

**PROSPECTUS – ALTERATION
Prospectus for Design**

Description

The General Services Administration (GSA) is seeking approval for one design project during Fiscal Year (FY) 2018, 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 \$4,200,000 for the attached project. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

Committee Approval and Appropriation Requested in this Prospectus.....\$4,200,000

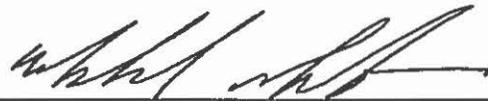
Certification of Need

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

May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____



Acting Commissioner, Public Buildings Service

Approved: _____



Acting Administrator, General Services Administration

**PROSPECTUS – ALTERATION
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FISCAL YEAR 2018 ALTERATION DESIGN PROJECT

LOCATION

FY 2018 FUNDING

Washington, DC
Lyndon Baines Johnson Federal Building \$4,200,000

TOTAL\$4,200,000

PROSPECTUS – ALTERATION
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	Prospectus Number:	PDS-02018
<u>PROJECT:</u>	Lyndon Baines Johnson Federal Building	
<u>LOCATION:</u>	Washington, DC	
<u>ESTIMATED TOTAL PROJECT COST:</u>	TBD	
<u>DESIGN:</u>	\$4,200,000	
<u>AMOUNT REQUESTED IN FY 2018 (Design):</u>	\$4,200,000	

WORK ITEM SUMMARY

Interior construction; demolition; and multiple system upgrades

DESCRIPTION

The General Services Administration (GSA) proposes the design of a future Major Repair and Alteration project for several floors of the Lyndon Baines Johnson (LBJ) Building located at 400 Maryland Avenue, SW, Washington, DC and occupied by the Department of Education (Education). The future project proposes a substantial renovation of the building to realign and reconfigure approximately 286,000 usable square feet (USF) of Education-occupied space and multiple building systems upgrades or replacements, as necessary. The completed design of the proposed project will provide GSA with a best estimate of the construction and management and inspection funding necessary to execute the project, which will be proposed in a future fiscal year.

Constructed in 1959, the LBJ Building consists of 640,332 gross square feet and 386,635 USF. The building has seven floors occupied above grade, plus a mechanical penthouse, and two levels below grade, including the basement parking area. The property is across the street from the Smithsonian's Air and Space Museum, as well as the Museum of the American Indian. A planned Memorial to President Eisenhower is expected to be constructed in the next few years on the north side of the building.

The proposed renovation will support GSA and Education's ongoing efforts to improve the utilization of space occupied by Education. This improved utilization will be accomplished by merging operations internally and consolidating additional Education employees from multiple leases into the LBJ Building. The project will improve the office and total building utilization rate from 167 to 123 USF per person and 233 to 175 USF per person, respectively, and allow Education to consolidate approximately 630 personnel from leased space into the building. To adequately support the increased utilization and higher density, this project also includes upgrades or replacement, as necessary, of multiple building systems, including heating, ventilation and air conditioning, electrical, plumbing, and life safety and sustainability items, including replacement of associated Fire & Life Safety Fire Control Room equipment and upgrading of the stairwells to meet current codes.