079,000</td>
</tr>
<tr>
<td>Sitework</td>
<td>1,029,000</td>
</tr>
<tr>
<td><strong>Total ECC</strong></td>
<td><strong>$4,800,000</strong></td>
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</tbody>
</table>

**Justification**
The Fallon Building’s parking garage is in poor condition which will continue to worsen unless repairs are made to mitigate the deterioration of the garage’s concrete slab and steel reinforcement. In 2010, a large piece of concrete fell from the upper slab into an unoccupied parking space. This event was the catalyst for an evaluation of the entire garage including the commissioning of a study to determine its structural integrity.

The study, completed in November of 2010, found significant wear to the concrete and exposed rebar in many spots. It was concluded that the deterioration of the concrete and
steel of the upper and lower slabs was the result of water and road salt infiltration, with the damage to the upper slab exacerbated by shallow placement of the upper slab’s steel reinforcement. The study also suggested that the deterioration to the upper slab, if not mitigated, would worsen and remain a life safety issue.

The study results determined and GSA analysis confirmed that the lower slab and drive ramps are in need of repair and the upper slab is too damaged to be repaired, and a full replacement of the slab is required. After construction, a waterproof membrane will be applied to prevent future water and salt infiltration. Due to the urgency of the repairs, design was undertaken immediately using minor project funds, and completed in October 2012.

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>PMD-0402-BLO5</td>
<td>R&amp;A Ground-3rd Floors</td>
<td>2005</td>
<td>$46,163,000</td>
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</tbody>
</table>

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

There are no feasible alternatives to this project. This is a single system renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.
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