FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake structural repairs at the 911 Federal Building located at 911 NE 11th Avenue, Portland, OR. The project will correct seismic and structural deficiencies and include the reconfiguration and alteration of approximately 33,500 rentable square feet (rsf) of vacant space for backfill occupancy by the Department of Commerce’s National Oceanic and Atmospheric Administration (NOAA)-National Marine Fisheries Service (Fisheries). NOAA Fisheries will relocate from leased space to the 911 Federal Building, resulting in a reduction of approximately $680,000 in annual lease payments to the private sector.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) ................................................. $22,500,000

Major Work Items

Structural repairs; interior construction

Project Budget

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design</td>
<td>$1,800,000</td>
</tr>
<tr>
<td>Estimated Construction Cost (ECC)</td>
<td>19,200,000</td>
</tr>
<tr>
<td>Management and Inspection (M&amp;I)</td>
<td>1,500,000</td>
</tr>
<tr>
<td>Estimated Total Project Cost (ETPC)</td>
<td>$22,500,000</td>
</tr>
</tbody>
</table>

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

Schedule

<table>
<thead>
<tr>
<th>Activity</th>
<th>Start</th>
<th>End</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design and Construction</td>
<td>FY 2017</td>
<td>FY 2020</td>
</tr>
</tbody>
</table>

Building

Constructed in 1953, the 911 Federal Building is an eight-story, steel-framed structure with 312,447 gross square feet of space. The basement has one level of underground parking with 83 spaces. The 911 Federal Building is connected to and shares infrastructure with the neighboring Bonneville Power Administration Federal Building, and together these buildings are known as the Eastside Federal Complex.
PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR

Prospectus Number: POR-0033-PO17
Congressional District: 3

Tenant Agencies
Congress; Department of Agriculture; Department of Energy; Department of Labor;
Department of the Interior; Department of Homeland Security; GSA

Proposed Project
The proposed project includes both structural and non-structural repairs to address
existing deficiencies and improve the seismic performance of the 911 Federal Building.
The proposed project will also allow GSA to consolidate NOAA-Fisheries from leased
space to the 911 Federal Building in approximately 33,500 rsf of vacant space released
by the U.S. Fish and Wildlife Service consolidation project.

Major Work Items

<table>
<thead>
<tr>
<th>Structural Repairs</th>
<th>$16,900,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Construction</td>
<td>2,300,000</td>
</tr>
<tr>
<td><strong>Total ECC</strong></td>
<td><strong>$19,200,000</strong></td>
</tr>
</tbody>
</table>

Justification
The wing and tower have seismic deficiencies that must be repaired and the second floor
office space cannot be backfilled until the entire Federal Building is in compliance with
current seismic code. The hollow clay tile partitions are deteriorating which may create a
falling hazard. The tower structure deficiencies will not adequately perform under
maximum earthquake loading. Deficiencies have also been identified with the concrete
shear walls, supporting columns and steel bracing.

Although the tower’s structure has a lateral force resisting system, it does not meet
seismic code and will not perform under maximum earthquake loading. The tower has
insufficient strength in North-South and East-West directions to resist anticipated seismic
loads; concrete shear walls that are overstressed and some are discontinuous at the
basement levels, resulting in overstressed supporting columns; inadequate or non-existent
collector elements to anchor floor diaphragms to stairwell cores; inadequate steel braced
frames; hollow clay tile partitions in the basements, stairwells and elevators; and
inadequate bracing of fire suppression and gas piping.

Once the structural and non-structural seismic upgrades are complete, NOAA-Fisheries
will backfill approximately 33,500 rsf of vacant space. Backfilling the vacated space
eliminates approximately $680,000 in annual lease payments to the private sector. The
new space layout will allow Fisheries to become more efficient, house 20 additional new
hires and to meet the new mission approach of greater interaction with other Government and non-Government stakeholders.

**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**
None

**Prior Committee Approvals**
None

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

<table>
<thead>
<tr>
<th>Prospectus</th>
<th>Description</th>
<th>FY</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>POR-0033-PO15</td>
<td>Electrical Upgrade</td>
<td>FY 2015</td>
<td>$7,439,000</td>
</tr>
</tbody>
</table>

**Alternatives Considered (30-year, present value cost analysis)**
There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**
ALTERATION
Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: ________________
Commissioner, Public Buildings Service

Approved: ________________
Administrator, General Services Administration