

**PROSPECTUS-ALTERATION  
Prospectus for Design**

**Description**

The General Services Administration (GSA) is seeking approval for one design project during fiscal year (FY) 2020, 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 exterior building repairs/upgrades.

**Recommendation**

Approve design and related services of \$3,200,000 for the attached project. The construction cost indicated at this time is preliminary and will be refined and finalized prior to future requests for funding.

**Committee Approval and Appropriation Requested in this Prospectus.....\$3,200,000**

**Certification of Need**

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

Submitted at Washington, DC, on March 18, 2019

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

---

**PROSPECTUS – ALTERATION**  
**Prospectus for Design**

---

**FISCAL YEAR 2020 ALTERATION DESIGN PROJECT**

**LOCATION**

**FY 2020 FUNDING**

|   |             |
|---|-------------|
| Indianapolis, IN<br>Major General Emmett J. Bean Federal Center | \$3,200,000 |
|---|-------------|

**TOTAL .....\$3,200,000**

**PROSPECTUS – ALTERATION**  
**Prospectus for Design**

Prospectus Number: PDS-02020

**PROJECT:** Major General Emmett J. Bean Federal Center

**LOCATION:** Indianapolis, IN

**ESTIMATED TOTAL PROJECT COST:** \$31,740,000

**DESIGN:** \$3,200,000

**AMOUNT REQUESTED IN FY 2020 (Design):** \$3,200,000

**WORK ITEM SUMMARY:** Exterior construction, demolition, heating ventilation and air conditioning (HVAC) upgrades

**DESCRIPTION**

The General Services Administration (GSA) proposes the design of a future repair and alteration project for the Major General Emmett J. Bean Federal Center located at 8899 E. 56<sup>th</sup> Street, Indianapolis, IN, that will complete critical repairs and upgrades to the building's exterior. The project proposes rebuilding the existing roof parapet of the building, replacing the north portion of the roof, recoating the building's exterior, repairing the building's windows, and replacing the cooling tower.

The Bean Center is a three-story, concrete-framed structure with brick and stone exterior walls. The building measures approximately 1,660,000 gross square feet and is situated on a 72-acre site. It was constructed in 1953 as a Department of Defense records storage facility. Ownership of the building was transferred to GSA in 1996, at which time the facility was renovated for its current office use.

The building is experiencing a serious structural failure that poses a life safety hazard to its occupants and visitors. The roof parapet is separating from the roof and moving outwardly over the building's perimeter facades. There is a significant risk of large portions of the roof parapet falling off the building, and the risk increases as the parapet continues to move further. The movement is also causing delamination of the building's exterior coating which continues to fall off the building. Access to portions of the exterior has been restricted and temporary protective netting and scaffolding have been installed to protect tenants from any falling debris.

The north roof of the building, which has reached the end of its useful life, is experiencing leaks. The windows are allowing water intrusion into the building during rain events. The building cooling tower has reached the end of its useful life.