

**PROSPECTUS – ALTERATION
Prospectus for Design**

Description

The General Services Administration (GSA) is seeking approval for one design project during fiscal year (FY) 2019, which GSA will schedule for construction in a future year. A description of the project is attached.

Justification

Starting the design for the project prior to receipt of construction phase funding will facilitate an orderly and timely accomplishment of the planned program. Under the separate funding approach, GSA will submit the construction prospectus along with the future year budget request.

The subject project addresses realignment and consolidation of agency space.

Recommendation

Approve design and related services of \$5,978,000 for the attached project. The construction costs will be refined and finalized prior to future requests for funding.

Committee Approval and Appropriation Requested in this Prospectus.....\$5,978,000

Certification of Need

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

Submitted at Washington, DC, on February 12, 2018

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

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FISCAL YEAR 2019 ALTERATION DESIGN PROJECT

LOCATION

FY 2019 FUNDING

Washington, DC
Herbert C. Hoover Building

\$5,978,000

TOTAL\$5,978,000

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Prospectus Number: PDS-02019

PROJECT: Herbert C. Hoover Building

LOCATION: Washington, DC

ESTIMATED TOTAL PROJECT COST: \$TBD

ADDITIONAL DESIGN: \$5,978,000

AMOUNT REQUESTED IN FY 2019 (Design): \$5,978,000

WORK ITEM SUMMARY

Interior construction; demolition; and multiple system upgrades

DESCRIPTION

The General Services Administration (GSA) requests funding for the re-design of Phases V and VI of the ongoing, multi-phase Major Repair and Alteration project at the Herbert C. Hoover Building (HCHB), the headquarters of the Department of Commerce (DOC). HCHB, a National Historic Landmark located at 1401 Constitution Avenue NW, Washington, DC, consists of approximately 1.9 million usable gross square feet of space for DOC. The ongoing eight-phase modernization includes interior renovations to improve the building's inefficient and outdated workplace layout. When the interior reconfiguration is complete, DOC's utilization of the building will be improved, allowing for backfill with additional customer agency(s) currently in leased space in the National Capital Region.

Completed in 1932, the seven-story HCHB (plus two below grade) occupies two city blocks in the Federal Triangle area and provides approximately 1,100,000 usable square feet (USF) for DOC. Formerly known as the Department of Commerce Building, it was renamed after President Herbert C. Hoover, who served as a Secretary of Commerce. The building is clad in gray Indian limestone with a granite base and is divided into three sections with colonnades, pavilions, and arched entrances. The presence of the White House Visitor Center (WHVC) increases the number of visitors to the building. A below grade connecting tunnel provides direct access from HCHB into the Ronald Reagan Building.

The eight-phase renovation project focuses on building systems replacement and interior space renovations. The recaptured space and north courtyard infill has allowed for internal swings, eliminating the need for leased swing space.

- Phase I (completed) recaptured unoccupiable space alongside Courtyard 6 and in the basement for use as internal swing space, replaced the cooling towers and built a small addition to the Courtyard 1 infill structure to relocate electrical equipment above flood level. New dedicated chillers and restrooms were provided to WHVC (facing Pennsylvania Avenue, on the ground floor) to resolve cooling problems and to keep the public from entering DOC-controlled space.

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- Phase II (completed) involved replacement of the heating plant, chiller plant, switchgear, and transformers; installation of emergency generators; façade cleaning; some repointing; restoration of exterior windows; installation of a new perimeter security system and related site work; replacement of utility connections; and replacement of heating, ventilation, and air conditioning and electrical distribution systems in the Phase II area (southernmost wing).

- Phases III (completed) – IV (scheduled for completion in 2018) – completed renovation of three sevenths of the building and incorporated additional building shell and tenant improvements (commonly referred to as the “21st Century Workplace”) in a portion of the Phase III space and all of Phase IV space to improve DOC’s utilization of space. As part of the redesign effort funded by the American Recovery and Reinvestment Act of 2009 (ARRA), numerous utility and material design elements were revised for Phases II through VIII to meet new energy policies that were tied to the ARRA funding, as well as to increase the projected LEED certification level from Silver to Gold.

- Phases V - VIII will continue to renovate the remaining building in sevenths, moving progressively north to Pennsylvania Avenue. In these remaining phases, the tenant improvements will continue and DOC will progressively occupy less square footage to achieve its targeted overall building utilization rate of 192 USF per person. In Phase V, the cafeteria will be closed temporarily and renovated. In future phases, DOC will release a portion of the space and it will be made available for future customer agency(s).