AMENDED PROSPECTUS - ALTERATION
HARRY S. TRUMAN BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0046-WA14

FY2014 Project Summary
The General Services Administration (GSA) proposes the final phase of a multi-phase modernization of approximately one-half of the Harry S. Truman (Main State) Building, located at 2201 C Street, NW, Washington, DC. Alterations under this phase involve demolition and build out of the North Court area and the replacement of all HVAC, electrical and plumbing systems, the installation of a fire sprinkler system and replacement of the elevators.

This request amends prospectus PDC-00464, the last prospectus approved in support of the modernization of the Department of State Headquarters, a project that has spanned several decades with the design started in FY1991 and a revised construction completion anticipated for FY2016.

FY2014 Appropriation Requested 1
(Phase V - ECC and M & I) ................................................................. $58,908,000

FY2014 Committee Approval Requested 2 .............................................. $25,539,000

Major Work Items (Phase V)
Interior construction, HVAC, electrical and plumbing system replacement, fire protection upgrades, conveyance systems, exterior construction, demolition and abatement, special construction

Project Budget
Design
Phase I (FY88) ......................................................................................... $3,650,000
Phase II (FY91) .......................................................................................... 2,216,000
Phase III (FY95) ....................................................................................... 980,000
Phase IV (FY96) ...................................................................................... 985,000
Phase IVa (FY07) .................................................................................... 2,900,000
Phase V (FY09 ARRA) .......................................................................... 4,435,000
Total Design ................................................................................. $15,166,000

1 Estimated Total Project Costs: $184,611,000, Appropriations to Date Received: $125,713,000
2 Estimated Total Project Costs: $184,611,000, Committee Approvals to Date Received: $144,337,000
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Estimated Construction Cost (ECC)
Phase I (FY99) ................................................................. $27,756,000
Phase II (FY00) ............................................................ 9,768,000
Phase III (FY01) ............................................................ 26,835,000
Phase IV (FY03) ............................................................ 27,190,000
Phase IVa (FY07) .......................................................... 1,616,000
Phase IV (FY09 ARRA) .................................................. 10,300,000
Phase V (FY14) .............................................................. 55,808,000
Total ECC ................................................................... $159,273,000

Management and Inspection (M&I)
Phase I (FY99) ............................................................... $2,023,000
Phase II (FY00) ............................................................. 743,000
Phase III (FY01) ........................................................... 1,940,000
Phase IV (FY03) ............................................................ 2,253,000
Phase IVa (FY07) .......................................................... 113,000
Phase V (FY14) .............................................................. 3,100,000
Total M&I .................................................................. $10,172,000

Estimated Total Project Cost (ETPC)* ........................................... $184,611,000

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

FY2014 Appropriation Requested
(Phase V - ECC and M & I) ......................................................... $58,908,000

FY2014 Committee Approval Requested ......................................... $25,539,000

Schedule
Start  End
Design  FY1991  FY2011

Construction
Phase I  FY1999  FY2005
Phase II  FY2000  FY2005
Phase III  FY2003  FY2005
Phase IV  FY2008  FY2012
Phase IVa  FY2008  FY2012
Phase V  FY2014  FY2016
Building
The Harry S Truman building is located at 2201 C Street, NW, Washington, DC. The original portion of the State Department Building, the “Old War Building”, was completed in 1938. It was originally constructed for the War Department, and is listed on the National Register of Historic Places. An addition, “New State”, was constructed in 1960. The building provides approximately 2.6 million gross square feet of administrative and support spaces for the Department of State personnel and associated functions and has 905 inside parking spaces on the site.

Tenant Agencies
Department of State

Proposed Project
GSA is seeking to continue the on-going multi-phased modernization of the Harry S Truman (Main State) Building. The modernization project for the Main State Department was submitted and approved August 1, 1996.

Phase V work will include demolition and build-out of the west section of the North Court area. The build-out will include replacing all HVAC systems, electrical and plumbing systems, installing an automatic fire sprinkler system with fire pumps, replacing the elevators, and providing all new office and support spaces. In addition, technology has become more efficient since the construction documents were finished, so HVAC and electrical systems will be modified to take advantage of new efficiencies.

Major Work Items (Phase V)

<table>
<thead>
<tr>
<th>Work Item</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Demolition and Abatement</td>
<td>$9,787,000</td>
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<tr>
<td>Special Construction</td>
<td>1,233,000</td>
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<tr>
<td>Exterior Construction</td>
<td>3,019,000</td>
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<tr>
<td>Interior Construction</td>
<td>12,197,000</td>
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<tr>
<td>Conveyance Systems</td>
<td>9,034,000</td>
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<tr>
<td>Plumbing Replacement</td>
<td>871,000</td>
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<td>HVAC Replacement</td>
<td>10,644,000</td>
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<tr>
<td>Fire ProtectionUpgrades</td>
<td>3,212,000</td>
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<tr>
<td>Electrical Systems Replacement</td>
<td>5,811,000</td>
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<tr>
<td><strong>Total ECC (Phase V)</strong></td>
<td><strong>$55,808,000</strong></td>
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Justification

The proposed project will mitigate fire and life safety risks to the building occupants by providing sprinkler protection and additional means of building egress.

Obsolete systems will be replaced and upgraded in order to reduce the chances of system failure, sustained outages and labor intensive maintenance and operations costs. The mechanical and electrical systems were the original equipment dating from the 1940s and were outdated, undersized, and under capacity for current demands. Maintenance of these obsolete systems was labor intensive, resulting in frequent and prolonged inconvenience to the tenants and effective mission accomplishment.

The project will also address security requirements through wall hardening, progressive collapse mitigation, and blast window installation. While these security improvements are being largely funded by State rather than this prospectus, however the work must be coordinated for construction efficiency and to reduce taxpayer cost.

This prospectus provides for additional authority as a result of escalation of construction costs to complete Phase V.

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

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<th>Harry S. Truman Prior Appropriations</th>
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<tr>
<td><strong>Public Law</strong></td>
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<td>100-202</td>
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<td>101-509</td>
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<td>103-329</td>
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<table>
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<tr>
<th>Appropriations to Date</th>
<th>$125,703,000</th>
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Prior Committee Approvals

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<th>Harry S. Truman Prior Committee Approvals</th>
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<td>Committee</td>
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Prior Prospectus-Level Projects in Building (past 10 years)

None

Alternatives Considered (30 year, present value cost analysis)

This project is a multi-year, multi-phased project. GSA is in the process of renovating the building therefore, there are no other feasible alternatives.
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