

**PROSPECTUS – ALTERATIONS
JOHN WESLEY POWELL BUILDING
RESTON, VIRGINIA**

Prospectus Number: PVA-1468-RE15
Congressional District: 11

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to replace the fire alarm system at the John Wesley Powell Building (Powell Building) at 12201 Sunrise Highway, Reston, VA. The proposed project will replace the obsolete fire alarm system with a new emergency communication system that is intended to broadcast information to building occupants in an emergency. 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 Powell Building at a total cost of \$11,010,000.

FY2015 Committee Approval & Appropriations Requested

(Design, ECC, M&I).....\$11,010,000

Major Work Items

Fire Alarm System Replacement

Project Budget

Design and Review).....	\$1,060,000
Estimated Construction Cost (ECC)	8,970,000
Management and Inspection (M&I).....	980,000
Estimated Total Project Cost (ETPC)*.....	\$11,010,000

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

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

Building

The John Wesley Powell Building is an eight-story 1,015,000 gross-square-foot modular concrete and glass paneled sheathed office building with a 1,443-space parking lot on an 84-acre site. The building was constructed in 1972 as the headquarters of the U. S. Department of the Interior, Geological Survey (USGS), and was continuously occupied by USGS under a 20-year lease-purchase contract, which converted to Federal ownership in December 1993.

Tenant Agencies

Department of the Interior - US Geological Survey

Proposed Project

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

Major Work Items

Fire Alarm System Replacement	<u>\$8,970,000</u>
Total ECC	\$8,970,000

Justification

The approximately 20-year old existing fire alarm system is obsolete, and is at the end of its serviceable life. In addition, many of the system's detection components are deteriorated and subject to malfunction upon activation. Lastly, the system is no longer manufactured or supported by the manufacturer, and replacement parts are difficult to find which has affected the reliability of the system. The existing system currently does not meet the requirements in the GSA PBS-P100 Facilities Standards for the Public Buildings Service and the International Building Code which require an emergency communication system be installed to be able to broadcast information in an emergency to building occupants. It is also non-compliant with the Americans with Disabilities Act (ADA) requirements, which stipulate that visible notification appliances be installed for the hearing impaired.

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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	\$10,265,000	Construction
House T&I	2/28/13	\$10,265,000	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

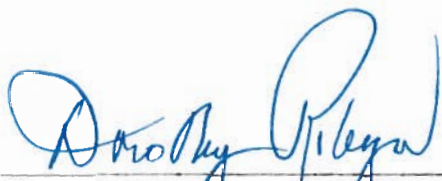
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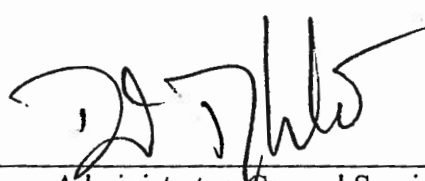
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Certification of Need

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