

**AMENDED PROSPECTUS – ALTERATION
911 FEDERAL BUILDING
PORTLAND, OR**

Prospectus Number: POR-0033-PO18
Congressional District: 3

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade the electrical system in the 911 Federal Building located at 911 NE 11th Avenue, Portland, OR. Alterations include upgrades to the electrical system to meet current code requirements and improve serviceability.

Project Background

This project was among those included in prior year submissions for the Capital Investment and Leasing Program. Although the prospectus was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate on July 16, 2014, and May 18, 2016, respectively, GSA's Fiscal Year (FY) 2016 Major Repairs & Alterations Expenditure Plan did not allocate any funds to the project. GSA is requesting approval of an amended prospectus to increase the total estimated cost of the project by \$714,000 to account for cost escalations. There is no change in the overall scope of the project.

FY 2018 Committee Approval Requested

(Design, Construction, and Management & Inspection).....\$714,000

FY 2018 Committee Appropriation Requested

(Design, Construction, and Management & Inspection).....\$8,153,000

Major Work Items

Electrical system upgrade

Project Budget

Design	\$ 740,000
Estimated Construction Cost (ECC).....	6,894,000
Management and Inspection (M&I)	519,000
Estimated Total Project Cost (ETPC)*	\$8,153,000

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

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<u>Schedule</u>	Start	End
Design and Construction	FY 2018	FY 2020

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 level 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, they are known as the Eastside Federal Complex.

Tenant Agencies

Congress, U.S. Department of Agriculture, Department of Energy, Department of Labor, Department of the Interior, Department of Homeland Security, and GSA

Proposed Project

The proposed project consists of upgrades to the electrical distribution system to meet current code and improve serviceability. In addition, a lightning protection system will be installed, and sub-metering will be installed at strategic locations throughout the building to aid with energy conservation.

Major Work Items

Electrical System Upgrades	\$6,632,000
Energy Improvements	178,000
Fire and Life-Safety Upgrades	<u>84,000</u>
Total ECC	\$6,894,000

Justification

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.

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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.

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

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	5/18/2016	\$7,439,000	Design, Construction and M&I
House T&I	7/16/14	\$7,439,000	Design, Construction and M&I

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

Prospectus	Description	FY	Amount
111-5 (ARRA)	High Performance Green Building, including HVAC upgrades and green roof installation	2010	\$4,079,000

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

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

Submitted at Washington, DC, on May 17, 2017

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration