Description
The General Services Administration (GSA) is seeking approval for one design project during Fiscal Year (FY) 2018, which GSA will schedule for construction in a future year. A description of the project is attached.

Justification
Starting the design for the project prior to receipt of construction phase funding will facilitate an orderly and timely accomplishment of the planned program. Under the separate funding approach, GSA will submit the construction prospectus along with the future year budget request.

The subject project addresses realignment and consolidation of agency space.

Recommendation
Approve design and related services of $4,200,000 for the attached project. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

Committee Approval and Appropriation Requested in this Prospectus .................. $4,200,000

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

Recommendation:
Acting Commissioner, Public Buildings Service

Approved:
Acting Administrator, General Services Administration
FISCAL YEAR 2018 ALTERATION DESIGN PROJECT

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>FY 2018 FUNDING</th>
</tr>
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<tbody>
<tr>
<td>Washington, DC</td>
<td>$4,200,000</td>
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<tr>
<td>Lyndon Baines Johnson Federal Building</td>
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TOTAL .......................................................$4,200,000
PROJECT: Lyndon Baines Johnson Federal Building

LOCATION: Washington, DC

ESTIMATED TOTAL PROJECT COST: TBD

DESIGN: $4,200,000

AMOUNT REQUESTED IN FY 2018 (Design): $4,200,000

WORK ITEM SUMMARY
Interior construction; demolition; and multiple system upgrades

DESCRIPTION
The General Services Administration (GSA) proposes the design of a future Major 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 a substantial renovation of the building to realign and reconfigure approximately 286,000 usable square feet (USF) of Education-occupied space and multiple building systems upgrades or replacements, as necessary. 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, which will be proposed in a future fiscal year.

Constructed in 1959, the LBJ Building consists of 640,332 gross square feet and 386,635 USF. The building has seven floors occupied above grade, plus a mechanical penthouse, and two levels below grade, including the basement parking area. The property is across the street from the Smithsonian's Air and Space Museum, as well as the Museum of the American Indian. A planned Memorial to President Eisenhower is expected to be constructed in the next few years on the north side of the building.

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 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 or replacement, as necessary, of multiple building systems, including heating, ventilation and air conditioning, electrical, plumbing, and life safety and sustainability items, including replacement of associated Fire & Life Safety Fire Control Room equipment and upgrading of the stairwells to meet current codes.