

PROSPECTUS – ALTERATION
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER
INDIANAPOLIS, IN

Prospectus Number: PIN-1703-IN18
Congressional District: 7

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Major General Emmett J. Bean Federal Center (Bean Center) at 8899 E. 56th Street in Indianapolis, IN. The project will renovate space in the Bean Center and consolidate Federal agencies currently housed in leased space, thereby avoiding approximately \$9,600,000 per year in private sector lease costs and saving approximately \$3,600,000 in annual agency rent payments.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection).....\$45,950,000

Major Work Items

Interior construction; heating, ventilation and air conditioning (HVAC) upgrades; hazardous materials abatement; and electrical, plumbing and life safety upgrades.

Project Budget

Design\$ 3,435,000
Estimated Construction Cost (ECC)39,707,000
Management and Inspection (M&I)2,808,000
Estimated Total Project Cost (ETPC)*\$45,950,000

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2021

Building

The Bean Center is a three-story, concrete-framed structure with brick and stone exterior walls located at 8899 East 56th Street in Indianapolis, IN. The building measures approximately 1,660,000 gross square feet and is situated on a 72-acre site. The building was constructed in 1953 as a Department of Defense (DOD) records storage facility and jurisdiction, custody and control of the building was transferred to GSA in 1996, at which time the facility was renovated for its current office use.

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Tenant Agencies

Department of Homeland Security, DOD, Department of Agriculture (USDA), and GSA

Proposed Project

The project proposes the build-out of space at the Bean Center to meet the long-term needs of Federal agencies currently housed in leased space, including U.S. Customs and Border Protection, U.S. Marine Corps and USDA. The project includes relocation of several tenants within the Bean Center to provide agencies moving into the building with contiguous space. The scope includes demolition and upgrades to ceiling, lighting, mechanical, electrical, plumbing, and fire and life safety systems in spaces to be occupied by these agencies. Common areas will be upgraded and hazardous materials will be abated, as necessary.

Major Work Items

Interior Construction	\$28,124,000
HVAC Upgrades	4,096,000
Electrical Upgrades	3,811,000
Hazardous Materials Abatement	2,313,000
Life Safety Upgrades	778,000
Plumbing Upgrades	<u>585,000</u>
Total ECC	\$39,707,000

Justification

The project will provide a long-term housing solution and improve space utilization rates, thereby reducing both the amount of space the Federal Government leases in the private real estate market and federally owned vacant space.

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 to vacate 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 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 most likely will be relocated within the building.

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Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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)

Prospectus	Description	FY	Amount
P.L. 111-5 (ARRA)	Photovoltaic Roof	2009	\$33,549,000
PIN-17032-IN14	Storm Water Drainage System, Parking Lot Renovation	2014	\$19,074,000

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

Alteration	\$169,118,000
Lease	\$298,796,000
New Construction:	\$232,608,000

The 30-year, present value cost of alteration is \$63,490,000 less than the cost of new construction, with an equivalent annual cost advantage of \$3,452,000.

Recommendation

ALTERATION

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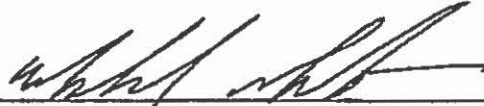
Certification of Need

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

May 17, 2017

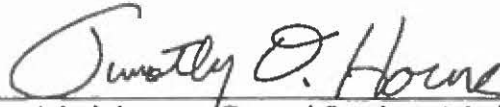
Submitted at Washington, DC, on _____

Recommended: _____



Acting Commissioner, Public Buildings Service

Approved: _____



Acting Administrator, General Services Administration