

**PROSPECTUS – ALTERATION
LYNDON BAINES JOHNSON FEDERAL BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0010-WA19

FY 2019 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Lyndon Baines Johnson (LBJ) Federal Building located at 400 Maryland Avenue, SW, Washington, DC. The proposed project will realign and reconfigure approximately 286,000 usable square feet (USF) of Department of Education (Education)-occupied space and upgrade or replace multiple building systems. The proposed renovation will support GSA and Education's ongoing efforts to improve Education's utilization of space and generate an annual lease cost avoidance of approximately \$6,500,000 and an annual agency rent savings of approximately \$3,000,000.

FY 2019 Committee Approval and Appropriation Requested

(Additional Design, Construction, Management & Inspection).....\$32,522,000

Major Work Items

Electrical, heating, ventilation and air conditioning (HVAC), fire and life safety, and plumbing systems upgrades/replacements; demolition; interior construction

Project Budget

Design (FY 2018)	\$ 4,200,000
Design	1,266,000
Estimated Construction Cost (ECC).....	30,431,000
Management and Inspection (M&I)	825,000
Estimated Total Project Cost (ETPC)*	\$36,722,000

*The tenant agency may fund an additional amount for tenant improvements above the standard normally provided by GSA.

Schedule

	Start	End
Design	FY 2018	FY 2019
Construction	FY 2019	FY 2023

Building

Constructed in 1959, the LBJ Federal 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 National Museum of the American Indian. A planned memorial to President Dwight D.

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Eisenhower is expected to be constructed in the next few years on the north side of the LBJ Federal Building.

Tenant Agencies

Department of Education

Proposed Project

The project proposes to renovate and reconfigure floors 3, 4, 6, and 7 of the existing building, resulting in an open office environment with sufficient work and meeting space to meet Education's programmatic requirements in a much more efficient manner while consolidating personnel from leased space.

The majority of the building system capacities will meet the forecast demand after consolidation, but a few system upgrades are needed. These upgrades include the HVAC controls, new power distribution circuits and breaker ties, open mobile workspace construction, and a new generator.

The proposed project also includes life safety items, such as new fire alarm annunciators and replacement of equipment in fire control rooms, and items to improve energy efficiency. Additionally, the switchgear replacement project will replace the medium and low voltage switchgear and network transformers and protectors, and upgrade the monitoring devices within the switchgears to be compatible with GSA requirements for the advanced metering systems.

Major Work Items

Electrical Upgrades	\$ 21,603,000
Interior Alterations	6,892,000
Life Safety Upgrades	974,000
Plumbing Upgrades	<u>962,000</u>
TOTAL ECC	\$30,431,000

Justification

The proposed project will increase the utilization of the LBJ Federal Building, thereby allowing Education to use the space more efficiently and cost effectively and reduce its reliance on privately owned leased space. This reduction will further reduce the Government's real estate footprint and save the taxpayer's money.

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The existing medium- and low-voltage switchgear is obsolete and lacks the safety features and equipment required. Upgrading the current equipment will achieve at least another 20 years of reliable service.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

Alternatives Considered (30-year, present value cost analysis)

Alteration:	\$314,697,947
Lease	\$580,101,162
New Construction:	\$325,073,546

The 30-year, present value cost of alteration is \$265,403,215 less than the cost of leasing, with an equivalent annual cost advantage of \$13,192,970.

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 February 12, 2018

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration