

**PROSPECTUS – ALTERATION
CHARLES F. PREVEDEL FEDERAL BUILDING
OVERLAND, MO**

Prospectus Number: PMO-0570-OV12
Congressional District: 01

Project Summary

The General Services Administration (GSA) proposes to renovate the Charles F. Prevedel Federal Building (FB) in Overland, Missouri to meet the housing needs of the Veterans Benefits Administration (VBA).

Major Work Items

Interior construction, HVAC replacement, and Energy Management Control System installation.

Project Budget

Design and Review	\$2,068,000
Estimated Construction Cost (ECC)	20,664,000
Management and Inspection (M&I).....	1,654,000
Estimated Total Project Cost (ETPC)*.....	\$24,386,000

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

Authorization Requested (Design, ECC, M&I)..... \$24,386,000

Prior Authority and Funding

None

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

None

Schedule

	Start	End
Design	FY2012	FY2012
Construction	FY2012	FY2013

Building

The Prevedel FB is located at 9700 Page Boulevard, in Overland, Missouri. Initial building construction was completed in 1990 to house the United States Army Human Resources Command Center. The Prevedel FB is a five-story above-grade and two-story below-grade protected steel framed office building with cast in place concrete floors. It has a central atrium on floors one through five and is located on a 43-acre site with surface parking accommodating 2,089 spots. The building's gross area is 436,154 square feet.

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Tenant Agencies

VBA, U.S. Department of Agriculture-National Agricultural Statistics Service (USDA NASS) and GSA¹

Proposed Project

GSA proposes the recapture of over 150,000 rentable square feet of vacant space in the Prevedel FB resulting from the realignment of the U.S. Army Personnel Center and U.S. Armed Forces Recruiting (Army) departing due to the 2005 Base Realignment and Closure (BRAC) Study. This proposal affords an opportunity to satisfy the long term housing requirement of the Veterans Benefits Administration in Federally owned space and to improve the utilization of a Tier 1 asset that is in good condition. VBA is currently largely housed in lease space and the Robert A. Young Federal Building in St. Louis, MO.

The project will replace an obsolete HVAC and install an energy management control system (EMCS). The EMCS will automate and monitor the FB’s mechanical and lighting systems and provide new utilities metering functionality, ultimately reducing energy usage. The building systems upgrades will meet High Performance Green Building standards. HVAC upgrades include the relocation and replacement of outdoor air intakes on the roof to meet current security requirements. Minimal seismic upgrades will be implemented.

Major Work Items:

Interior Construction	\$11,777,000
HVAC Replacement	6,642,000
Install Energy Management Control System	<u>2,245,000</u>
Total ECC	\$20,664,000

¹GSA proposes a below prospectus project to move USDA NASS and GSA into the Prevedel FB.

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Justification

In addition to the Army relocation, NARA will be shortly relocating to a consolidated leased location that meets updated NARA archival standards. With the relocation of both the Army and NARA, two floors below grade and floors one through three above will be temporarily vacant providing an opportunity to complete necessary systems work prior to re-occupancy by VBA and GSA. Once completed, this project will consolidate VBA operations. GSA is currently building out space for USDA NASS on the fourth and fifth floors for occupancy in 2011. The Social Security Administration Office of Disability Adjudication and Review (SSA ODAR) has been identified as a candidate to backfill the space vacated by VBA at the Robert A. Young Federal Building.

The building is structurally in very good condition; however, it has an obsolete HVAC system that requires replacement. The reinvestment in the Prevedel FB will allow for backfill of nearly 18,000 square feet of vacant space remaining in the Prevedel FB by Federal agencies currently housed in leased space.

Summary of Energy Compliance

This project will be designed to conform to the requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet Congressionally-required energy efficiency and performance requirements in effect during design.

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

Alteration:	\$ 82,038,000
Lease:	\$100,040,000
New Construction:	\$127,635,000

The 30-year, present value cost of alteration is \$18,002,000 with an equivalent annual cost advantage of \$1,105,000.

Recommendation

ALTERATION

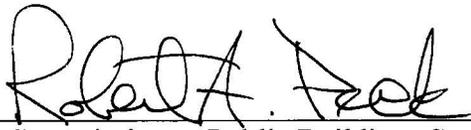
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Certification of Need

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

Submitted at Washington, DC, on March 9, 2011

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration