FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake site improvements at the Major General Emmett J. Bean Federal Center (Bean FC), located at 8899 East 56th Street in Indianapolis, IN. The site improvements involve the installation of a new storm water drainage system to correct site drainage and flooding issues affecting the parking lot. In FY2012, GSA spent approximately $300,000 on stopgap measures to temporarily address the issue however the underlying drainage deficiency remains. Improvement costs are expected to continue to increase as the parking lot continues to deteriorate due to the insufficient storm water drainage system.

FY2014 Committee Approval and Appropriation Requested
(Additional Design, ECC, M&I) ................................................................. $19,074,000

Major Work Items

Site improvements

Project Budget

Design (FY2009ARRA) ..............................................................................$1,053,000
Additional Design (FY2014) ................................................................. 592,000
Estimated Construction Cost (ECC) (FY2014) ......................................17,059,000
Management and Inspection (M&I) (FY2014) .................................... 1,423,000

Estimated Total Project Cost (ETPC)*................................................. $20,127,000

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

Schedule

<table>
<thead>
<tr>
<th>Work Item</th>
<th>Start</th>
<th>End</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design</td>
<td>FY2009</td>
<td>FY2012</td>
</tr>
<tr>
<td>Additional Design</td>
<td>FY2014</td>
<td>FY2014</td>
</tr>
<tr>
<td>Construction</td>
<td>FY2014</td>
<td>FY2016</td>
</tr>
</tbody>
</table>

Building

The Major General Emmett J. Bean Federal Center is a 3-story and masonry structure located at 8899 East 56th Street in Indianapolis, Indiana. Housing over 4,800 employees, the building measures 1,660,346 gross square feet and is situated on 72 acres including
3,154 parking spaces. The building was constructed in 1953 as a Department of Defense records storage facility and ownership of the building was transferred to GSA in 1996, at which time the facility was renovated for its current office use. The proposed project affects the entire parking area, located on the south, west and east sides of the facility.

**Tenant Agencies**
Department of Defense, GSA

**Proposed Project**
This project proposes to install a storm water drainage system in order to address serious drainage deficiencies that are causing continued flooding and parking lot surface degradation. The project will also resurface and reconfigure the existing parking lots.

The project will require removal of surface areas to install the new drainage system, necessitating resurfacing. In addition to the drainage improvements, resurfacing will be address vast parking areas already damaged, presenting a further hazard issue when flooded. The project will be adding bioswales over currently paved areas. These landscape elements are designed to remove silt and pollution from surface runoff water. It is anticipated that the redesigned and subsequent resurfacing to optimize the amount/circulation of parking.

**Major Work Items**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Construction</td>
<td>$17,059,000</td>
</tr>
<tr>
<td>Total ECC</td>
<td>$17,059,000</td>
</tr>
</tbody>
</table>

**Justification**
The Bean FC is located in a suburban setting and automobile is the primary mode of transportation to work for the building’s 4,800 occupants. Most of the existing storm drainage system is original to the building and due to age and degradation sustained over the years, it is unable to handle storm water runoff leading to constant flooding and the continued degradation of the parking lot. This flooding and degradation poses safety issues and routinely forces GSA to close major portions of the parking lot so that stopgap measures, such as hot patching and minor repaving/resurfacing, are used to correct the damage.

In FY2012, GSA spent over $300,000 on stopgap measures to temporarily address the issue but the underlying drainage deficiency remains. Improvement costs are expected to
continue to increase as the parking lot falls further into disrepair due to the insufficient storm water drainage system, the age of the parking lot surface, and GSA’s inability to correct the problem under the prospectus threshold. The introduction of a new storm water detention system will prevent flooding on the site and degradation of the parking lot.

Prior Appropriations

<table>
<thead>
<tr>
<th>Public Law</th>
<th>Fiscal Year</th>
<th>Amount</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>111-5 (ARRA)</td>
<td>2009</td>
<td>$1,053,000</td>
<td>Design*</td>
</tr>
</tbody>
</table>

* $33,555,000 (adjusted) was allocated for the Emmett J. Bean Federal Center (original funding amount was $36,650,000), $1,053,000 attributable to design of this project.

Prior Committee Approvals

<table>
<thead>
<tr>
<th>Committee</th>
<th>Date</th>
<th>Amount</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Senate EPW</td>
<td>11/30/2010</td>
<td>$65,813,000</td>
<td>DoD security requirements, building and site improvements, and additional parking</td>
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<tr>
<td>House T&amp;I</td>
<td>12/2/2010</td>
<td>$46,426,000</td>
<td>DoD security requirements, building and site improvements, and additional parking</td>
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</tbody>
</table>

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

None
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 parking structure.

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