

**PROSPECTUS – ALTERATION
SIDNEY R. YATES FEDERAL BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0501-WA15

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake façade repairs and to replace chillers at the Sidney R. Yates Federal Building (Yates FB) at 1400 Independence Avenue, SW, Washington DC. The proposed project is necessary for the continued, safe occupancy of the highly prominent, 133 year old Federal Building situated between the Washington Monument and the National Holocaust Museum. The building is listed on the National Historic Register.

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 Yates Federal Building at a total cost of \$32,820,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$32,820,000

Major Work Items

Building exterior repairs; Chiller replacement

Project Budget

Design and Review	\$440,000
Estimated Construction Cost (ECC)	29,480,000
Management & Inspection (M&I)	<u>2,900,000</u>
Total Estimated Construction Cost.....	\$32,820,000

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

Schedule

Design and Construction

Start

FY 2015

End

FY2017

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Building

The Yates FB is a five-story, 208,000 gross square foot red brick office building constructed in 1880 for the Bureau of Engraving and Printing's operations. In 1915, the main building was renovated to house the offices for the auditors of the Navy, Treasury, and State Departments, and thus became known as the "Auditors" building. In 1987, the building was renovated to house the Forest Service and in January 1999, the Auditors Main Building was re-designated the Sidney R. Yates Federal Building, Public Law 105-277, to honor the Congressman from Illinois who served on the House Appropriations Subcommittee on Interior, Environment and Related Agencies.

Situated on the corner of Independence Avenue and 16th Street, SW, the building is listed on the National Register of Historic Places and serves as the headquarters of the U.S. Forest Service. Its prominent location fronting the National Mall and Washington Monument, and its adjacency to the National Holocaust Museum and tidal basin ensure its visibility by thousands of passing tourists daily.

Tenant Agencies

U.S. Forest Service

Proposed Project

The proposed project consists of exterior and structural repairs, including re-pointing building exterior and moat walls, repairing building perimeter railings, caulking exterior facing windows, repairing/replacing built-in gutter lines, replacing counter flashing above gutter lines, and installing drain bodies in all rain leaders; and replacing the chillers.

Major Work Items

Building Exterior Repairs	\$26,480,000
Replace Chillers	<u>3,000,000</u>
Total ECC	\$29,480,000

Justification

The exterior masonry walls are severely deteriorated and disintegrating. Dislodging debris is falling on to adjacent sidewalks, posing a danger to pedestrians near the building, as the building is not set back from the street. Recently, GSA made emergency re-pointing repairs on the north side of the building using minor repair and alteration funds. Also, the flashing, gutters, and leader heads are loose, corroded, and/or leaking, allowing water migration into the walls.

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The building chillers are obsolete, inefficient, and at the end of their serviceable life and are plagued with expensive breakdowns and protracted outages. The manufacturer no longer supports the system and it has becoming increasingly difficult to find replacement parts. Further complications are arising from the increased population resulting from U.S. Forest Service's ongoing consolidation into the building.

Undertaking the exterior repairs and chiller replacement project supports the U.S. Forest Service's effort to maintain long term occupancy of this historic building.

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	7/25/12	\$11,000,000	Construction
House T&I	2/28/13	\$11,000,000	Construction

*Included in the 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

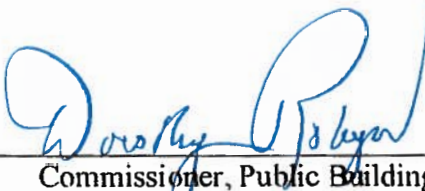
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Certification of Need

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