

**PROSPECTUS – ALTERATION
BONNEVILLE POWER ADMINISTRATION FEDERAL BUILDING
PORTLAND, OR**

Prospectus Number: POR-0058-PO15
Congressional District: 3

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade multiple building systems at the Bonneville Power Administration (BPA) Federal Building located at 905 NE 11th Avenue in Portland, OR. Alterations include upgrading the obsolete elevator system and the relocation of air intakes from the street level to reduce the amount of ground contamination particles entering the ventilation system.

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 BPA Federal Building at a total cost of \$9,050,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$9,050,000

Major Work Items

Elevator system upgrade; HVAC modifications

Project Budget

Design	\$817,000
Estimated Construction Cost (ECC).....	7,422,000
Management and Inspection (M&I).....	811,000
Estimated Total Project Cost (ETPC).....	\$9,050,000

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

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Schedule

	Start	End
Design and Construction	FY2015	FY2017

Building

The BPA Building, constructed in 1987, houses the headquarters of the Bonneville Power Administration (BPA), a component of the Department of Energy that manages the electrical generating resources of the Columbia River watershed. The eight story steel frame structure, constructed in 1987 provides 701,184 gross square feet. It includes three levels of underground parking with 428 spaces. The BPA Federal Building is connected to and shares infrastructure with the neighboring 911 Federal Building and together they are known as the Eastside Federal Complex.

Tenant Agencies

Department of Energy

Proposed Project

The proposed project will upgrade both the elevator system and eight existing traction passenger elevators by providing a code compliant system that will improve safety, reliability, and serviceability. The eight existing traction passenger elevators will be converted to a destination dispatch control system with regenerative drives.

Ventilation system modifications include relocation of the ground/street level air intake and changes to ventilation ducts and fans.

Major Work Items

Elevator system upgrades	\$4,459,000
HVAC modifications	<u>2,963,000</u>
Total ECC	\$7,422,000

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Justification

The elevator system is more than 25 years old and near the end of useful life. The elevator system and traction passenger elevators breakdowns are increasing and parts are becoming more difficult and costly to procure.

The existing air intakes will be relocated approximately 25 feet above grade so the ventilation system will be less vulnerable to airborne contamination from accidental or intentional discharge of environmental contaminants.

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

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	7/25/2012	\$8,500,000	Exigent Needs – Elevator Controls and Air Intakes
House T&I	2/28/2013	\$8,500,000	Exigent Needs – Elevator Controls and Air Intakes

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

Prospectus	Description	FY	Amount
111-5 (ARRA)	High Performance Green Building including HVAC upgrades, green roof, and rain water harvesting	2010	\$5,094,000

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

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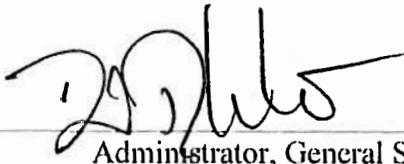
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Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration