

**PROSPECTUS – ALTERATIONS
FRANCES PERKINS BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0116-WA15

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to replace the fire alarm system at the Frances Perkins Building (Perkins Building) located at 200 Constitution Avenue, Northwest, Washington, DC. The proposed project will replace the obsolete fire alarm system with a new emergency communication system that is intended to broadcast information in an emergency to building occupants. The new system will be designed and installed to meet the requirements in GSA PBS-P100, Facilities Standards for the Public Buildings Service.

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 Perkins Building at a total cost of \$16,320,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I).....\$16,320,000

Major Work Items

Fire Alarm Replacement

Project Budget

Design and Review	\$ 1,500,000
Estimated Construction Cost (ECC).....	13,380,000
Management and Inspection (M&I).....	<u>1,440,000</u>
Estimated Total Project Cost (ETPC)*.....	\$16,320,000

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

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

Building

The Francis Perkins Building is a seven-story 1,851,000 gross-square-foot lime-stone sheathed federal office building that includes a 916-space basement parking garage. It was constructed in 1974 as the headquarters of the Department of Labor, which still occupies the building today. The building was named in 1980 for Francis Coralie Perkins, the first woman to hold a Presidential Cabinet post. Perkins served as the Secretary of the Department of Labor from 1933-1945 and directed the formulation and enactment of the Social Security Act.

Tenant Agencies

Department of Labor

Proposed Project

The proposed project consists of the removal of the existing fire alarm system and the installation of a new emergency communication system to facilitate occupant notification and/or evacuation in the Perkins Building during an emergency.

Major Work Items

Fire Alarm System Replacement	<u>\$13,380,000</u>
Total ECC	\$13,380,000

Justification

The existing fire alarm system does not meet the requirements in the GSA PBS-P100 Facilities Standards for the Public Buildings Service and the International Building Code, which require that an emergency communication system be able to broadcast information in an emergency to building occupants. In addition, many of the alarm circuits are overloaded, causing concern about system reliability during an emergency. The system manufacturer no longer supports the equipment, making it difficult to find repair parts for the aged system.

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

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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	7/25/12	\$15,000,000	Repair and Alteration
House T&I	2/28/13	\$15,000,000	Repair and Alteration

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

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

Prospectus	Description	FY	Amount
PEISA-2010	High Performance Energy Projects	2010	\$3,353,408

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

There are no feasible alternatives to this project.

Recommendation

ALTERATION

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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