

# President Trump’s fiscal year 2018 Budget Request for GSA Construction, Repair, Alteration and Design Projects

The U.S. General Services Administration (GSA) is committed to delivering the best value in real estate, acquisition, and technology services to government and the American people. The President’s fiscal year (FY) 2018 Budget Request for GSA is essential to supporting the programs and activities that allow GSA’s client agencies to focus and deliver on their core missions. Numerous studies<sup>1</sup> have identified that housing federal agencies in owned space provides many efficiencies which benefit the American people. GSA is requesting a total of \$2.2 billion for Construction and Acquisition and Repairs and Alterations funding to make much-needed investments in GSA’s owned inventory.

**New Construction Projects** provide for the construction or purchase of facilities, prospectus-level extensions to existing buildings, and remediation. All costs directly attributable to site acquisition, construction, and the full range of design and construction services, and management and inspection of construction projects are funded under this activity.

**Repairs and Alterations** activities provide for repairs and alterations of existing buildings as well as associated design and construction services. Protection of the Government’s investment, health and safety of building occupants, transfer of agencies from leased space, and cost effectiveness are the principal criteria used in establishing priorities. Repairs to prevent deterioration and damage to buildings, their support systems, and operating equipment are given priority.

## New England Region (Region 1)

### Major repairs and alterations

- **Boston, MA: Thomas P. O’Neill, Jr., Federal Building.....\$9,636,000**  
GSA proposes \$9,636 thousand to undertake a repair and alteration project to replace the deficient roof systems at the Thomas P. O’Neill, Jr., Federal Building located at 10 Causeway Street in Boston. The proposed project will address existing roof deficiencies, improve performance and comply with applicable life safety code requirements.

The roof and skylight gaskets/sealants systems are at the end of their useful lives. The failure of the roof is further exacerbated by the near-term risk for increased wind turbulence from an adjacent privately owned high-rise building currently under construction, which is leading to more rapid delamination. The project is critical to ensure the roof and skylight gaskets/sealant replacements occur prior to full failure, minimizing impact to customer

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<sup>1</sup> See Government Accountability Office (GAO) reports Greater Transparency and Strategic Focus Needed for High Value GSA Leases (GAO-13-744) and Federal Property: GSA Could Decrease Leasing Costs by Encouraging Competition and Reducing Unneeded Fees (GAO-16-188).

mission. The low-rise roof has had minor leaks that have negatively impacted tenant space. Due to the poor condition of the skylight gaskets/sealants, precipitation has been able to enter the atrium area. If not addressed, full roof material failure risks damage to interior finishes, tenant property and mission, and other building elements, in addition to increased energy consumption due to deterioration of insulation properties. The incorporation of permanent roof-mounted fall protection for personnel is an important safeguard to meet life safety requirements.

The FY 2018 request is for Design (\$849 thousand), Construction (\$8,105 thousand) and Management and Inspection (\$682 thousand).

- **Hartford, CT: Abraham A. Ribicoff Federal Building and U.S. Courthouse**  
.....**\$15,220,000**

GSA proposes \$15,220 thousand to undertake a repair and alteration project to the Abraham A. Ribicoff Federal Building and U.S. Courthouse in Hartford. The proposed project, which is confined to the annex portion of the building, will replace the existing granite panelized wall system and glazing, as well as the atrium glazing and related interior surfaces. The roof will be replaced with a system that will improve performance and appearance of the envelope. Additionally, security systems will be improved.

The granite panelized wall system needs to be replaced to avoid imminent failure and further deterioration of building interiors. If not completed, water infiltration will compromise recently completed interior finish work and add additional work to building interiors. The wall system replacement will impact the roof assembly and atrium, making replacement mandatory. The exterior integrity of the building will be improved and security will be enhanced because there will no longer be a potential of the existing panels cracking, splitting and spalling.

The FY 2018 request is for Design (\$1,443 thousand), Construction (\$12,908 thousand) and Management and Inspection (\$869 thousand).

## **Northeast & Caribbean Region (Region 2)**

### **New Construction Projects**

- **Alexandria Bay, NY: U.S. Land Port of Entry Phase II.....\$132,979,000**

GSA requests \$132,979 thousand to undertake the construction of facilities to replace the existing LPOE in Alexandria Bay and funding in support of Phase II of this two-phase project. The project includes construction of commercial inspection lanes, a new veterinary services building, an impound lot, a main administration building, non-commercial inspection lanes, a new non-commercial secondary inspection plaza, new non-intrusive inspection (NII) buildings, and employee and visitor parking areas. The project will meet the current and

future operational requirements of the tenant agencies and be flexible to adapt to future requirements.

The proposed project will address traffic issues by expanding the queuing area, increasing the number of primary inspection lanes, increasing the area for secondary inspection, and providing safe and secure vehicle parking and well-defined truck queuing and maneuvering areas.

The project will replace the existing port and is proposed in two phases. Phase I includes construction of a commercial inspection warehouse with inspection bays, commercial inspection lanes (with split-level booths for either commercial or non-commercial), a new veterinary services building, impound lot, and a portion of the elevated parking over the commercial side. Phase I also includes acquisition of the two remaining necessary parcels of land.

Phase II includes construction of a new main administration building, a new outbound inspection facility, non-commercial inspection lanes, a new non-commercial secondary inspection plaza, new NII buildings, and employee and visitor parking areas. The FY 2018 request is for Construction (\$126,139 thousand) and Management and Inspection (\$6,840 thousand).

### Major repairs and alterations

- **Holtsville, NY: IRS Service Center.....\$6,434,000**  
GSA proposes \$6,434 thousand to undertake a repair and alteration project to decommission the Total Energy Plant (TEP) at the Internal Revenue Service (IRS) Service Center at 1040 Waverly Avenue in Holtsville. The proposed project will disconnect generators and remove backup power systems that support non-critical building loads, resulting in reduced energy costs and mitigation of potential environmental contamination at this location.

IRS has maintained and used the equipment since transferring to local power to ensure no interruption to the redundant power supply for both the fire pump and sewage treatment plant, but maintaining the equipment has become increasingly difficult and expensive. Decommissioning of the equipment will significantly reduce the maintenance costs incurred by the government. The work also would significantly decrease the potential for fuel oil contamination of Long Island groundwater from the TEP generator.

The FY 2018 request is for Design (\$602 thousand) Construction (\$5,396 thousand) Management and Inspection (\$436 thousand).

- **New York, NY: Alexander Hamilton U.S. Custom House.....\$53,991,000**

GSA proposes \$53,991 thousand for a repair and alteration project for Phase I of a two-phase repair and alteration project to address building deficiencies at the Alexander Hamilton U.S. Custom House, a National Historic Landmark located at 1 Bowling Green in New York. This proposed project (Phase I) will remediate water infiltration in the sub-basement and basement levels to prevent further damage to the building. Phase II, to be submitted as part of a future request, proposes replacing the skylight, replacing the exterior windows with blast windows and repairing the laylight.

Water infiltration in the sub-basement and basement levels is jeopardizing the structural integrity of the building and building systems. Water and drain piping located under the sidewalk vault are compromised and could collapse, which presents a potential safety hazard and could cause additional damage. Falling debris from the overhead damaged areas poses a potential safety risk to personnel and would result in additional costly emergency work. Water infiltrating at the windows also is causing damage to the building interior and negatively affecting the building's energy efficiency. The proposed two-phase project will ensure the long-term occupancy of federal agencies by providing a safe and reliable work environment.

The FY 2018 request is for Design (\$4,706 thousand), Construction (\$45,533 thousand) and Management and Inspection (\$3,752 thousand).

- **New York, NY: Jacob K. Javits Federal Building.....\$65,712,000**

GSA proposes \$65,712 thousand to undertake a repair and alteration project to address structural stability and life safety issues at the Jacob K. Javits Federal Office Building (Javits FOB), located at 26 Federal Plaza in New York. The project will address water infiltration and the resulting structural damage to the plaza and security pavilion affixed to the building and garage that, if unaddressed, could significantly impact the structural integrity.

The Javits FOB is experiencing structural and related waterproofing deficiencies that pose a structural stability and life safety threat. Presently, reinforced concrete columns and slabs at the three expansion joints designed into the west plaza and sub-grade levels of the garage and basement have sustained structural damage caused by persistent water infiltration. Loose concrete debris has been falling onto vehicles and nearly 200 of the 300 spaces in the garage have been closed off. Remedial actions are being taken to mitigate falling debris hazards in areas that remain in use. It is critical that the proposed repairs to the garage be completed prior to the completion of the ongoing FBI reconfiguration and alteration project (PNY-0282-NY16), since FBI requires approximately 250 official parking spaces for government vehicles.

The west side of the building entrance has been temporarily closed due to safety concerns. The entrance also serves as the primary entry point for Citizen and Immigration Services. The closure of the entrance compromises the ability to bring visitors into the building, thereby resulting in lengthy lines outside the building envelope. The buildings' aged roofing

systems are damaged, which is allowing the infiltration of water in areas covering critical building systems, such as the elevator machine rooms and in tenant areas. Perimeter lighting will be installed and lighting in the garage will be repaired or replaced, if necessary, to enhance overall building safety. Building security coordination will ensure project site is secure during the construction.

The FY 2018 request is for Design (\$5,131 thousand), Construction (\$57,670 thousand) and Management and Inspection (\$2,911 thousand).

### **Mid-Atlantic Region (Region 3)**

#### **New Construction Projects**

- **Harrisburg, PA: New U.S. Courthouse.....\$137,242,000**

GSA requests \$137,242 thousand in additional funding for the construction of a new U.S. Courthouse of approximately 243,000 gross square feet (GSF), including 43 inside parking spaces, in Harrisburg. The project that GSA proposes will meet the 10-year space needs of the court and court-related agencies, and the site will accommodate the anticipated 30-year needs of the court. The Judiciary’s Courthouse Project Priorities list (approved by the Judicial Conference of the United States on September 13, 2016) includes a courthouse project in Harrisburg.

The existing U.S. Courthouse, constructed in 1966, does not meet the United States Courts Design Guide standards, and lacks adequate security. The existing building configuration cannot provide secure circulation for judges without traveling into common hallways. Due to lack of suitable expansion space in the federal building, several courtrooms have been constructed with columns which obstruct views within the courtrooms. The new courthouse will provide for a single location for court operations and separate circulation for the public, judges, and detainees, thereby improving security as well as efficiency of court operations.

The FY 2018 request is for Construction (\$123,565 thousand) and Management and Inspection (\$13,677 thousand)

#### **Major repairs and alterations**

- **Pittsburgh, PA: Joseph F. Weis, Jr. U.S. Courthouse.....\$31,036,000**

GSA proposes \$31,036 thousand to undertake a repair and alteration project for the Joseph F. Weis, Jr., U.S. Courthouse (Weis Courthouse) located at 700 Grant Street in Pittsburgh. The project includes upgrading/replacing the heating, ventilation and air conditioning (HVAC) system, upgrading the electrical system and replacing a portion of the roof, as well as space alterations for the U.S. Bankruptcy Court to support the Court’s relocation from leased space

into approximately 28,000 usable square feet (USF) of vacant space in the Weis Courthouse. Relocating the U.S. Bankruptcy into federal space provides an annual lease cost avoidance of approximately \$1,776,000 and an annual agency rent savings of \$700,000. Combining the HVAC system work with the proposed tenant renovation will also reduce future tenant disruptions.

The Weis Courthouse supports the operations of the U.S. Court of Appeals for the Third Circuit and the Western District of Pennsylvania for the U.S. District Court. The majority of the HVAC system is more than 50 years old and has surpassed its expected useful life. Older units still utilize antiquated original pneumatic and communication controls making replacement parts often difficult to acquire and costly. With multiple system components exceeding the expected useful life and in a deteriorated condition, the risk is increasing for a system failure and outage to portions of floors. Equipment failures would lead to a significant disruption to the Judiciary's ability to meet caseload requirements. The 6th floor roof is proposed as part of this project due to the replacement of the cooling towers. Both cooling towers are located on the 6th floor roof and the roof will be impacted by the replacement of both towers.

The Weis Courthouse has a significant amount of vacant space. Over the last several years, GSA worked with agencies in leased space to reduce their footprint and relocate back into federal space. The U.S. Bankruptcy Court, currently located in one of the more costly GSA leases within Pittsburgh, will reduce their space by more than 30 percent moving into various areas within the courthouse including space currently occupied by the Circuit Library. The Circuit Library is downsizing and will be relocating onto another floor.

The FY 2018 request is for Design (\$2,692 thousand), Construction (\$25,634 thousand) and Management and Inspection (\$2,710 thousand).

- **Philadelphia, PA: James A. Byrne U.S. Courthouse.....\$41,800,000**  
GSA proposes \$41,800 thousand to undertake a repair and alteration project for the James A. Byrne U.S. Courthouse (Byrne USCH), located at 601 Market Street in Philadelphia. The project will upgrade the heating, ventilation and air conditioning (HVAC) system, which includes comprehensive repairs or replacement of obsolete air handling units and degraded ductwork, the installation of enhanced controls and related electrical and life safety upgrades.

The Byrne USCH supports the operations of the U.S. Court of Appeals for the Third Circuit and the U.S. District Court for the Eastern District of Pennsylvania. The majority of the HVAC system components are original to the building and have passed their useful life. Current control constraints limit overall system effectiveness, with the energy management system (EMS) using outdated technology and with perimeter and interior HVAC systems inadequately connected to the EMS. Given the condition of the existing system, there is increasing risk for system failure and outage to portions of floors. These failures would lead

to a significant disruption to the Judiciary’s ability to meet caseload requirements. If tenant agencies were forced to relocate due to a system failure or outage, it would require costly leased space as there is no vacancy within the Byrne Courthouse.

The FY 2018 request is for Design (\$3,750 thousand), Construction (\$35,075 thousand) and Management and Inspection (\$2,975 thousand).

- **Richmond, VA: Lewis F. Powell, Jr. U.S. Courthouse and U.S. Courthouse Annex.....\$11,677,000**  
GSA proposes \$11,677 thousand to undertake a repair and alteration project to upgrade the exterior envelope of the Lewis F. Powell, Jr., U.S. Courthouse and Annex (Powell Complex) at 1100 E. Main Street in Richmond.

The roofing and related systems are beyond their useful lives. The existing conditions allow for leaks that are causing interior damage and impacting the buildings’ operations. The bulk of the windows are in very poor condition, with some units requiring immediate attention. Continued deterioration of the windows will force additional replacements instead of reuse and rehabilitation and further decrease energy efficiency. Completing the roof and window system rehabilitations under the same project affords operational efficiencies for the buildings’ tenants and financial efficiencies for the government.

The FY 2018 request is for Design (\$80 thousand), Construction (\$10,683 thousand) and Management and Inspection (\$914 thousand).

## **Southeast Sunbelt Region (Region 4)**

### **Major repairs and alterations**

- **Memphis, TN: IRS Service Center.....\$35,009,000**  
GSA proposes \$35,009 thousand to undertake a repair and alteration project to address degraded roof issues at the Internal Revenue Service (IRS) Service Center (Service Center) located at 5333 Getwell Road in Memphis. The proposed project will provide for the complete replacement of the roof system for the entire Service Center property.

The roofing system of the Service Center, which is original to its 1996 construction, is at the end of its useful life and has deteriorated to the point of needing replacement. The two data center/computer room modules house IRS's primary data processing equipment for both locational and national tax processing activities. To facilitate the continued operations of the Service Center's tax processing mission, it is imperative that the roofs over all of the modules be replaced and the water leak issues resolved so as to avoid the potential of water damage to the computer equipment. The potential damage could be catastrophic and the buildings could be down for several weeks, thereby affecting tax processing operations.

The FY 2018 request is for Design (\$577 thousand), Construction (\$32,674 thousand) and Management and Inspection (\$1,758 thousand).

## **Great Lakes Region (Region 5)**

### **Major repairs and alterations**

- **Indianapolis, IN: Major General Emmett J. Bean Federal Center.....\$45,950,000**  
GSA proposes \$45,950 thousand to undertake a repair and alteration project for the Major General Emmett J. Bean Federal Center (Bean Center) at 8899 E. 56th Street in Indianapolis. The project will renovate space in the Bean Center and consolidate federal agencies currently housed in leased space. The government is expected to achieve a lease cost avoidance of approximately \$9,600,000 per year and an annual agency rent savings of \$3,600,000. The project will provide a long-term housing solution improving space utilization rates, reducing the amount of space the federal government leases in the private real estate market and reducing federally owned vacant space.

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The Defense Financing and Accounting Service (DFAS) is the anchor tenant at the Bean Center, occupying approximately 900,000 usable square feet (USF). DFAS plans on vacating approximately 175,000 USF, which along with existing vacant space, will provide the opportunity to consolidate federal agencies that are currently housed in approximately 340,000 USF of leased space in Indianapolis. To consolidate their existing footprints in from leased space, the amount of space these agencies will occupy in the Bean Center will be reduced to approximately 212,000 USF. To create a contiguous space for the backfill tenants, three agencies currently in the Bean Center will most likely have to be relocated within the building.

The FY 2018 request is for Design (\$3,435 thousand), Construction (\$39,707 thousand) and Management and Inspection (\$2,808 thousand).

- **Akron, OH: John F. Seiberling Federal Building and U.S. Courthouse...\$17,938,000**  
GSA proposes \$17,938 thousand to undertake a repair and alteration project to repair the structural deficiencies of the plaza system at the John F. Seiberling Federal Building and U.S. Courthouse located at 2 South Main Street in Akron. The proposed project includes



replacement of the existing, failed waterproofing system, upgrades to the drainage system, atrium skylight repairs, and site improvements.

The plaza waterproofing system is original to the building and has exceeded its useful life. Directly beneath the front portion of the plaza, along Main Street, are offices, a cafeteria, storage, mechanical, and circulation space. Beneath the rear portion of the plaza is a parking garage. Water has infiltrated into the occupied spaces below into the plaza and the parking garage. Water infiltration along the south wall of the plaza has caused water build-up in ductwork and cracking in the walls and floors. Structural concrete has begun to crack and spall as a result of the moisture build-up, causing steel reinforcement members to rust and swell. Water infiltration around the skylight is causing staining in the building interior. Interim repairs have been undertaken using minor repair and alteration program funds. The new plaza system will help to reduce the heat island effect on the west side of the building and will help to create an outdoor space that tenants can utilize.

The FY 2018 request is for Design (\$1,739 thousand), Construction (\$14,725 thousand) and Management and Inspection (\$1,474 thousand).

- **Cincinnati, OH: Potter Stewart U.S. Courthouse.....\$10,872,000**  
GSA proposes \$10,872 thousand to undertake a repair and alteration project to modernize the elevator systems at the Potter Stewart U.S. Courthouse. The proposed project will upgrade eight passenger elevators and one freight elevator.

The elevator system has exceeded its useful life and is difficult to maintain. Some of the equipment such as the gearless hoist machines of the equipment dates back to the original construction of the building. The elevators are not in compliance with current code and safety standards and the control systems are not compatible with current technology.

Tenant impacts include entrapment in the passenger/freight elevators. The elevators also have been taken out of service due to mechanical failure. When this occurs, parts have had to be sent offsite for repairs and the elevators can be out of service for months, as components are no longer manufactured and have to be re-machined.

The FY 2018 request is for Design (\$1,054 thousand), Construction (\$8,869 thousand) and Management and Inspection (\$949 thousand).

- **Cleveland, OH: Anthony J. Celebrezze Federal Building.....\$74,224,000**  
GSA proposes \$74,224 thousand to undertake a repair and alteration project in the Anthony J. Celebrezze Federal Building (Celebrezze Building) located at 1240 E. 9th Street in Cleveland. The project will renovate and provide consolidated space in the Celebrezze Building for the Veterans Benefits Administration (VBA), the Department of Labor Office of Workers' Compensation Programs (OWCP), and the Department of Education (DoE). VBA

is currently housed in the Celebrezze Building. OWCP and DoE are in privately owned leased space and will relocate into Celebrezze when the project is complete.

The project will provide long term housing solutions for all of the agencies. VBA currently occupies approximately 113,000 usable square feet in the Celebrezze Building. They have been housed on the 10th through 13th floors of the federal building since it opened in 1966. The modernization will provide VBA with contiguous space that meets its current requirements and will assist them in providing veterans services more effectively. Hazardous materials abatement needs to be completed in the renovated spaces to replace the ceiling, lighting, and fireproofing which are original to the building. OWCP and DoE will backfill space vacated by VBA.

The FY 2018 request is for Design (\$6,008 thousand), Construction (\$63,362 thousand) and Management and Inspection (\$4,854 thousand).

- **Milwaukee, WI: Federal Building and U.S. Courthouse.....\$12,991,000**  
GSA proposes \$12,991 thousand to undertake a repair and alterations project to support fire and life safety upgrades to the Federal Building and U.S. Courthouse (FB/CT) located at 517 E. Wisconsin in Milwaukee. The proposed project will replace the fire alarm system and extend and upgrade the fire suppression system.

The FB/CT's fire alarm system is nearing the end of its useful life. The main fire alarm panel displays frequent false alarms and repair parts are difficult to obtain. There are problems with the annunciator's clarity, speaker zones in the building do not meet code requirements and areas of the building do not have visual and audible fire alarm devices. The current sprinkler system does not provide protection in all areas of the building and the sprinkler heads are nearing the end of their useful life.

The FY 2018 request is for Design (\$1,069 thousand), Construction (\$11,205 thousand) and Management and Inspection (\$717 thousand).

## **Greater Southwest Region (Region 7)**

### **New Construction Projects**

- **New Orleans, LA: FBI Field Building Purchase .....\$28,982,000**  
The GSA proposes \$28,982 thousand to purchase the Federal Bureau of Investigation (FBI) New Orleans Field Office Building located at 2901 Leon C. Simon Road in New Orleans. The facility, currently leased by GSA, provides 137,279 rentable square feet of space and 256 parking spaces, occupied entirely by the FBI. In addition to acquiring the building, GSA proposes to replace the roof and fire alarm system and upgrade the heating, ventilation and air conditioning (HVAC), elevator and electrical systems to improve the safety and efficiency

for long-term use of the building. Purchase will reduce the government's rental payment to the private sector by approximately \$3,276,000 annually.

The FBI Field Office has a long term requirement. Purchase of this facility, at the pre-negotiated purchase price will produce long term government savings, avoiding lease, move and space replication costs of more than \$18 million. All utilities, electricity, gas, water, wastewater, telephone, cable, and drainage are present in sufficient capacity to serve the needs of the improvements on the site. The asset is located in one of the few geographic locations in New Orleans that did not flood during Hurricane Katrina.

An assessment of the existing facility was completed to determine what improvements would be required for the building to come under federal ownership. The roof system is nearing the end of its useful life. Life safety concerns will be addressed by replacing the aging fire alarm system with current technology. Mechanical upgrades to the HVAC are needed for optimum energy efficiency and tenant comfort. An elevator modernization is needed to comply with code. An electrical system upgrade will include replacing the main switch board to comply with code. The exterior façade will be sealed to remain weather tight throughout its typical service life.

The FY 2018 request is for Site (\$24,000 thousand), Design (\$510 thousand), Construction (\$4,000 thousand) and Management and Inspection (\$472 thousand).

### Major repairs and alterations

- **Fayetteville, AR: John Paul Hammerschmidt Federal Building and U.S. Courthouse.....\$20,013,000**  
GSA proposes \$20,013 thousand to undertake a repair and alteration project for the John Paul Hammerschmidt Federal Building and U.S. Courthouse located at 35 East Mountain Street in Fayetteville. Alterations include modernizing the outdated heating, ventilation and air conditioning system (HVAC), fire alarm system and electrical and plumbing systems, as well as exterior improvements to the roof and window system. The project will modernize the asset and improve energy efficiency.

The building was constructed in 1974 and has never received any significant building-wide upgrade. The air distribution system consists of duct board ductwork which is no longer code compliant. Exterior envelope consists of a single pane window system and face brick in need of tuckpointing. Finishes are dated and entry lobby area is suboptimal at the security checkpoint. Emergency/exit stairways do not comply with the current fire code. The basement area houses the mechanical systems and main electric gear and experiences significant flooding with heavy rainfall. Site drainage and flood control improvements are needed. Additionally, the asphalt surface of the adjacent parking lot is deteriorated and in need of subsurface water management.

The FY 2018 request is for Design (\$1,697 thousand), Construction (\$17,363 thousand) and Management and Inspection (\$953 thousand).

- **Oklahoma City, OK: William J. Holloway, Jr. U.S. Courthouse and U.S. Post Office-Courthouse.....\$141,575,000**

GSA proposes \$141,575 thousand to undertake a repair and alteration project for the William J. Holloway, Jr. U.S. Courthouse (Holloway CT) and the U.S. Post Office Courthouse (PO-CT). These two buildings are part of a three-building federal complex that also includes the Oklahoma City Federal Parking Garage. Alterations to both of the buildings include interior alterations, modernizing outdated mechanical, fire alarm, electrical, and plumbing systems and exterior improvements, such as roof and window system replacements.

The heating, ventilation and air conditioning (HVAC) system in both the Holloway CT and PO-CT have exceeded their useful lives and need to be replaced for tenant comfort and efficient operation. Outdated HVAC control systems and related electronic components need frequent repairs and parts are no longer available. In addition, new controls will support separate control of air on different floors. Public restrooms, elevator lobbies and common areas need upgrades for Architectural Barriers Act Accessibility Standards (ABAAS) compliance and outdated fixtures and finishes. Water infiltration has caused damage to building interiors. The fire alarm system is outdated and needs to be replaced for life safety. Reconfiguration of underground parking areas will maximize efficiency.

Together, the buildings obtain only marginal energy performance. A replacement of lighting systems and electrical system components are needed to increase efficiency and comply with current code. Inefficient and leaking windows are original to both buildings. The potential failure of the stone exterior is a serious life safety concern. Interior stairwells are required to bring emergency egress into compliance with fire safety codes. Seismic upgrades are included to address dramatically increased seismic activity in the area. Plumbing components have exceeded their useful lives and replacement parts are difficult to locate. Site work is needed to eliminate tripping hazards and comply with ABAAS.

The FY 2018 request is for Design (\$11,393 thousand), Construction (\$123,568 thousand) and Management and Inspection (\$6,614 thousand).

## **Rocky Mountain Region (Region 8)**

### **Major repairs and alterations**

- **Ogden, UT: IRS Service Center.....\$51,241,000**

GSA proposes \$51,241 thousand to undertake a repair and alteration project for the U.S. Department of the Treasury Internal Revenue Service (IRS) Service Center at 1160 West 1200 South in Ogden. Alteration of this 50-year old building includes interior repairs,

upgrade of aging building systems and infrastructure, site work, hazardous materials abatement, and life safety upgrades.

The IRS Service Center has not undergone significant reinvestment since originally constructed in 1966. Many of its systems no longer meet the current code requirements or have exceeded their useful life and replacement parts are expensive and difficult to find.

The current electrical system is inefficient, is not consistent with the National Electric Code and is not appropriately supported for the current loads or fully functional. Replacement of electrical components will reduce maintenance costs and improve energy efficiency, safety and reliability. The fire alarm system is obsolete, unreliable and replacement parts are not available. The south portion of the roof was not addressed as part of the American Recovery and Reinvestment Act of 2009 and it leaks. Replacement of this section will prevent long-term structural and interior damage. Most of the piping and mechanical systems are past their useful lives, parts are expensive and some segments of the heating system have been taken offline because the system is no longer supported. Interior spaces will be impacted by the project and repairs and upgrades will be completed to make the affected space fully functional. Repairing the considerable erosion, potholes, cracking, and breakage in the exterior surface areas will eliminate hazards and meet accessibility standards. Life safety upgrades will provide code compliant protection for the building's 2,500 personnel. Sealing and replacing selected windows and doors will improve energy efficiency and increase tenant comfort.

The FY 2018 request is for Design (\$4,080 thousand), Construction (\$45,074 thousand) and Management and Inspection (\$2,087 thousand).

## **Pacific Rim Region (Region 9)**

### **New Construction Projects**

- **San Luis, AZ: San Luis I U.S. Land Port of Entry.....\$234,000,000**

GSA requests \$234,000 thousand to undertake the construction of facilities to modernize and expand the San Luis I Land Port of Entry (LPOE) in San Luis. The project includes relocation and expansion of northbound vehicle primary and secondary inspection facilities, replacement of the head house, main building, kennels, and development of southbound inspection facilities and CBP design guide compliant detention facilities. The project will meet the current and future operational requirements of the federal agencies.

The San Luis I LPOE is the busiest non-commercial LPOE in Arizona processing over 3,000,000 vehicles and 2,500,000 pedestrians a year. The port currently processes much greater traffic than originally designed to accommodate. Existing facilities are significantly undersized and no longer meet the mission requirements of CBP. All major building

systems are past their useful lives. The expanded facilities will reduce wait times and provide considerable capacity for pedestrians and cross border travelers.

The FY 2018 request is for Design (\$17,557 thousand), Construction (\$198,886 thousand) and Management and Inspection (\$17,557 thousand).

- **San Diego, CA: Otay Mesa U.S. Land Port of Entry.....\$121,848,000**

GSA requests \$121,848 thousand to undertake the construction of facilities to modernize and expand the Otay Mesa LPOE in San Diego. The project includes expansion construction of additional non-commercial primary inspection booths, pedestrian processing facilities, and a commercial annex building, relocation of detention and Secure Electronic Network for Travelers Rapid Inspection (SENTRI) facilities and hazardous material processing, construction of surface or structured parking for employees and visitors, and commercial import lot improvements. The project will meet the current and future operational requirements of the federal agencies.

Non-commercial pedestrian processing is undersized and the planned development of a new locally developed transit center (adjacent to the LPOE) is expected to significantly increase the congestion in the pedestrian processing facilities. Detention areas in the main building do not meet current CBP design guide standards and expose the traveling public and officers to unnecessary risk.

The port averages 2,400 northbound trucks, 21,000 northbound privately owned vehicles and 9,500 pedestrians on a daily basis. Total commercial flows have increased an average of 2.25% a year since 2005. Circulation within the commercial port is extremely congested which impedes processing of commercial vehicles and creates dangerous conditions for officers. Due to a constrained site and the need to maintain sufficient area for commercial vehicle circulation, structured parking is proposed.

The FY 2018 request is for Design (\$10,062 thousand), Construction (\$100,718 thousand) and Management and Inspection (\$11,068 thousand).

### Major repairs and alterations

- **Van Nuys, CA: James C. Corman Federal Building.....\$12,690,000**

GSA proposes \$12,690 thousand to undertake a repair and alteration project for the James C. Corman Federal Building at 6230 Van Nuys Boulevard in Van Nuys. The project includes roof replacement, building systems upgrades and egress and life-safety improvements. This work is essential to the long-term positioning of the asset and it facilitates future recovery of vacant space by providing accommodation for federal agencies currently in commercial leased facilities.

Due to its age and condition, the asset requires repair and alteration to ensure service continuity and safety and to attract and keep tenants for vacant space recovery. This project, in conjunction with an FY 2016 consolidation activities special emphasis project, and other backfill plans will help take the building from two-thirds vacant to full occupancy by the time construction is complete. Life-safety improvements and upgrades will improve occupant safety and code compliance and enhance the asset performance, efficiency and reliability. Some improvements also will provide the added benefit of improving occupant comfort and marketability of the asset needed to recover vacant space.

The FY 2018 request is for Design (\$1,183 thousand), Construction (\$10,704 thousand) and Management and Inspection (\$803 thousand).

- **Honolulu, HI: Prince J. Kuhio Kalaniana'ole Federal Building and U.S. Courthouse.....\$100,982,000**

GSA proposes \$100,982 thousand to undertake a repair and alteration project for the Federal Building portion of the Prince Jonah Kuhio Kalaniana'ole (PJKK) Federal Building and U.S. Courthouse complex located at 300 Ala Moana Boulevard in Honolulu. In 2014, a full renovation of the U.S. Courthouse portion of the complex was completed through funding provided by the American Recovery and Reinvestment Act of 2009 (ARRA).

The PJKK Federal Building and U.S. Courthouse complex houses about 70 agencies and serves as a main federal location that covers Hawaii and Southern Pacific areas. Prior to 2008, many of PJKK's existing building equipment/systems were original to the building(s) and were near the end of their useful service. Through ARRA, a full modernization and renovation design was completed for both buildings in the complex, but only a major renovation of the courthouse was completed. The PJKK Federal Building has not undergone a major renovation since its construction in 1977.

The façade, including curtain wall caulking and window systems, need repairs or replacements to prevent further deterioration of the building infrastructure and interior finishes due to excessive moisture and humidity. Replacement of the existing single pane windows will seal the building exterior, as well as provide blast protection and energy efficiency.

Water infiltration has permeated the deteriorated water membrane in the plaza and box planters causing damage to the basement ceiling and the piping systems. In addition, this work will improve the management of stormwater and reduce the potential for mold. Elevator work will replace equipment that has met its useful life and will now meet current safety standards. The fire sprinkler system does not have rapid response heads that are now required and the fire life safety devices do not meet current codes for safety. Floor flood drains will be installed; a toilet fixture failure caused extensive water damage due to a lack of floor drains in the original restrooms. In addition, none of the restrooms, with the exception of the recently renovated second floor, meet current accessibility standards. The cafeteria

will be downsized, saving energy costs, and its failing and unsafe building systems and equipment will be replaced.

The FY 2018 request is for Design (\$8,626 thousand), Construction (\$85,823 thousand) and Management and Inspection (\$6,533 thousand).

## **Northwest Arctic Region (Region 10)**

### **Major repairs and alterations**

- **Portland, OR: 911 Federal Building.....\$8,153,000**  
GSA proposes \$8,153 thousand to undertake a repair and alteration project to upgrade the electrical system in the 911 Federal Building located at 911 NE 11th Avenue in Portland. Alterations include upgrades to the electrical system to meet current code requirements and improve serviceability.

The electrical distribution system is original to the 1953 construction of the building and at the end of its useful life. The parts are no longer manufactured; therefore, when replacement parts are needed, parts have to be fabricated at great expense to the government and repairs cause service interruptions for extended periods of time. A major equipment failure would result in an extended building outage. While undertaking these upgrades, sub-metering will be installed at strategic locations throughout the building to aid with energy conservation. The building does not have a lightning protection system and a facility condition assessment indicated that the building has a moderate to high risk per National Fire Protection Association 780 standards.

The FY 2018 request is for Design (\$740 thousand), Construction (\$6,894 thousand) and Management and Inspection (\$519 thousand).

- **Blaine, WA: Pacific Highway U.S. Land Port of Entry.....\$17,960,000**  
GSA proposes \$17,960 thousand to undertake a repair and alteration project to resolve exterior envelope deficiencies and promote energy savings at the LPOE located at Pacific Highway in Blaine.



The existing exterior envelope in the Cargo and Auto-Bus buildings lacks a moisture barrier allowing water to infiltrate which is causing interior finish deterioration and mold growth. Water enters the walls at multiple locations, including gaps in cedar and corrugated metal cladding and through roofing screws that have penetrated insulation and building paper. These deficiencies, coupled with failing aluminum window wall gaskets and single pane translucent panels, contribute to the buildings poor thermal performance and occupant discomfort at the buildings' perimeter. New thermal insulation will be installed where existing systems are water damaged, missing or required by building code. Thermal insulation also will be incorporated into the exterior envelope systems to improve energy performance. Replacement of the exterior walls will interface with and impact other building systems, including exterior lighting, electrical outlets (both interior and exterior), plumbing runs in exterior walls, fire sprinkler heads along exterior walls, and fire alarm speakers. The proposed work will require associated repairs to these systems. Interior finishes and construction work will address water damaged areas and those areas disturbed in connection with the replacement of the building envelope. While these measures are not intended solely to improve tenant comfort, it is expected that tenant comfort will increase as a result of the improved material condition of the building and overall performance of the new building envelope.

The FY 2018 request is for Design (\$1,687 thousand), Construction (\$14,972 thousand) and Management and Inspection (\$1,301 thousand).

- **Seattle, WA: Federal Office Building.....\$24,234,000**

GSA proposes \$24,234 thousand to undertake a repair and alteration project to restore exterior deficiencies at the historic Federal Office Building, located at 909 1st Avenue in Seattle. The project will restore the deteriorated exterior façade to stop material degradation and water intrusion into the building and replace the roof on the wing and dome shoulder.

The proposed restoration project will restore the deteriorated exterior facade to stop material degradation and water intrusion into the building, protecting the tenants and the general public. There are multiple locations on the exterior envelope where materials have decayed due to water infiltration in the interior wall cavity, causing damage and biological growth on the masonry. The window putty is deteriorated and the steel casing surrounding the windows is corroding causing glass to break. The roof on the wing and shoulder dome is deteriorated and does not have a fall arrest system. Without restoration, the exterior materials will continue to degrade, compromising the building structure and putting pedestrians and tenants at risk from falling debris.

The FY 2018 request is for Design (\$2,041 thousand), Construction (\$20,892 thousand) and Management and Inspection (\$1,301 thousand).

## **National Capital Region Region 11**

### **New Construction Projects**

- **Washington, DC: DHS Consolidation at St. Elizabeths.....\$135,440,000**

GSA proposes \$135,440 thousand to continue the ongoing development of the DHS consolidated headquarters at the St. Elizabeths Campus by: 1) continuing design, management and inspection, and construction of the site's utility infrastructure including completion of work on perimeter security as well as environmental remediation; 2) ongoing historic preservation activities in support of public outreach; and 3) management and inspection funding for these activities.

The FY 2018 request includes design and construction for additional infrastructure work including restoration of roads and parking lots on site, stabilization of historic buildings for future adaptive reuse, additional site utilities and remaining work on the central utility plant. The FY 2018 request also supports ongoing Historic Preservation activities to ensure the work is consistent with the preservation requirements and public outreach is consistent with the programmatic agreements in place between the Government and stakeholders. In January 2015, GSA and DHS finalized the updated DHS HQ consolidation program at the St. Elizabeths Campus. The updated program, referred to as the Enhanced Plan, results in a more efficient utilization of space at a lower cost. The West Campus is a 176-acre National Historic Landmark, plus an additional 8 contiguous acres of Shepherd Parkway acquired from the National Park Service (NPS), as well as existing buildings containing approximately 1 million gross square feet (GSF) plus newly constructed buildings.

Under the Enhanced Plan, DHS components will require less space through realized efficiencies and improved utilization rates, plus the FEMA headquarters that was planned for the East Campus has been moved to the West Campus. The West Campus, however, will continue to be developed in accordance with guidelines set out in the Master Plan as amended and/or as a result of continued compliance with NHPA and NEPA during specific project designs.

The FY 2018 request is for Design (\$9,272 thousand), Construction (\$116,896 thousand) and Management and Inspection (\$9,272 thousand).

### **Major repairs and alterations**

- **Washington, DC: Harry S. Truman Federal Building.....\$13,200,000**

GSA proposes \$13,200 thousand to undertake a repair and alteration project to upgrade elevators at the Harry S. Truman (Main State) Building located at 2201 C Street, NW, Washington, DC. The continued deterioration of the elevators and increased population in the building has accelerated the need for these repairs.

State continues to increase the building population, however, the outdated, existing elevators are unable to meet the usage demands. The elevators have long since reached the end of their serviceable life and are in irreparable conditions and must be addressed immediately. The elevators are susceptible to reliability problems and the continued availability of repair parts is uncertain. Major parts have not been manufactured since 1995 and refurbished parts have become increasingly difficult to obtain and when found they tend to be less reliable. On average, two to three elevator cars are out of service. Upgraded elevators will meet current safety codes that current elevators do not meet. Historic finishes in the elevator cabs will also be addressed.

The FY 2018 request is for Design (\$1,210 thousand), Construction (\$11,180 thousand) and Management and Inspection (\$810 thousand).

- **Design: Washington, DC: Lyndon Baines Johnson Federal Building.... \$4,200,000**  
GSA proposes \$4,200 thousand for the design of a future repair and alteration project for several floors of the Lyndon Baines Johnson (LBJ) Building located at 400 Maryland Avenue, SW, Washington, DC and occupied by the Department of Education (Education). The future project proposes renovation to realign and reconfigure approximately 286,000 usable square feet of Education occupied space and multiple building systems upgrades/replacements. The completed design of the proposed project will provide GSA with a best estimate of the construction and management and inspection funding necessary to execute the project to be proposed in a future fiscal year.

The proposed renovation will support GSA and Education's ongoing efforts to improve the utilization of space occupied by Education. This improved utilization will be accomplished by merging operations internally and consolidating additional Education employees from multiple leases into the LBJ Building. The project will improve the office and total building utilization rate (UR) from 167 to 123 USF per person, and 233 to 175 USF per person, respectively, and allow Education to consolidate approximately 630 personnel from leased space into the building. To adequately support the increased utilization and higher density, this project also includes upgrades/replacement of multiple building systems including heating, ventilation and air conditioning (HVAC), electrical and plumbing upgrades and life safety and sustainability items including replacement of Fire & Life Safety Fire Control Room equipment, and upgrading of the stairwells to meet current codes.

- **Washington, DC: Robert F Kennedy Federal Building.....\$27,800,000**  
GSA proposes \$27,800 thousand to undertake a repair and alteration project to modernize elevators at the Robert F. Kennedy (RFK) Federal Building, located at 950 Pennsylvania Ave., NW, Washington, D.C. The proposed project will upgrade 36 passenger elevators and

four freight elevators in the National Register Listed-RFK Federal Building, also known as the Main Justice Building.

The RFK Federal Building is historic with "Art Deco" style elevators that have not been fully modernized since the 1970's. Currently, the Department of Justice has shut down eight elevators to use their parts to keep the others running. Of the remaining active elevators, the finishes, controls, and equipment are old, unreliable, historically incorrect and do not meet current codes. The age of the current control system and car mechanical parts make it increasingly difficult to repair and find replacement parts. The operating equipment is outdated and well past its useful life expectancy. Problems are occurring with the door adjustments on the elevator car and hatch doors causing frequent entrapment of building occupants. The door clutches and adjustment arms are worn to the point where a total replacement is needed. Elevator lights need to be upgraded to meet ABAAS requirements. The lumens are too low in some cabs, thereby making it difficult or impossible for visual impaired riders to see call buttons, emergency phones or instructions in the cabs.

The FY 2018 request is for Design (\$2,300 thousand), Construction (\$23,600 thousand) and Management and Inspection (\$1,900 thousand).

## **MINOR REPAIRS AND ALTERATIONS**

### **Nationwide**

- **Basic Repairs and Alterations Project.....\$384,956,000**

The FY 2018 repairs and alterations program request includes \$384,956 thousand for Basic Repairs and Alterations and is dedicated to ensuring that the existing infrastructure receives the investment necessary to support customer agencies at the lowest possible cost to the taxpayer.

### **SPECIAL EMPHASIS**

- **Judiciary Capital Security Program.....\$20,000,000**

GSA proposes \$20,000 thousand for alterations to improve physical security in government-owned buildings occupied by the Judiciary and the U.S. Marshals Service (USMS) during FY 2018. This program provides a vehicle for addressing security deficiencies in a timely and less costly manner when constructing a new courthouse is unlikely in the foreseeable future. The projects in this program are based on studies undertaken by the Judiciary. This prospectus requests separate funding to address security conditions at existing Federal Courthouses for locations that are unlikely, in most cases, to be considered for construction of a new courthouse. The Judiciary's asset management planning process serves to help compile a preliminary assessment of potential projects that identify courthouses with poor security ratings nationwide.

Since FY 2012, GSA has received \$80,000,000 in support of this program. These funds supported 10 projects.

- **Consolidation Activities Program.....\$100,000,000**  
GSA proposes \$100,000 thousand for reconfiguration and renovation of space within government-owned and leased buildings during FY 2018 to support GSA's ongoing consolidation efforts to improve space utilization, optimize inventory, decrease reliance on leased space, and reduce the government's environmental footprint.

Since inception of the Consolidation Activities program in FY 2014, Congress has appropriated \$215,000 thousand in support of this program. Through FY 2016, the Consolidation Activities program has funded 69 projects and that will result in a reduction of more than 1.4 million usable square feet, \$112,000 thousand in government lease cost avoidance, and \$54,000 thousand in agency rent savings.

- **Fire Protection and Life Safety Program.....\$45,000,000**  
GSA proposes \$45,000 thousand for alterations to upgrade, replace and improve fire protection systems and life safety features in government-owned buildings during FY 2018. GSA periodically assesses all facilities using technical professionals to identify hazards and initiate correction or risk-reduction protection strategies so that its buildings do not present an unreasonable risk to GSA personnel, occupant agencies or the general public. Completion of these proposed projects will improve the overall level of safety from fire and similar risks in GSA-controlled federal buildings nationwide.

Since FY 2010, GSA has received \$76,000 thousand in support of this program. These funds supported 68 projects in over 60 government-owned buildings.

- **Seismic Mitigation Program.....\$40,000,000**  
GSA proposes \$40,000 thousand to install, upgrade, and improve seismic performance in government-owned buildings starting in FY 2018. GSA is finalizing the seismic risk ratings of buildings located in high seismic areas. Based on the seismic work in conjunction with prior studies, GSA initiated a program identifying seismic hazards and initiates correction and/or risk reduction projects associated with those hazards. According to Federal Emergency Management Agency (FEMA), most of the damage caused by several recent U.S. earthquakes is the result of nonstructural failures. Falling nonstructural building components are responsible for the majority of injuries in a seismic event. Completion of projects funded through this program will reduce the overall level of risk from seismic events in government-owned buildings.

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