

**PROSPECTUS – ALTERATION
HART-DOLE-INOUE FEDERAL CENTER
BATTLE CREEK, MI**

Prospectus Number: PMI-0501-BA15
Congressional District: 3

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade components of the fire and life safety systems at the Hart-Dole-Inouye Federal Center in Battle Creek, MI. Alterations to improve the life safety condition of the facility involve replacement of components of the fire alarm and smoke detection systems; restoration of fire separation in the tunnels that connect multiple buildings, elevator recall and air handling unit shutdown; repairs to the fire suppression system and abatement of hazardous materials.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the Hart-Doyle-Inouye Federal Center at a total cost of \$11,197,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$11,197,000

Major Work Items

Fire and life safety systems upgrades

Project Budget

| | |
|---|---------------------|
| Design | \$ 986,000 |
| Estimated Construction Cost (ECC) | 9,222,000 |
| Management and Inspection (M&I)..... | <u>989,000</u> |
| Estimated Total Project Cost (ETPC)..... | \$11,197,000 |

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

**PROSPECTUS – ALTERATION
HART-DOLE-INOUE FEDERAL CENTER
BATTLE CREEK, MI**

Prospectus Number: PMI-0501-BA15
Congressional District: 3

| <u>Schedule</u> | Start | End |
|-------------------------|--------------|------------|
| Design and Construction | FY2015 | FY2017 |

Building

The Hart-Dole-Inouye Federal Center is a campus of 21 buildings with a total of approximately 800,000 rentable square feet of space primarily occupied by the Department of Defense, Defense Logistics Agency. The buildings are located on approximately 25 acres of land northwest of the central business district of Battle Creek. Four buildings were listed on the National Register of Historic Places in 1976 and an additional fourteen buildings were listed in 2012. The remaining three buildings were evaluated and are not eligible to be listed.

The complex was originally opened in 1866 as the Western Health Reform Institute by the Seventh-Day Adventist Church. The original structure was destroyed by a fire in 1902. The next year, the facility was rebuilt and enlarged, and renamed the Battle Creek Sanitarium. In 1942, the U.S. Army purchased the complex and renamed it the Percy Jones Army Hospital after an army surgeon who served during World War I. The Percy Jones Army Hospital closed its doors in 1953. In 1959, the U.S. General Services Administration changed the name of the facility to the Battle Creek Federal Center since it provided office space for a variety of federal agencies. The facility was re-designated through FPMR Bulletin 2003-B1 as the Hart-Dole-Inouye Federal Center on March 31, 2003 in honor of three U.S. Senators, Philip Hart, Robert Dole, and Daniel Inouye.

Tenant Agencies

Department of Defense - Defense Logistics Agency; Department of Homeland Security Federal Protective Service; GSA Public Buildings Service; Armed Forces Recruiting; Department of Labor

Proposed Project

GSA is proposing life safety upgrades in 15 out of the 21 buildings. The remaining buildings are small support structures that do not require life safety upgrades. The project will replace components of the fire alarm and smoke detection systems, the addition of strobes to provide a visible alert to the hearing impaired and upgrades to the elevators for firefighter recall. Automatic shutdown will be added to the air handling units. Fire separations in the tunnels that connect multiple buildings in the facility will be

**PROSPECTUS – ALTERATION
HART-DOLE-INOUE FEDERAL CENTER
BATTLE CREEK, MI**

Prospectus Number: PMI-0501-BA15
Congressional District: 3

restored. The project also includes repairs to the existing fire suppression system and extension of its coverage to high risk areas that are not currently protected. Hazardous materials that directly impact the project will be abated.

Major Work Items

| | |
|---------------------------------------|--------------------|
| Fire and Life Safety Systems Upgrades | <u>\$9,222,000</u> |
| Total ECC | \$9,222,000 |

Justification

The facility's fire alarm backbone was modernized in 2009; however, peripheral fire alarm devices were not replaced and are beyond their useful lives. Most of the devices were installed in the mid-1990s and are not compliant with current code. There are currently no strobes on the notification devices to alert the hearing impaired. Elevators do not have firefighter recall and automatic shutdown is lacking on many air handling units. The existing fire doors in the tunnels that connect multiple buildings are inoperable and do not provide adequate fire separation as required by code. Fire sprinklers do not extend into all critical areas of the facility. Some existing fire sprinklers are failing and unreliable.

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

**PROSPECTUS – ALTERATION
HART-DOLE-INOUE FEDERAL CENTER
BATTLE CREEK, MI**

Prospectus Number: PMI-0501-BA15
Congressional District: 3

Prior Committee Approvals

| Prior Committee Approvals* | | | |
|-----------------------------------|-------------|---------------|----------------------------|
| Committee | Date | Amount | Purpose |
| Senate EPW | 7/25/2012 | \$5,013,000 | Exigent Needs – Fire Alarm |
| House T&I | 2/28/2013 | \$5,013,000 | Exigent Needs – Fire Alarm |

*Included in the FY 2013 Exigent Needs Prospectus PEX-00001 approved for \$122,936,000

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

None

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

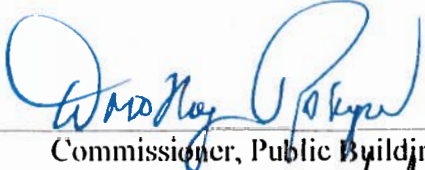
**PROSPECTUS – ALTERATION
HART-DOLE-INOUE FEDERAL CENTER
BATTLE CREEK, MI**

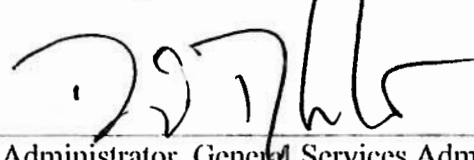
Prospectus Number: PMI-0501-BA15
Congressional District: 3

Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration