

**AMENDED PROSPECTUS - ALTERATION
HARRY S. TRUMAN
WASHINGTON, DC**

Prospectus Number: PDC-0046-WA12

Project Summary

The General Services Administration (GSA) proposes an amendment to Prospectus PDC-0046-WA07 for additional authorization and funding needed to complete Phase V, the final phase of a multi-phased modernization project that encompasses approximately one-half of the Harry S. Truman (Main State) Building. The extended construction period and associated escalations, along with higher than anticipated heating, ventilation, and air conditioning (HVAC) and plumbing costs and unforeseen code-related changes have caused the increases in project costs.

Major Work Items

Interior construction, demolition and hazardous material abatement, HVAC, conveyance, electrical replacement, fire protection installation, life-safety and plumbing upgrades, and exterior construction and site work.

Project Budget

Design and Review

Phase I (FY1988).....	\$3,650,000
Phase II (FY1991)	2,216,000
Phase III (FY1995).....	980,000
Phase IV (FY1996).....	985,000
Phase IVa (FY2007).....	2,900,000
Phase V (FY2009 ARRA).....	4,435,000
Total Design and Review	\$15,166,000

Estimated Construction Cost (ECC)

Phase I (FY1999).....	\$27,756,000
Phase II (FY2000).....	9,768,000
Phase III (FY2001)	26,835,000
Phase IV (FY2003)	27,190,000
Phase IVa (FY2007)	1,616,000
Phase IV Escation (FY2009 ARRA).....	10,300,000
Phase V (FY2012 Request).....	52,451,000
Total ECC	\$155,916,000

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Project Budget (con't)

Management and Inspection (M&I)

Phase I (FY1999)	\$2,023,000
Phase II (FY2000).....	743,000
Phase III (FY2001)	1,940,000
Phase IV (FY2003)	2,253,000
Phase IVa (FY2007)	113,000
Phase V (FY2012 Request).....	2,249,000
Total M&I.....	\$9,321,000

Estimated Total Project Cost (ETPC)*.....\$180,403,000

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

Authorization Requested

(Additional authority requested).....\$21,331,000

Funding Requested

(Phase V - ECC and M & I).....\$54,700,000

Prior Authority and Funding

- The House Committee on Public Works and Transportation authorized \$3,650,000 for design on June 3, 1987.
- Through Public Law 100-202 in fiscal year 1988, Congress appropriated \$3,650,000, under a separate design and construction services budget activity.
- The House Committee on Public Works and Transportation authorized \$2,216,000 for design on June 28, 1990.
- The Senate Committee on Environment and Public Works authorized \$2,216,000 for design on June 12, 1990.
- Through Public Law 101-509 in fiscal year 1991, Congress appropriated \$2,216,000 for design, under a separate design and construction services budget activity.
- Through Public Law 103-329, Congress appropriated \$980,000 in fiscal year 1995 for design.
- Through Public Law 104-52, Congress appropriated \$985,000 in fiscal year 1996 for design.

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Prior Authority and Funding (cont'd)

- The House Committee on Transportation and Infrastructure authorized \$138,471,000 on August 1, 1996
- The Senate Committee on Environment and Public Works authorized \$138,471,000 on July 24, 1996.
- Through Public Law 105-277, Congress appropriated \$29,779,000 in FY 1999.
- Through Public Law 106-58, Congress appropriated \$10,511,000 in FY 2000.
- Through Public Law 106-554, Congress appropriated \$28,775,000 in FY 2001.
- Through Public Law 108-7, Congress appropriated \$29,443,000 in FY 2003.
- Through Public Law 110-5, Congress appropriated \$4,629,000 in FY 2007.
- Through the American Recovery and Reinvestment Act of FY2009 (ARRA) Congress authorized and appropriated \$14,735,000.

Total Authorization to date \$159,072,000

Total Appropriation to date \$125,703,000

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

None

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design	FY1991	FY2011
Construction		
Phase I	FY1999	FY2005
Phase II	FY2000	FY2005
Phase III	FY2001	FY2005
Phase IV	FY2008	FY2012
Phase IVa	FY2008	FY2012
Phase V	FY2012	FY2015

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Major Work Items for Phase V

Interior Construction	13,100,000
Demolition and Abatement	10,356,000
HVAC Replacement	10,004,000
Conveyance Systems Replacement	8,491,000
Electrical Systems Replacement	5,462,000
Fire Protection Installation/Upgrades	3,019,000
Exterior Construction & Sitework	1,200,000
Plumbing System Upgrades	<u>819,000</u>
TOTAL ECC	\$52,451,000

Building

The Harry S. Truman (Main State) Building is located at 2201 C Street NW, Washington, DC. The original portion of the State Department Building, known as the “Old War Building”, was completed in 1938. It was originally constructed for the War Department, and is listed on the National Register of Historic Places. An addition to the original structure, known as “New State”, was constructed in 1960 and completed the building as it stands today. The building provides approximately 2.6 million gross square feet of administrative and support spaces for the Department of State personnel and associated functions and has 905 inside parking spaces on site.

Tenant Agencies

The building serves as the headquarters of the Department of State (DoS), the Arms Control and Disarmament Agency, and is planned to house the American Diplomacy Museum.

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Proposed Project

The modernization of approximately half of the Harry S. Truman (Main State) Building was split into multiple phases. This amended prospectus request is seeking additional authorization in the amount of \$21,331,000 and appropriations in the amount of \$54,700,000 to complete the final phase (Phase V) of the project.

Phase V work will include demolition and build-out of the west section of the North Court area. The build-out will include plumbing upgrades, replacing the HVAC, electrical systems, and elevators, installing an automatic fire sprinkler system with fire pumps, and providing all new office and support spaces. In addition, the HVAC and electrical systems which were modified in previous phases will be updated.

Justification

Improvements to the Harry S. Truman State Department Building are required to extend the useful life of the building and bring the facility into compliance with applicable DoS operational requirements and National Building Codes for fire and life safety. The mechanical and electrical systems are the original equipment dating from the 1940's and are outdated, undersized, and under capacity for current demands. Maintenance of these obsolete systems is labor intensive and results in frequent and prolonged inconvenience to the tenants and effective mission accomplishment. The elevators are more than 50 years old, and current maintenance costs are three times greater than the maintenance for more modern equipment. If the operating control system for this bank of elevators is lost, they will need to be closed down because the control system is outdated and parts are not readily available. The fire, safety and electrical components tied into the electrical system have to be renovated and brought up to current electrical code for the safety of the passengers riding the elevators. The frequent addition of emergency generators for DoS's IT redundant power has caused a need for an update to the distribution system.

Demolition and abatement of hazardous materials is required due to the presence of asbestos in the insulation of hot water and steam pipes, ductwork and mechanical equipment throughout the building, in pipe chases, perimeter walls and above suspended ceilings which will be impacted during construction. Interior and exterior work includes hardening the structure by reinforcing the columns in the basement to prevent progressive collapse, and installation of blast resistant windows, installation of major steel frames around the windows, and cutting a trench in the floor slab generally 6" deep by 24". The project is now in its' final phase and this work will complete this upgrade.

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The current modernization project, initiated under a prospectus authorized in 1997, does not complete a full building modernization. The authority to modernization the remainder of the facility will be requested in a future fiscal year.

Summary of Energy Compliance

This project will be designed to conform to the requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet Congressionally-required energy efficiency and performance requirements in effect during the design of the project.

Alternatives Considered

GSA is in the final phase of this multi-year, multi-phased project and as such, there are no other feasible alternatives to this proposed project than the continued modernization.

Recommendation

ALTERATION

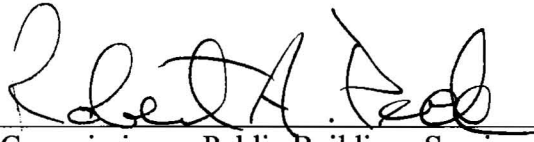
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Certification of Need

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

Submitted at Washington, DC, on March 11, 2011

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration