

**PROSPECTUS – ALTERATION  
WEST HIGH-LOW RISE BUILDINGS  
WOODLAWN, MD**

Prospectus Number: PMD-0512-WO21  
Congressional District: 07

**FY 2021 Project Summary**

The General Services Administration (GSA) proposes a major repair and alteration project for the West High Rise and West Low Rise (WHL) buildings located on the Social Security Administration (SSA) headquarters campus at 6401 Security Boulevard, Woodlawn, MD. The proposed project is a full modernization of the buildings that will include: replacements of the major mechanical, electrical, and plumbing (MEP) systems, replacement of the buildings' envelopes, significant reconfiguration and consolidation of tenant spaces, and security and seismic upgrades.

A full modernization of the WHL buildings is instrumental to fulfilling SSA's and GSA's goals of maximizing the use of federally owned property, exiting nearby leased space and providing SSA with space flexibility into the future. The project improves the utilization of the buildings and, achieves approximately \$6,800,000 in annual lease cost avoidance.

**FY 2021 Committee Approval and Appropriation Requested**

**(Design, Construction, Management and Inspection) .....\$ 208,741,000**

**Major Work Items**

Structural and exterior construction; heating, ventilation, and air conditioning (HVAC) replacement; demolition and abatement; interior construction; plumbing replacement; life safety/fire protection replacement; electrical replacement; security upgrades; elevator replacement

**Project Budget**

Design.....	\$16,860,000
Estimated Construction Cost (ECC) .....	179,515,000
Management & Inspection (M&I).....	<u>12,366,000</u>
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$208,741,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2021	FY 2026

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**Buildings**

The WHL buildings are part of the SSA headquarters campus, which is a 3.2-million gross square foot (GSF) federally owned complex in Woodlawn, MD. Constructed in 1973, the WHL buildings, which contain approximately 394,000 GSF, are not eligible for listing on the National Register of Historic Places.

The West High Rise is a steel-framed, concrete slab reinforced, five-story office building with two levels of parking below ground. The West Low Rise is two stories over a two-story concrete basement. The WHL buildings are structurally independent from one another but are connected by a common interior corridor at the first and second floors. Additionally, the West High Rise is connected to the Altmeyer Building by a series of elevated, enclosed pedestrian bridges; and the West Low Rise is connected to the Robert M. Ball Building through first and second floor passages.

**Tenant Agencies**

SSA

**Proposed Project**

The proposed full-modernization project includes the demolition and replacement of the building enclosure system including roofing, interior finishes, MEP systems, and all portions of the life safety and egress components. In most areas, demolition will remove existing construction down to the structural frame. Prior to demolition, the project proposes to abate a small amount of contaminants. To adequately support the densification of the buildings, the project will implement cost effective high-performance energy-conservation standards, along with required Interagency Security Committee Level-4 security and seismic upgrades.

The exterior walls and single-pane windows must be replaced to meet the project's security requirements. In addition, the new envelope and HVAC systems will realize existing high-performance energy standards. The existing chilled water plant, including water towers will be removed and replaced with a new plant. Steam from the central plant located under the Altmeyer Building will be used as the heat source for the new heating system.

Interior construction includes the complete demolition, reconstruction and reconfiguration of the interior spaces, including lobby areas.

The proposed project will also replace the existing fire alarm, suppression, and sprinkler systems with newly designed and installed systems and egress, path of travel, stairwell

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handrails, lack of stair tower pressurization will be addressed. The proposed plumbing renovations include complete replacement of all domestic water, storm drainage, waste, and vent piping. All restrooms will be renovated to meet new occupancy levels and accessibility standards with new low-water-use fixtures.

Improvements to the underground parking garage will also be undertaken including structural upgrades, replacement of drains, piping and associated pumps, exhaust and HVAC systems, electrical, life safety and security systems.

**Major Work Items**

Structural and Exterior Construction	\$43,267,000
HVAC Replacement	36,223,000
Demolition and Abatement	29,252,000
Interior Construction	27,368,000
Plumbing Replacement	12,320,000
Life Safety/Fire Protection Replacement	9,423,000
Electrical Replacement	9,221,000
Security Upgrades	8,321,000
Elevator Replacement	<u>4,120,000</u>
<b>Total ECC</b>	<b>\$179,515,000</b>

**Justification**

The WHL buildings were constructed in 1973, making it time for a major modernization. Given the age of the buildings and systems, there is concern that major systems failures are imminent impacting SSA's mission. This project is instrumental to fulfilling SSA's and GSA's goals of maximizing the use of federally owned property, exiting nearby leases, and providing SSA with space flexibility into the future.

The project will improve the overall utilization of the buildings through the reconfiguration of usable space. A number of issues exist in the current interior configuration, including the location of core elements that prevent SSA from occupying the buildings at their utilization goal of 150 usable square feet per person and incorporating the agency's workplace recommendations for densification. Once the renovations to the WHL buildings are complete, SSA can reduce lease costs by approximately \$6,800,000 annually.

The WHL buildings' facades are original and are not providing a watertight or energy-efficient curtain wall. Areas of the facades are spalled, cracked and have displaced

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brick. Water intrusion, poor drainage and insufficient expansion joints are causing corrosion, cracks to the façade and displacement of bricks. Air loss is also occurring throughout the buildings. Many of the major buildings' MEP systems are original and are well past their useful life. The existing bathrooms do not meet accessibility standards and need to be renovated to meet Architectural Barriers Act Accessibility Standards (ABAAS) and to accommodate the consolidation of employees to backfill the buildings after modernization.

Fire sprinkler system deficiencies include a lack of sprinkler protection, and obstruction to sprinkler discharge throughout the garage levels. The fire alarm system areas of deficiency include a lack of a fire command center in West High and control equipment overheating throughout each building.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective 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 Buildings (past 10 years)**

None

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

Alteration:	\$121,023,585
Lease	\$350,532,705
New Construction:	\$150,803,587

The 30-year, present value cost of alteration is \$229,509,120 less than the cost of leasing with an equivalent annual cost advantage of \$10,819,721.

**Recommendation**

ALTERATION

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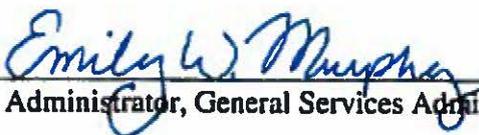
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**Certification of Need**

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

Submitted at Washington, DC, on \_\_\_\_\_

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration