

**AMENDED PROSPECTUS - ALTERATION
EISENHOWER EXECUTIVE OFFICE BUILDING (PHASE III)
WASHINGTON, DC**

Prospectus Number: PDC-0035-WA12

Project Summary

The General Services Administration (GSA) proposes repair and alterations to the Eisenhower Executive Office Building (EEOB) located at Pennsylvania Avenue and 17th Street, NW, Washington, DC. This amended prospectus requests additional funding for the construction of the third phase of the multi-phase modernization, the Pennsylvania Avenue Wing (Northeast Quadrant- approximately 237,000 gross square feet) which will complete the modernization of the entire building (691,783 gross square feet).

Major Work Items

Exterior construction, blast resistant windows and doors, interior construction, upgrade elevator, replace plumbing, replace HVAC, fire protection and alarm upgrades, electrical replacement, communication and security system installation, building demolition and abatement.

Project Budget

Design and Review

| | |
|----------------------------------|-------------|
| Design (FY 2007) | \$8,447,000 |
| Additional Design (FY2008) | 3,992,000 |

Estimated Construction Cost (ECC)

| | |
|-------------------------------------|------------|
| Phase III (FY2008) | 99,859,000 |
| Additional Phase III (FY2009) | 46,478,000 |
| Additional Phase III (FY2012) | 16,380,000 |

Management and Inspection (M&I)

| | |
|-------------------------------------|------------|
| Phase III (FY2008) | 17,353,000 |
| Additional Phase III (FY2009) | 4,597,000 |
| Additional Phase III (FY2012) | 620,000 |

Estimated Total Project Cost (ETPC)* **\$197,726,000**

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

Authorization & Appropriation Requested (Additional ECC& M&I) **\$17,000,000**

Prior Authority and Funding

- The House Committee on Transportation and Infrastructure authorized \$8,447,000 for Phase III design on April 5, 2006.
- The Senate Committee on Environment and Public Works authorized \$8,447,000 for Phase III design on May 23, 2006.

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- Through Public Law 110-5, Congress appropriated funds for design of multiple projects. GSA's spending plan allocated \$8,447,000 for Phase III design.
- The House Committee on Transportation and Infrastructure authorized \$172,279,000 on May 23, 2007.
- The Senate Committee on Environment and Public Works authorized \$172,279,000 on September 20, 2007.
- Through Public Law 110-161, Congress appropriated \$121,204,000 for Design, ECC and M&I in FY2008.
- Through Public Law 111-8, Congress appropriated \$51,075,000 for ECC and M&I in FY2009.

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

- FY2005 – Telecommunication system improvements - \$5,000,000
- FY2003-06 – Phase I (17th Street Wing) - \$124,764,000
- FY2006-09 – Phase II (State Place Wing) - \$167,835,000
- FY2007-09 – CBR - \$31,091,000
- FY2010 – EEOB Roof Replacement - \$15,000,000

| <u>Schedule</u> | <u>Start</u> | <u>End</u> |
|------------------------|---------------------|-------------------|
| Design | | |
| Phase I | FY2003 | FY2004 |
| Phase II | FY2005 | FY2006 |
| Phase III | FY2007 | FY2012 |
| Construction | | |
| Phase I | FY2004 | FY2006 |
| Phase II | FY2006 | FY2009 |
| Phase III | FY2008 | FY2014 |

Building

The EEOB, completed in 1888, is on the National Register of Historic Places. Functioning as the principal support facility within the White House complex, this building contains 691,783 gross square feet along with 46 outside parking spaces.

Tenant Agencies

Executive Office of the President

Proposed Project

The project, as currently authorized, will modernize the Northeast Quadrant (Pennsylvania Avenue Wing) of the Eisenhower Executive Office Building (EEOB) and

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deliver a restored building that meets current standards for power, telecommunications, comfort, and safety. Construction will start after tenants vacate the Northeast Quadrant and backfill the newly modernized Southeast Quadrant of the building (State Place Wing). The project will completely modernize the interior spaces while providing a complete update of the mechanical, electrical, and plumbing systems throughout the Northeast Quadrant. Exterior construction will include cleaning the exterior, repointing the masonry, and creating an ADA compliant entrance.

As part of the currently authorized project, a new central HVAC system will be provided and new windows and doors with blast and ballistic protection will be installed. The project will also provide a new telecommunication and cabling system and an interior security system that includes an emergency notification system, intrusion detection system, access controls, and a video assessment system. The existing fire alarm and sprinkler systems will be upgraded and hazardous material abatement and containment will be performed where necessary.

Major Work Items

| | |
|--|----------------------|
| Exterior Construction | \$20,241,000 |
| Blast Resistant Windows and Doors | 22,107,000 |
| Interior Construction | 50,662,000 |
| Upgrade Elevator | 8,551,000 |
| Plumbing Replacement | 3,686,000 |
| HVAC Replacement | 18,365,000 |
| Fire Protection / Alarm Upgrades | 7,403,000 |
| Electrical Replacement | 5,781,000 |
| Communication and Security System Installation | 14,529,000 |
| Building Demolition and Abatement | <u>11,392,000</u> |
| Total ECC | \$162,717,000 |

Justification

EEOB is a highly ornate and historic building. Built before air conditioning was invented, the building never has been unoccupied long enough to allow installation of a central air conditioning system. There are no existing concealed pathways to allow installation of modern HVAC, electrical, telecommunication, plumbing and sprinkler distribution systems without either changing the look of the ornately-decorated, historic ceilings, or stealing space from existing chases to create risers. Overall, the outdated engineering systems adversely affect tenant comfort and productivity, building operations, and energy efficiency. The EEOB was identified as a priority in the General Accounting Office's March 2000 report, *Federal Buildings: Billions are Needed for Repairs and Alterations*.

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The EEOB project was originally authorized as a security project for the 17th Street Wing only because one third of the building was vacated for security reasons after the September 11th terrorist incident. Over time, the scope of the project increased to fully modernize the 17th Street wing. As the project was formulated, GSA realized that this would be the only opportunity to have enough vacant space in the building to modernize the balance of the building in three sequential phases, one for each building wing. The proposed phasing allows GSA to modernize one wing of the building with each phase. Phases I and II are complete.

The previously authorized prospectus scope of work included creating an ADA compliant entrance. The initial prospectus design intent was to include limited redesign and reconfiguration of the existing Pennsylvania Avenue EEOB entrance to create the ADA compliant entrance. As a result of program validation meetings with all key stakeholders and preliminary design development, it was determined that the existing entrance could not accommodate retrofit to accessible access without extensive damage and destruction to the historic building.

The additional authorization requested under this prospectus will provide for the optimal solution which addresses both an ADA compliant entrance and additional scope for a more robust security screening facility within the entrance for the building, located at the Pennsylvania Avenue end of the facility. The major increase in costs are due to extensive, complex integration of an underground structure with the historic building structure; extension and connection of mechanical, electrical, plumbing, fire protection equipment and special systems from within the EEOB building to an exterior, below grade structure. The project includes extensive reconfiguration of the exterior plaza substructure, finishes accommodating the project, and provides for the handicap access into the underground structure, through the basement of the EEOB Building.

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

| | |
|-------------------|---------------|
| New Construction: | \$209,388,000 |
| Lease: | \$316,672,000 |
| Alteration: | \$425,173,000 |

The 30 year, present value cost of alteration is \$215,786,000 more than the cost of new construction, an equivalent annual cost disadvantage of \$14,359,000. Although alteration is more expensive than the new construction alternative, alteration is the preferred alternative. The building is directly adjacent to the West Wing of the White House and part of the overall White House complex. This premier location and the historical significance of the building are compelling reasons to incur the extra cost of alteration.

Recommendation

ALTERATION

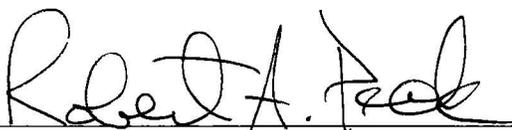
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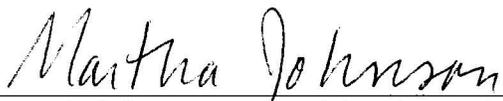
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Certification of Need

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