

Johnson (SD)	Moore (UT)	Speier (Scanlon)
(Resch)	(Owens)	Steube
enthaler)	Norman (Rice	(Franklin, C.
Joyce (PA)	(SC))	Scott)
(Keller)	Nunes (Garcia	Stewart (Owens)
Kaptur (Dingell)	(CA))	Swalwell (Allred)
Kinzinger	Obernolte	Takano
(Fitzpatrick)	(Pfluger)	(Cicilline)
Kirkpatrick	Pascrell	Thompson (PA)
(Stanton)	(Pallone)	(Resch
LaHood	Payne (Pallone)	enthaler)
(Gonzalez	Porter (Wexton)	Timmons (Resch
(OH)	Reed (Upton)	enthaler)
Lawson (FL)	Rogers (KY)	Valadao (Meijer)
(Soto)	(Resch	Wagner
Lieu (Beyer)	enthaler)	(McHenry)
Luetkemeyer	Rush	Walorski (Banks)
(Long)	(Underwood)	Watson Coleman
McEachin	Schakowsky	(Pallone)
(Wexton)	(Garcia (IL))	Wilson (FL)
Meng (Jeffries)	Sires (Pallone)	(Hayes)
Miller (WV)	Smith (WA)	Wilson (SC)
(Resch	(Courtney)	(Rice (SC))
enthaler)	Smucker (Keller)	

#### COMMUNICATION FROM THE CLERK OF THE HOUSE

The SPEAKER pro tempore (Mr. TORRES of New York) laid before the House the following communication from the Clerk of the House of Representatives:

OFFICE OF THE CLERK,  
HOUSE OF REPRESENTATIVES,  
Washington, DC, October 28, 2021.

Hon. NANCY PELOSI,  
Speaker, House of Representatives,  
Washington, DC.

DEAR MADAM SPEAKER: Pursuant to the permission granted in Clause 2(h) of Rule II of the Rules of the U.S. House of Representatives, the Clerk received the following message from the Secretary of the Senate on October 28, 2021, at 6:17 p.m.:

H.R. 2911 Passed without amendment.  
H.R. 3475 Passed without amendment.  
H.R. 3919 Passed without amendment.  
H.R. 4172 Passed without amendment.  
With best wishes, I am,  
Sincerely,

CHERYL L. JOHNSON,  
Clerk.

□ 1915

#### COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following communication from the chair of the Committee on Transportation and Infrastructure; which was read and, without objection, referred to the Committee on Appropriations:

COMMITTEE ON TRANSPORTATION AND  
INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,  
Washington, DC, October 27, 2021.

Hon. NANCY PELOSI,  
Speaker, House of Representatives,  
Washington, DC.

DEAR MADAM SPEAKER: On October 27, 2021, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider twelve resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

I have enclosed copies of the resolutions adopted.

Sincerely,

PETER A. DEFazio,  
Chair.

Enclosures.

#### COMMITTEE RESOLUTION

CONSTRUCTION—NEW U.S. COURTHOUSE,  
HUNTSVILLE, AL

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, additional appropriations are authorized for the site work, design, and construction of a new U.S. Courthouse of approximately 123,100 gross square feet, including 26 parking spaces, in Huntsville, AL, at an additional cost of \$23,537,000, for a total project cost of \$110,000,000, a factsheet for which is attached to and included in this resolution. This resolution amends the authorizations the Committee adopted on December 12, 2018, of Prospectus No. PAL-CTC-HU18 and on February 26, 2020.*

*Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.*

*Provided further, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.*

*Provided further, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.*

GSA

PBS

**FACTSHEET  
NEW U.S. COURTHOUSE  
HUNTSVILLE, AL**

---

**Project Summary**

Public Law (P.L.) No. 115-141, the 2018 Consolidated Appropriations Act, enacted on March 24, 2018, appropriated \$110,000,000 for the construction of a new United States Courthouse in Huntsville, Alabama. Of that amount, the General Services Administration (GSA) determined that \$86,463,000 would be needed to construct the new courthouse, and the balance of the appropriation would be used to renovate and backfill the existing U.S. Courthouse and Post Office.

On September 24, 2018, GSA submitted a prospectus (PAL-CTC-HU18) to the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works for the courthouse construction project in Huntsville at an estimated cost of \$86,463,000. The prospectus proposed the design and construction of a new courthouse of approximately 123,100 gross square feet, including 26 parking spaces, to meet the 10-year space needs of the court and court-related agencies. The site could accommodate the anticipated 30-year needs of the court. The House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approved the prospectus on December 12, 2018, and February 5, 2019, respectively.

Following the Committees' approvals of the prospectus, GSA issued a design-build solicitation and received offers for the base construction contract and alternatives that exceed \$86,463,000. The increase in cost between the construction cost estimate in the approved prospectus and the receipt of offers is the result of several factors. The increase in labor costs and supply chain disruptions due to the COVID-19 pandemic are believed to be the primary drivers in the escalation. Additionally, a cost increase is associated with a contract alternative, not included in the base contract, to clad the exterior facade fully in limestone, a construction material not originally assumed in the project budget.

The 2018 Consolidated Appropriations Act, P.L. No. 115-141 authorizes GSA to exceed the cost of new construction and acquisition projects by not more than 10% of amounts included in the prospectus. This escalation authority will allow GSA to make a base construction award with no modifications to either the submitted prospectus or the Committees' approvals. Modifying the contract to clad the exterior facade fully in limestone would cause the total project cost to exceed 110% of the approved estimated total project cost.

GSA proceeded with the base construction contract award prior to the expiration of offers to avoid further increases in costs. The contract alternative for the limestone facade is still available, but the original bid pricing has expired. The contractor's original bid to add the limestone was \$5,767,650. However, if GSA were to exercise this contract alternative, the cost to incorporate full limestone would be subject to current market conditions, necessary redesign and an additional time extension. For GSA to modify the contract to add a full

**GSA****PBS**

---

**FACTSHEET  
NEW U.S. COURTHOUSE  
HUNTSVILLE, AL**

---

limestone facade, the Senate Committee on Environmental and Public Works and the House Committee on Transportation and Infrastructure would need to modify the existing resolutions to approve the use of the entire \$110,000,000 appropriation. The approvals would need to occur no later than December 1, 2021, to make funds available to award the alternative to the contractor. Without the necessary approvals from the Committees by this date, the additional cost and schedule impact of the full limestone façade alternative will preclude GSA from further consideration of this alternative.

## COMMITTEE RESOLUTION

ALTERATION—FEDERAL BUILDING—801 I STREET,  
SACRAMENTO, CA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for the Federal Building located at 801 I Street in Sacramento, CA, to backfill vacant space and reconfigure the industrial and historic first floor to improve its utility and accommodate additional future backfill

opportunities, at a design cost of \$1,235,000, an estimated construction cost of \$11,514,000, and a management and inspection cost of \$836,000 for an estimated total project cost of \$13,585,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from

the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.



GSA

PBS

**PROSPECTUS – ALTERATION  
FEDERAL BUILDING – 801 I STREET  
SACRAMENTO, CA**

Prospectus Number: PCA-0083-SA22  
Congressional District: CA-6

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Federal Building located at 801 I Street in Sacramento, CA, to backfill vacant space and restack the first and second floors. Backfill of the Social Security Administration (SSA) into the building from leased space will result in approximately \$600,000 in annual lease cost avoidance. The proposed project will also reconfigure the industrial and historic first floor to improve its utility and accommodate additional future backfill opportunities.

**FY 2022 Committee Approval and Appropriation Requested**

(Design, Construction, and Management & Inspection).....\$13,585,000

**Major Work Items**

Interior construction; mechanical, electrical, and plumbing improvements; and roof repairs

**Project Budget**

Design .....	\$ 1,235,000
Estimated Construction Cost (ECC) .....	11,514,000
Management & Inspection (M&I) .....	836,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$13,585,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2022	FY 2025

**Building**

The Federal Building, constructed in 1938, contains 189,904 gross square feet, and has four stories plus a penthouse. The building was designed in the French Renaissance style and is listed in the National Register of Historic Places. The building sits on a 1.69-acre site next to the California State Capitol in the heart of the Sacramento Civic Center. The building served as the main post office for downtown Sacramento until the U.S. Postal Service vacated in 2012.

GSA

PBS

**PROSPECTUS – ALTERATION  
FEDERAL BUILDING – 801 I STREET  
SACRAMENTO, CA**

Prospectus Number: PCA-0083-SA22  
Congressional District: CA-6

---

**Tenant Agencies**

SSA; Judiciary–Federal Public Defender; Department of Agriculture; Bureau of Reclamation; Department of Health and Human Services–Inspector General, Centers for Medicare & Medicaid Services; Department of the Interior; Department of Transportation; GSA

**Proposed Project**

The project proposes to relocate existing first and second floor tenants to absorb SSA from a leased location, remove industrial space inefficiencies in the former postal workroom, and reconfigure space to maximize its utility and ability to house more efficiently future Federal agencies. The project will optimize the design layout to increase the marketability of the building.

**Major Work Items**

Interior Construction	\$5,407,000
Mechanical/Electrical/Plumbing Improvements	3,639,000
Roof Repairs	<u>2,468,000</u>
<b>Total ECC</b>	<b>\$11,514,000</b>

**Justification**

The Federal Building at 801 I Street has suffered chronic space vacancy due to its industrial space layout that was built to accommodate the former U.S. Postal Service tenant. This project will address the building's vacancy, increase efficiency, and revitalize one of GSA's historic assets. In addition, the Government will realize a lease cost avoidance of approximately \$600,000 annually, with relocation of SSA from its current leased location to the Federal Building.

**Summary of Energy, Water, Sustainability, and Climate Risk 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 (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

GSA

PBS

**PROSPECTUS – ALTERATION  
FEDERAL BUILDING – 801 I STREET  
SACRAMENTO, CA**

Prospectus Number: PCA-0083-SA22  
Congressional District: CA-6

---

**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)**

There are no feasible alternatives to this project. This project is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on 6/15/2021

Recommended: \_\_\_\_\_

  
Acting Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Acting Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—FEDERAL BUILDING—11000  
WILSHIRE BOULEVARD, LOS ANGELES, CA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to remediate the fire-damaged East Annex at the Federal Building complex located at 11000 Wilshire Boulevard in Los Angeles, CA, and design for alteration of the Federal Building (main tower) at a design

cost of \$5,582,000, an estimated construction cost of \$24,521,000, and a management and inspection cost of \$1,307,000, for a total estimated cost of \$31,410,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from

the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS – ALTERATION  
FEDERAL BUILDING - 11000 WILSHIRE BOULEVARD  
LOS ANGELES, CA**

Prospectus Number: PCA-0168-LA22  
Congressional District: CA-33

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to remediate the fire-damaged East Annex at the Federal Building complex located at 11000 Wilshire Boulevard in Los Angeles, CA, and design for alteration of the Federal Building (main tower). The project will enable recapture of space vacated as a result of the fire and return of common services, including the credit union and the cafeteria, to the building. The project also proposes design for alteration of the Federal Building (main tower) to address critical seismic deficiencies, abate asbestos-containing material in floor decking, and replace building systems that are beyond their useful service.

**FY 2022 Committee Approval and Appropriation Requested**

**(Design, Construction and Management & Inspection)..... \$31,410,000<sup>1</sup>**

**Major Work Items**

Heating, ventilation, and air conditioning (HVAC), electrical, plumbing, and mechanical systems upgrades/replacement; hazardous abatement; interior construction; building structure; building exterior; seismic work; life-safety; and demolition.

<sup>1</sup> The fire-damaged East Annex was submitted as part of GSA's FY 2021 Capital Investment and Leasing Program; however, no committee approvals or appropriations were received.

GSA

PBS

**PROSPECTUS – ALTERATION  
FEDERAL BUILDING - 11000 WILSHIRE BOULEVARD  
LOS ANGELES, CA**

Prospectus Number: PCA-0168-LA22  
Congressional District: CA-33

**Project Budget****Design**

Design (East Annex) (FY 2022) .....	\$1,865,000
Design (Main Tower) (FY 2022) .....	3,717,000
Additional Design (future FY request) .....	7,776,000
<b>Total Design .....</b>	<b>\$13,358,000</b>

**Estimated Construction Cost (ECC)**

ECC (East Annex) (FY 2022) .....	\$24,521,000
ECC (Main Tower) (future FY request) .....	140,092,000
<b>Total ECC .....</b>	<b>\$164,613,000</b>

**Management & Inspection (M&I)**

M&I (East Annex) (FY 2022) .....	\$1,001,000
M&I (Main Tower) (FY 2022) .....	306,000
Additional M&I (future FY request) .....	5,882,000
<b>Total M&amp;I .....</b>	<b>\$7,189,000</b>

**Estimated Total Project Cost (ETPC).....\$185,160,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction (East Annex)	FY 2022	FY 2024
Design (Federal Building Main Tower)	FY 2022	FY 2023
Construction (Federal Building Main Tower)	TBD	TBD

**Building**

Constructed in 1969, the Federal Building complex at 11000 Wilshire Boulevard is eligible for listing in the National Register of Historic Places. The complex is located on 28 acres, with 561,271 gross square feet and 1,500 parking spaces. The complex consists of a symmetrically configured 17-story office tower and two double-height, single-story wing annex buildings, separated by an enclosed entrance court surrounded by a single-story lobby pavilion. The complex provides secure, long-term housing for Federal agencies with a mission-critical need to be located in the expensive, built-out market of west Los Angeles. The complex currently serves as the Federal Bureau of Investigation's (FBI) Los Angeles

GSAPBS

**PROSPECTUS – ALTERATION  
FEDERAL BUILDING - 11000 WILSHIRE BOULEVARD  
LOS ANGELES, CA**

Prospectus Number: PCA-0168-LA22  
Congressional District: CA-33

Field Office and houses the State Department's Bureau of Consular Affairs and Bureau of Diplomatic Security, as well as other agencies.

**Tenant Agencies**

Department of Justice–FBI; Department of Veterans Affairs–Veterans Benefits Administration; Department of State–Bureau of Consular Affairs, Bureau of Diplomatic Security; U.S. Agency for Global Media; Joint Use (credit union and cafeteria); and GSA.

**Proposed Project**

The project proposes remediation of the East Annex that was damaged in a fire in May 2017. The project will fully restore the annex so that the common services can return to the building complex. East Annex work includes seismic upgrades, exterior and interior construction, mechanical, electrical, plumbing replacement, and fire and life-safety work. In addition, work in the Federal Building (main tower) includes extensive renovation of the HVAC system, as well as modernization of the electrical system, accessibility upgrades, and architectural repairs conducted in accordance with historic preservation. The project also includes hazardous material abatement of floor decking; alterations to interior finishes, exterior glazing, cladding, and ceiling panels; and seismic upgrades and strengthening of the office tower.

**Major Work Items**

HVAC Replacement	\$39,180,000
Hazardous Materials Abatement	35,660,000
Electrical Replacement	33,936,000
Interior Construction	17,248,000
Exterior Construction	14,771,000
Seismic/Structural Upgrades	14,681,000
Demolition	4,694,000
Plumbing Upgrades	3,640,000
Fire & Life-Safety Repairs	<u>803,000</u>
<b>Total ECC</b>	<b>\$164,613,000</b>

GSA

PBS

**PROSPECTUS – ALTERATION  
FEDERAL BUILDING - 11000 WILSHIRE BOULEVARD  
LOS ANGELES, CA**

Prospectus Number: PCA-0168-LA22  
Congressional District: CA-33

---

**Justification**

In May 2017, the East Annex was badly damaged in a fire that started in the U.S. Postal Service space and quickly spread throughout the annex building. Emergency remediation and encapsulation efforts were completed to prevent further damage to the annex, but it remains unsuitable for occupancy, leaving the complex without 19,000 usable square feet of critical office and joint-use space. Temporary space on the 7<sup>th</sup> floor of the tower now houses some of the agencies, but there is no longer a cafeteria or post office. Renovating the East Annex will allow the agencies to vacate the 7<sup>th</sup> floor of the tower.

The Federal Building (main tower) provides secure, long-term housing for Federal agencies with a mission-critical need to be located in west Los Angeles. The building was constructed in 1969 and has never been modernized, with many building systems beyond their useful service, including the HVAC and electrical systems. In addition, hazardous material abatement from the underside of floor decking will mitigate a life-safety liability. Exterior construction will correct widespread glazing gasket failure and deteriorating sealant and caulking. GSA's *Seismic Rating System Report*, released on March 31, 2016, lists the main tower of the Federal Building complex as a high seismic priority in the GSA portfolio. Plumbing upgrades will mitigate antiquated fixtures, equipment and piping.

**Summary of Energy, Water, Sustainability, and Climate Risk 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 (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None



GSA

PBS

**PROSPECTUS – ALTERATION  
FEDERAL BUILDING - 11000 WILSHIRE BOULEVARD  
LOS ANGELES, CA**

Prospectus Number: PCA-0168-LA22  
Congressional District: CA-33

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

Alteration .....	\$72,052,000
New Construction .....	\$118,261,000
Lease .....	\$352,171,000

The 30-year, present-value cost of alteration is \$46,209,000 less than the cost of new construction, with an equivalent annual cost advantage of \$2,178,421.

**Recommendation**

ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on 6/15/2021

Recommended:   
Acting Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—RONALD REAGAN BUILDING  
COMPLEX, WASHINGTON, DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations including full replacement of the fire alarm system and completion of targeted fire protection and life safety repairs and upgrades throughout the Ronald Reagan Building Complex located at 1300 Pennsyl-

vania Avenue NW in Washington, DC, at a design cost of \$5,048,000, an estimated construction cost of \$55,551,000, and a management and inspection cost of \$4,201,000, for an estimated total project cost of \$64,800,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from

the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS – ALTERATION  
RONALD REAGAN BUILDING COMPLEX  
WASHINGTON, DC**

Prospectus Number: PDC-0000AF-DC22

**FY 2022 Project Summary**

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the Ronald Reagan Building Complex (RRB Complex) located at 1300 Pennsylvania Avenue NW, Washington, DC. The proposed project includes the full replacement of the fire alarm system and completion of targeted fire protection and life safety repairs/upgrades throughout the RRB Complex.

**FY 2022 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$64,800,000**

**Major Work Items**

Fire protection and life-safety replacement/upgrades

**Project Budget**

Design .....	\$5,048,000
Estimated Construction Cost (ECC) .....	55,551,000
Management and Inspection (M&I).....	4,201,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$64,800,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2022	FY 2025

**Building**

The RRB Complex is a 3,883,881 gross square foot, 10-story, mixed-use office building and includes a Federal Office Building (FOB), an International Trade Center (ITC), and a public parking garage. The building has five separate office towers connected by an atrium and public concourse areas and was constructed in 1996. The building is situated on 9.9 acres of land with 1,950 parking spaces. The facility is a core-performing asset and long-term hold in GSA’s real property inventory.

**Proposed Project**

The project proposes the full replacement of the fire alarm system. In addition, the project proposes to complete targeted fire protection and life safety repairs in order to bring the entire building up to current fire protection and life safety code standards.

GSAPBS

**PROSPECTUS – ALTERATION  
RONALD REAGAN BUILDING COMPLEX  
WASHINGTON, DC**

Prospectus Number: PDC-0000AF-DC22

---

**Justification**

The RRB Complex's main fire alarm system requires replacement. The system has reached the end of its useful life, and the manufacturer has issued notice that the panel will no longer be supported with parts and service. Presently, when failures arise, GSA has to send existing parts out to second-party electronics refurbishers to be fixed and repaired.

In addition to replacement of the fire alarm system, numerous life-safety improvements need to be undertaken, including relocating/expanding/providing sprinkler replacement in accordance with applicable nationally recognized codes and standards as well as Federal laws and regulations, installing firestopping where missing/inadequate, providing additional signaling and notification device coverage, correcting inadequate exit signage, and directing egress to outdoor pathways.

The repairs or replacement of the fire and life safety systems will provide reliable, efficient service and ensure that current building codes, fire, life safety, and accessibility requirements are met. If the existing system fails, GSA will be required to implement a fire watch. Depending on the type and extent of the impairment, the cost of the fire watch could amount to approximately \$150,000 per day.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles and (c) minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None

**GSA**

**PBS**

**PROSPECTUS – ALTERATION  
RONALD REAGAN BUILDING COMPLEX  
WASHINGTON, DC**

Prospectus Number: PDC-0000AF-DC22

---

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

There are no feasible alternatives to this project. This is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION  
RONALD REAGAN BUILDING COMPLEX  
WASHINGTON, DC**


Prospectus Number: PDC-0000AF-DC22


---

**Certification of Need**

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

Submitted at Washington, DC, on 9/9/2021

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—301 7TH STREET SW REGIONAL  
OFFICE BUILDING, WASHINGTON, DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, additional appropriations are authorized for repairs and alterations for the Regional Office Building located at 301 7th Street SW, in Washington, DC, to renovate and modernize the building to house the Department of Homeland Security, including upgrades to and replacement of multiple building systems, interior alterations, and exterior re-

pairs at an additional design cost of \$4,941,000, an additional estimated construction cost of \$82,529,000 and an additional management and inspection cost of \$1,702,000 for a total additional cost of \$89,172,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization the Committee adopted on September 30, 2020, of Prospectus No. PDC-0031-WA20.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**AMENDED PROSPECTUS –ALTERATION  
301 7<sup>TH</sup> STREET SW  
WASHINGTON, DC**

Prospectus Number: PDC-0031-WA22

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes the second of a two-phase repair and alteration project for the Regional Office Building (ROB) located at 301 7<sup>th</sup> Street SW in downtown Washington, DC. This project will renovate and modernize the building in two phases (with Phase I previously approved and funded) in preparation for a permanent Government-owned location for several Department of Homeland Security (DHS) components, including Science and Technology (S&T), the Office of Biometric Identity Management (OBIM), Undersecretary for Management subgroups, and Immigration and Customs Enforcement Office of Professional Responsibility (ICE-OPR). Major building systems will be upgraded to accommodate a current housing plan of 4,374 personnel, resulting in a maximum, all-in DHS utilization rate (UR) of 159 square feet per person. The completion of both phases reduces the DHS real estate footprint by more than 109,000 usable square feet (USF) and provides an annual lease cost avoidance of approximately \$20,800,000 and an annual agency rent savings of approximately \$11,700,000.

This prospectus amends Prospectus No. PDC-0031-WA20 to account for the two-phase approach and request for additional funding. GSA is requesting approval of an additional estimated design cost of \$4,941,000, additional estimated construction cost of \$82,529,000, and additional estimated management and inspection costs of \$1,702,000, for a total additional cost of \$89,172,000 to account for a more comprehensive building modernization that addresses the long-term housing needs of DHS and a phased construction approach that allows for swing space during the full building modernization.

**FY 2022 Committee Approval and Appropriation Requested**

**(Design, Construction, Management & Inspection) .....\$89,172,000**

**Major Work Items**

Interior alterations; plumbing, HVAC (heating ventilation, and air conditioning), electrical, fire and life safety, and conveyance systems upgrades; exterior construction; hazardous materials abatement; and demolition



GSAPBS

**AMENDED PROSPECTUS –ALTERATION  
301 7<sup>TH</sup> STREET SW  
WASHINGTON, DC**

Prospectus Number: PDC-0031-WA22

**Project Budget****Design**

Phase I and II Design (FY 2020).....\$8,000,000  
Phase I and II Additional Design (FY 2022 request) .....\$4,941,000  
**Total Design .....\$12,941,000**

**Management and Inspection (M&I)**

Phase I (FY 2020).....\$5,334,000  
Phase II (FY 2022 request).....\$1,702,000  
**Total M&I .....\$7,036,000**

**Estimated Construction Cost (ECC)**

Phase I (FY2020).....\$82,308,000  
Phase II (FY2022 request).....\$82,529,000  
**Total ECC .....\$164,837,000**

**Estimated Total Project Cost\*.....\$184,814,000**

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

**Schedule****Start****End****Design**

Phase I and II

FY 2020

FY 2023

**Construction**

Phase I

FY 2021

FY 2023

Phase II

FY 2022

FY 2025

**Building**

The ROB is located near the L'Enfant Plaza Metro Station at 301 7<sup>th</sup> Street SW in Washington, DC. As constructed, it contains approximately 941,463 gross square feet, including approximately 845,169 rentable square feet or 612,593 USF. The building was originally built as a warehouse in two phases between 1929 and 1932; it was later adapted for office use in a haphazard fashion, resulting in poor circulation and office layout. The building contains seven above-grade floors and a basement. Its electrical system has both capacity and distribution issues that make it difficult and costly to perform even minor space alterations. Building elevators are far beyond their useful life, resulting in frequent outages of one or more elevators, and often only custom or rebuilt parts can be used to repair them. The building's HVAC system is also well past its useful life. There are distribution issues that create hot and cold areas throughout the building, regardless of the

GSAPBS

**AMENDED PROSPECTUS –ALTERATION  
301 7<sup>TH</sup> STREET SW  
WASHINGTON, DC**

Prospectus Number: PDC-0031-WA22

external temperature. The building also has ongoing plumbing issues, and occasionally pipes burst and damage interior walls and carpet.

**Tenant Agencies**

DHS - S&T, OBIM, ICE-OPR

**Proposed Project**

The proposed project will be completed in two phases and will allow DHS to reduce the UR of their current housing from 205 square feet per person to 159 while reducing their real estate footprint by more than 190,000 USF under the current housing plan. Phase I includes the renovation of the major building systems across the eastern half of the building, which includes opening the interior floor plates and replacing the conveyance, plumbing, HVAC, electrical, and fire protection systems. Phase II of the project will include completion of the upgrades of the major systems across the western half of the building. This includes opening the interior floor plates and replacement of the conveyance, plumbing, HVAC, electrical, and fire protection systems. Completing the redesign of the building's circulation pattern will recapture usable office space and increase the space efficiency by utilizing an open plan office concept to the greatest extent possible. Furthermore, the project will aim to provide an open architecture systems approach to the infrastructure to allow for a high-performance workspace which focuses on the health, safety, and comfort of personnel and to provide flexibility and ease of accommodation for the operators of the building.

**Major Work Items (All phases)**

HVAC Upgrades	\$67,580,000
Electrical Upgrades	22,381,000
Interior Construction	19,983,000
Plumbing Upgrades	16,115,000
Conveyance System Upgrades	15,557,000
Exterior Construction	9,397,000
Fire Protection Upgrades	7,718,000
Demolition	<u>6,106,000</u>
<b>Total Estimated Construction Cost (ECC)</b>	<b>\$164,837,000</b>

**Justification**

The ROB, converted from warehouse to office use throughout its life, does not include appropriate lighting, HVAC, interiors, and finishes for modern office space. Yet, the

GSAPBS

**AMENDED PROSPECTUS –ALTERATION  
301 7<sup>TH</sup> STREET SW  
WASHINGTON, DC**

Prospectus Number: PDC-0031-WA22

---

property resides on a highly valuable location in downtown Washington, DC, adjacent to five Metrorail lines and one block from the National Mall. The proposed accommodation of additional DHS personnel into the ROB requires an open office environment to maximize the building space, yet currently, only a small portion of the building, primarily on the second and seventh floors, is built out as open office space. Additionally, the location of mechanical rooms, electrical and telecommunication closets, and restrooms varies from floor to floor, resulting in inefficient distribution of electrical and plumbing systems and consequent energy waste.

A majority of the building's major systems are outdated, have reached the end of their useful lives and result in poor indoor air quality and pronounced tenant discomfort in the winter and summer months. Approximately one-fifth of the air handling units (AHUs) are more than three decades old, and the steam piping and condensate return lines are greater than 50 years old. The HVAC system consists of a central chilled water plant in the basement and rooftop cooling towers, with heating provided by steam supplied by GSA's central heating plant. In accordance with *Facilities Standards for the Public Buildings Service (GSA P-100)*, steam heating systems should be converted to hot water upon entrance to the building. Six cooling towers located on the roof are in fair to poor condition and require replacement. Several AHUs on each floor distribute tempered air by low pressure ductwork to constant volume devices in the occupied spaces. Corridors typically provide the path for return air, a violation of current code that requires correction.

The existing sub power and lighting distribution panels throughout the building are in fair to poor condition. Multiple electrical panels are more than 40 years old, and the associated feeders are well beyond the end of their expected useful life.

The building's vertical transportation systems include 10 passenger elevators and 2 freight elevators, 1 of which has not been operational for several years. Periodic entrapments occur that have lasted up to 20 minutes per incident. Such incidents are the result of high use of aging elevators that run on pulley systems rather than hydraulic systems. Many replacement parts needed are obsolete and can be difficult to obtain.

The existing fire protection system is outdated and will be replaced. The sprinkler system will be expanded to provide protection across the whole building since the current sprinkler system only covers approximately 60 percent of the building.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to (a) increase energy and water efficiency (including renewable energy and fossil fuel free

GSAPBS

**AMENDED PROSPECTUS –ALTERATION  
301 7<sup>TH</sup> STREET SW  
WASHINGTON, DC**

Prospectus Number: PDC-0031-WA22

measures), (b) adherence to sustainable design principles, and (c) minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

<b>Prior Appropriations</b>			
<b>Public Law</b>	<b>Fiscal Year</b>	<b>Amount</b>	<b>Purpose</b>
116-93 Major R&A Spending Plan	2020	\$95,642,000	Design, ECC, and M&I
<b>Appropriations to Date</b>		<b>\$95,642,000</b>	

**Prior Committee Approvals**

<b>Prior Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
Senate EPW	7/1/2020	\$95,642,000	Design = \$8,000,000 ECC = \$82,308,000 M&I = \$5,334,000
House T&I	9/30/2020	\$95,642,000	Design = \$8,000,000 ECC = \$82,308,000 M&I = \$5,334,000

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

Alteration .....\$ 880,284,000  
Lease .....\$1,093,554,000

The 30-year, present-value cost of alteration is \$213,270,000 less than the cost of leasing, with an equivalent annual cost advantage of \$10,054,000.

**Recommendation**

ALTERATION

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**GSA**

**PBS**

**AMENDED PROSPECTUS –ALTERATION  
301 7<sup>TH</sup> STREET SW  
WASHINGTON, DC**


Prospectus Number: PDC-0031-WA22


---

**Certification of Need**

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

Submitted at Washington, DC, on 9/9/2021

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—MAJOR GENERAL EMMETT J. BEAN  
FEDERAL CENTER, INDIANAPOLIS, IN

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for the Major General Emmett J. Bean Federal Center located at 8899 E. 56th Street, Indianapolis, IN, to complete critical repairs and upgrades to the building's exterior and window systems, replace the building's cooling tower, correct the resulting on-going water infiltration and to repair the in-

terior at an additional estimated construction cost of \$2,107,000 and an estimated total project cost of \$47,439,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization the Committee adopted on September 30, 2020, of Prospectus No. PIN-1703-IN21.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from

the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION  
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER  
INDIANAPOLIS, IN**

Prospectus Number: PIN-1703-IN22  
Congressional District: 07

**FY 2022 Project Summary**

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the Major General Emmett J. Bean Federal Center located at 8899 E. 56<sup>th</sup> Street, Indianapolis, IN. The proposed project will complete critical repairs and upgrades to the building’s exterior, including to window systems, and replace the building’s cooling tower. Additional design is required for repairs to the building’s windows as well as to correct the resulting ongoing water infiltration and to repair the interior.

**FY 2022 Committee Approval Requested**

**(Construction) ..... \$2,107,000<sup>1</sup>**

This prospectus amends Prospectus No. PIN-1703-IN21. GSA is requesting approval of an additional estimated construction cost of \$2,107,000 to account for cost escalation due to time and market conditions.

**FY 2022 Committee Appropriation Requested**

**(Design, Construction, and Management & Inspection)..... \$44,239,000<sup>2</sup>**

**Major Work Items**

Roof repairs/replacement, demolition, and abatement; interior construction; exterior construction; heating, ventilation, and air conditioning (HVAC) upgrades

**Project Budget**

Design (FY 2020) .....	\$3,200,000
Additional Design .....	1,066,000
Estimated Construction Cost (ECC) .....	40,044,000
Management & Inspection (M&I) .....	3,129,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$47,439,000</b>

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

<sup>1</sup> Prospectus No. PIN-1703-IN20 was approved by the Committee on Transportation and Infrastructure of the House of Representatives on September 30, 2020, and the Committee on Environment and Public Works of the Senate on February 11, 2020, for an estimated design cost of \$3,200,000. Prospectus No. PIN-1703-IN21 was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate on September 30, 2020, and July 1, 2020, respectively, for an estimated design cost of \$1,066,000, estimated construction cost of \$37,937,000, and a management and inspection cost of \$3,129,000 for an estimated total project cost of \$45,332,000.

<sup>2</sup> GSA was unable to fund the approved FY 2021 repair and alteration project within the enacted levels of the FY 2021 Budget.

GSAPBS

**AMENDED PROSPECTUS – ALTERATION  
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER  
INDIANAPOLIS, IN**

Prospectus Number: PIN-1703-IN22  
Congressional District: 07

**Schedule**

Design and Construction

**Start**

FY 2020

**End**

FY 2026

**Building**

The Bean Center is a three-story, concrete-framed structure with brick and stone exterior walls located at 8899 East 56<sup>th</sup> Street in Indianapolis, IN. 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 U.S. Department of Defense (DoD) 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.

**Tenant Agencies**

U.S. Department of Homeland Security, DoD, and GSA

**Proposed Project**

The project proposes to rebuild the existing roof parapet of the building, repair and recoat the building's exterior, replace the north portion of roof, repair the building's windows and interior walls, and replace the cooling tower.

**Major Work Items**

Roof Repairs/Replacement	\$13,153,000
Demolition and Abatement	10,416,000
Interior Construction	6,836,000
Exterior Construction	6,981,000
HVAC Upgrades	<u>2,658,000</u>
<b>Total ECC</b>	<b>\$40,044,000</b>

**Justification**

The building is experiencing a serious structural failure that poses 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 grows greater 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.



GSA

PBS

**AMENDED PROSPECTUS – ALTERATION  
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER  
INDIANAPOLIS, IN**

Prospectus Number: PIN-1703-IN22  
Congressional District: 07

The north roof of the building, which has reached the end of its useful life, is experiencing leaks. Failed window sealant is allowing water intrusion into the building, causing water damage to the interior side of the gypsum board below the windows and corrosion of metal studs. The water infiltration below the windows has the potential for mold growth. The building cooling tower is corroding and has reached the end of its useful life.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will design to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles and (c) minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
116-93	2020	\$3,200,000	Design

**Prior Committee Approvals**

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	9/30/2020	\$3,200,000	Design = \$3,200,000
Senate EPW	2/11/2020	\$3,200,000	Design = \$3,200,000
House T&I	9/30/2020	\$45,332,000	Additional Design = \$1,066,000 ECC = \$37,937,000 M&I = \$3,129,000
Senate EPW	7/1/2020	\$42,132,000	Additional Design = \$1,066,000 ECC = \$37,937,000 M&I = \$3,129,000

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

Prospectus	Description	FY	Amount
PIN-17032-IN14	Storm Water Drainage System, Parking Lot Renovation	2014	\$19,074,000
PIN-1703-IN18	Lease Consolidation	2018	\$45,950,000

GSAPBS

**AMENDED PROSPECTUS – ALTERATION  
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER  
INDIANAPOLIS, IN**

Prospectus Number: PIN-1703-IN22  
Congressional District: 07

---

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

There are no feasible alternatives to this project. This project is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

**GSA**

**PBS**

**AMENDED PROSPECTUS – ALTERATION  
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER  
INDIANAPOLIS, IN**


Prospectus Number: PIN-1703-IN22  
Congressional District: 07


---

**Certification of Need**

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

Submitted at Washington, DC, on 9/9/2021

Recommended:   
\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:   
\_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—8930 WARD PARKWAY FEDERAL  
BUILDING, KANSAS CITY, MO

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to the 8930 Ward Parkway Federal Building located in Kansas City, MO, to modernize the building to address aging infrastructure, improve building performance, and correct code deficiencies at a design cost

of \$1,877,000, and estimated construction cost of \$20,820,000, and a management and inspection cost of \$1,222,000 for an estimated total project cost of \$23,919,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from

the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS – ALTERATION  
8930 WARD PARKWAY FEDERAL BUILDING  
KANSAS CITY, MO**

Prospectus Number: PMO-0134-KC22  
Congressional District: 05

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the 8930 Ward Parkway Federal Building (8930 WP FB) located at 8930 Ward Parkway in Kansas City, MO. The proposed project will modernize the building to address aging infrastructure, improve building performance, and correct code deficiencies.

**FY 2022 Committee Approval and Appropriation Requested**

(Design, Construction, and Management & Inspection)..... \$23,919,000<sup>1</sup>

**Major Work Items**

Building exterior upgrade/replacement; interior alterations; site circulation upgrade/replacement; heating, ventilation, and air conditioning (HVAC) and fire and life-safety replacements; electrical upgrade/replacement; new construction addition upgrade

**Project Budget**

Design .....	\$ 1,877,000
Estimated Construction Cost (ECC) .....	20,820,000
Management & Inspection (M&I) .....	1,222,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$ 23,919,000</b>

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

**Schedule**

	Start	End
Design and Construction	FY 2022	FY 2026

**Building**

The three-story 8930 WP FB was built in 1962 as a lease-purchase building, and the purchase option was exercised in 1966. It is a 200,302 gross square foot three-story masonry structure that includes an annex above grade and one story below grade.

<sup>1</sup> GSA was unable to fund the approved FY 2021 repair and alteration project within the enacted levels of the FY 2021 appropriation.

GSA

PBS

**PROSPECTUS – ALTERATION  
8930 WARD PARKWAY FEDERAL BUILDING  
KANSAS CITY, MO**

Prospectus Number: PMO-0134-KC22  
Congressional District: 05

**Tenant Agencies**

Department of Agriculture (USDA) – Digital Infrastructure Service Center (DISC), Office of Inspector General; Department of Veterans Affairs – Veterans Health Administration; Department of Homeland Security – U.S. Citizenship and Immigration Services and Cybersecurity and Infrastructure Security Agency; Department of Defense – Defense Contract Audit Agency; and GSA

**Proposed Project**

The project proposes replacing windows, installing integrated blast protection, repairing the facade, site work, including upgrading retaining wall, loading dock, landscaping, exterior security, and parking.

Interior alterations include demolition and core shell preparation for reconfiguration of stairwells and a dead-end corridor, and exterior wall insulation and construction of joint use and swing space.

Fire and life-safety improvements include replacement of sprinkler piping, fire sprinkler line relocation, installation of fire pump, and correction of egress issues. The project also includes restroom accessibility upgrades to meet Architectural Barriers Act Accessibility Standard requirements and conveyance system modernization of three passenger elevators.

Modernization of building systems includes HVAC and electrical upgrades and a back-up generator.

**Major Work Items**

Building Exterior Upgrade/Replacement	\$6,179,000
Interior Alterations	6,023,000
Site Circulation Upgrade/Replacement	2,759,000
HVAC Replacement	1,860,000
Fire and Life-Safety Replacement	1,721,000
Electrical Upgrade/Replacement	1,611,000
New Construction Addition Upgrade	667,000
<b>Total ECC</b>	<b>\$20,820,000</b>

GSA

PBS

**PROSPECTUS – ALTERATION  
8930 WARD PARKWAY FEDERAL BUILDING  
KANSAS CITY, MO**

Prospectus Number: PMO-0134-KC22  
Congressional District: 05

---

**Justification**

The major tenant of this facility is the USDA DISC data center. DISC's critical mission provides payments to farmers, food-stamp recipients, and U.S. Forest Service firefighting logistics costs and payments, among other functions. Its functionality requires it to be a Tier 4 data center. Upgrades to site security, as well as to both the pedestrian and vehicular traffic circulation, is critical due to the proximity of traffic to the building.

The single-pane windows are original to the building and have reached the end of their useful lives. Upgrading to double-pane windows with blast protection will meet security requirements, save energy, and improve the tenant work environment.

The building's HVAC equipment and switchgear equipment are at or near the end of their useful lives. The addition of a generator is to address redundancy requirements and identified deficiencies related to the tenant's Continuity of Operations Plan for building operation emergency loads.

**Summary of Energy, Water, Sustainability, and Climate Risk 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 (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None

GSAPBS

**PROSPECTUS – ALTERATION  
8930 WARD PARKWAY FEDERAL BUILDING  
KANSAS CITY, MO**

Prospectus Number: PMO-0134-KC22  
Congressional District: 05

---

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

Alteration .....	\$106,886,000
Lease .....	\$204,703,000
New Construction .....	\$117,255,000

The 30-year, present value cost of alteration is \$10,369,000 less than the cost of new construction, with an equivalent annual cost advantage of \$444,000.

**Recommendation**


ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on 6/15/2021

Recommended: \_\_\_\_\_

  
Acting Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Acting Administrator, General Services Administration



## COMMITTEE RESOLUTION

ALTERATION—MISSISSIPPI RIVER COMMISSION,  
VICKSBURG, MS

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to modernize the Mississippi River Commission Building (MRC) located at 1400 Walnut Street in Vicksburg, MS. The project will provide for upgrades or replacements of aged building systems, building envelope, and historic windows, and address ac-

cessibility and life-safety issues at a design cost of \$1,981,000, an estimated construction cost of \$20,113,000, and a management and inspection cost of \$1,655,000, for an estimated total project cost of \$23,749,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from

the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS – ALTERATION  
MISSISSIPPI RIVER COMMISSION  
VICKSBURG, MS**

Prospectus Number: PMS-0071-VI22  
Congressional District: 02

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the modernization of the Mississippi River Commission Building (MRC) located at 1400 Walnut Street in Vicksburg, MS. The proposed project will provide for upgrades to or replacement of aged building systems, building envelope, and historic windows, and address accessibility and life-safety issues.

**FY 2022 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$23,749,000**

**Major Work Items**

Heating, ventilation, and air conditioning (HVAC); fire protection, electrical, conveyance and plumbing systems replacement/upgrades; exterior construction; interior construction; and sitework.

**Project Budget**

Design .....	\$1,981,000
Estimated Construction Cost (ECC) .....	20,113,000
Management and Inspection (M&I).....	1,655,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$23,749,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2022	FY 2025

**Building**

The MRC is an outstanding example of Richardsonian Romanesque Revival architecture. The property is listed in the National Register for Historic Places as a contributing structure within the Uptown Vicksburg Historic District. This district was entered into the National Register in 1993; this district and this building are listed for the significance of the architecture. The primary exterior features include a grey slate roof, octagonal tower, molded brick, terracotta, granite stairs/newels, iron and copper details, and original windows. Of special interest is an eight-sided tower that surmounts the roof at the northeast corner and is topped with a conical roof.

GSA

PBS

**PROSPECTUS – ALTERATION  
MISSISSIPPI RIVER COMMISSION  
VICKSBURG, MS**

Prospectus Number: PMS-0071-VI22  
Congressional District: 02

The building was constructed in 1890-1891 and an addition was constructed in 1915. In 2004, the attic space was built into storage space, and the stairwell was built up to the attic level. The building is five stories, including the attic and basement, totaling 59,832 gross square feet. There are 26 surface parking spaces for employees and guests surrounding the perimeter of the building.

**Tenant Agencies**

U.S. Army Corps of Engineers

**Proposed Project**

This project proposes upgrades to or replacement of the mechanical, electrical, plumbing, conveyance (elevators), and fire protection systems. Interior and exterior lights will be upgraded, and the electrical emergency power systems will be replaced. This project also includes corrective measures to the building envelope, such as replacement or repair of the roof and the historic windows, to prevent further moisture damage. During construction, tenants may be temporarily relocated to leased space in phases to accommodate construction needs.

Life-safety and accessibility will be addressed by modifying the current sprinkler system and upgrading the communications and alarm systems' emergency lighting and signage. The current fire stairs will be upgraded and new safety egress stairs will be added.

**Major Work Items**

HVAC Upgrades/Replacement	\$5,656,000
Exterior Construction	5,542,000
Fire Protection Upgrades/Replacement	2,818,000
Interior Construction	2,556,000
Electrical Upgrades/Replacement	1,754,000
Sitework	648,000
Conveyance System Upgrades/Replacement	604,000
Plumbing Upgrades/Replacement	535,000
<b>Total ECC</b>	<b>\$20,113,000</b>

GSA

PBS

**PROSPECTUS – ALTERATION  
MISSISSIPPI RIVER COMMISSION  
VICKSBURG, MS**

Prospectus Number: PMS-0071-VI22  
Congressional District: 02

**Justification**

The MRC requires significant modifications and alterations resulting from, but not limited to, code deficiencies, deteriorated envelope condition, and components and building systems at the end of their useful life cycle.

The MRC building needs significant repair to maintain the integrity of this historic asset and to provide long-term use of the building. This project is needed to address failing building systems at the end of their useful life cycle. This project will address notable code violations and deficiencies related to the building systems, life-safety, and accessibility.

The most critical and time-sensitive elements of repair are the building's envelope and historic windows. The building envelope is the major contributing factor to moisture intrusion and potentially unhealthy conditions for the occupants. The state of the envelope and windows also creates increased energy consumption.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will design to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**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: .....	\$24,983,000
Lease: .....	\$57,284,000
New Construction: .....	\$27,287,000

GSAPBS

**PROSPECTUS – ALTERATION  
MISSISSIPPI RIVER COMMISSION  
VICKSBURG, MS**

Prospectus Number: PMS-0071-VI22  
Congressional District: 02

The 30-year, present-value cost of alteration is \$2,304,000 less than the cost of new construction, with an equivalent annual cost advantage of \$108,615.

**Recommendation**

ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on 6/15/2021

Recommended: \_\_\_\_\_

  
Acting Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Acting Administrator, General Services Administration

## COMMITTEE RESOLUTION

PROSPECTUS—ALTERATION—JOSEPH F. WEIS,  
JR. U.S. COURTHOUSE, PITTSBURGH, PA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for the Joseph F. Weis, Jr. U.S. Courthouse (Weis Courthouse) located at 700 Grant Street in Pittsburgh, PA, to replace the heating, ventilation, and air conditioning (HVAC) system, associated electrical systems, a section of the roof, and to provide lightning protection and a fall arrest system

at an additional design cost of \$3,065,000, an additional estimated construction cost of \$27,167,000, and an additional management and inspection cost of \$2,516,000 for an additional total cost of \$32,748,000, and an estimated total project cost of \$43,748,000, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization the Committee adopted on September 30, 2020, of Prospectus No. PPA-0158-PI20.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION  
JOSEPH F. WEIS, JR. U.S. COURTHOUSE  
PITTSBURGH, PA**

Prospectus Number: PPA-0158-PI22  
Congressional District: 18

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Joseph F. Weis, Jr. U.S. Courthouse (Weis Courthouse) located at 700 Grant Street in Pittsburgh, Pennsylvania. The project includes replacing the heating, ventilation, and air conditioning (HVAC) system, associated electrical systems, and a section of the roof. Additional scope includes lightning protection and a fall arrest system.

**FY 2022 House Committee Approval Requested**

**(Design, Construction and Management & Inspection)..... \$32,748,000<sup>1</sup>**

This prospectus amends Prospectus No. PPA-0158-PI20 and requests approval of an additional \$32,748,000 to account for the balance of the FY 2020 project, including refined scope and cost escalations due to time and market conditions.

**FY 2022 Senate Committee Approval Requested**

**(Design, Construction and Management & Inspection)..... \$3,114,000<sup>2</sup>**

This prospectus amends Prospectus No. PPA-0158-PI20 and requests approval of an additional \$3,114,000 to account for refined scope and cost escalations due to time and market conditions.

**FY 2022 Committee Appropriation Requested**

**(Design, Construction, and Management & Inspection)..... \$32,748,000<sup>3</sup>**

<sup>1</sup> Prospectus No. PPA-0158-PI20 was approved by the Committee on Transportation and Infrastructure of the House of Representatives on September 30, 2020, for an estimated total project cost of \$11,000,000. This Resolution aligned with the \$11,000,000 allocated to the Weis project in GSA's Major Repairs and Alterations Spending Plan to undertake interior construction and space alterations for the U.S. Bankruptcy Court to support the court's relocation from leased space into approximately 31,000 usable square feet of space and replace two air handling units in the Weis Courthouse.

<sup>2</sup> Prospectus No. PPA-0158-PI20 was approved by the Committee on Environment and Public Works of the Senate on February 11, 2020, for a design cost of \$3,430,000, an estimated construction cost of \$34,437,000, and a management and inspection cost of \$2,767,000, for an estimated total project cost of \$40,634,000.

<sup>3</sup> While GSA was unable to fund the entire FY 2020 alteration project within the enacted level of the FY 2020 budget, GSA's FY 2020 Major Repairs and Alterations Spending Plan did provide \$11,000,000 for a component of the project.

GSAPBS

**AMENDED PROSPECTUS – ALTERATION  
JOSEPH F. WEIS, JR. U.S. COURTHOUSE  
PITTSBURGH, PA**

Prospectus Number: PPA-0158-PI22  
Congressional District: 18

**Major Work Items**

HVAC replacement/upgrades; electrical and plumbing upgrades; exterior construction; interior construction; hazardous material abatement

**Project Budget**

Design (FY 2020) .....	\$1,009,000
Design (FY 2022) .....	3,065,000
Estimated Construction Cost (ECC) (FY 2020) .....	9,151,000
Estimated Construction Cost (ECC) (FY 2022) .....	27,167,000
Management and Inspection (M&I) (FY 2020) .....	840,000
Management and Inspection (M&I) (FY 2022) .....	2,516,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$43,748,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction:	FY 2022	FY 2025

**Building**

Built in 1934, the 14-story neo-classic Weis Courthouse is an approximately 825,000 gross square foot building located in the central business district of Pittsburgh. The building includes 18 courtrooms, 5 of which retain significant historical finishes, including mahogany paneling, murals, and marble work. There are three levels of parking, two inside garage levels and one surface parking area provided at the rear of the building.

**Tenant Agencies**

Judiciary, Department of Justice, GSA, Department of Agriculture, and Department of Veterans Affairs



GSA

PBS

**AMENDED PROSPECTUS – ALTERATION  
JOSEPH F. WEIS, JR. U.S. COURTHOUSE  
PITTSBURGH, PA**

Prospectus Number: PPA-0158-PI22  
Congressional District: 18

**Proposed Project**

The project proposes replacing 13 air handler units and the associated steam, hot water heating, and chilled water system components in the building. In addition, all new and portions of existing equipment, including electrical systems, will be tied into a recently installed building automation system. Before the new rooftop equipment (cooling towers) is installed, the roof over the affected areas of the sixth floor will be replaced. Lightning protection and a fall arrest system will also be provided.

**Major Work Items**

HVAC Replacement/Upgrades	\$14,696,000
Electrical Upgrades	5,594,000
Plumbing Upgrades	4,296,000
Exterior Construction	1,311,000
Interior Construction	875,000
Hazardous Material Abatement	395,000
<b>Total ECC</b>	<b>\$27,167,000</b>

**Justification**

The Weis Courthouse supports the operations of the U.S. Court of Appeals for the Third Circuit and the U.S. District Court for the Western District of Pennsylvania. Most of the HVAC system is more than 50 years old and has surpassed its expected useful life, with older units still utilizing antiquated pneumatic and communication controls. With multiple system components exceeding their expected service lives and in a deteriorated condition, the risk is increasing for a system failure and outage to portions of floors. Failures would lead to a significant disruption to the judiciary's ability to meet caseload requirements. In addition, GSA has been working to improve space utilization within the building and building systems need to be upgraded to continue to support tenants. Overall vacancy is expected to decrease from 17% to 5% with several planned backfills, including a large U.S. Bankruptcy Court backfill recently approved as part of the FY 2020 Capital Investment and Leasing Program.

The scope also includes replacement of the plumbing and electrical systems associated with the HVAC infrastructure, as these are more than 50 years old and past their expected useful lives. Interior alterations are expected where work has impacted walls and ceilings. As a result of past projects in the building, asbestos and lead-based paint have been discovered, so hazardous material abatement is required.

GSA

PBS

**AMENDED PROSPECTUS – ALTERATION  
JOSEPH F. WEIS, JR. U.S. COURTHOUSE  
PITTSBURGH, PA**

Prospectus Number: PPA-0158-PI22  
Congressional District: 18

The sixth-floor roof is proposed as part of this project due to the placement of the cooling towers. Both cooling towers are located on the sixth-floor roof, and the roof will be impacted by the replacement of both towers. Lightning protection and a fall arrest system are not present on the affected roof and need to be addressed.

**Summary of Energy, Water, Sustainability, and Climate Risk 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 (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

Prior Appropriations *Funded via FY 2020 Major Repairs and Alterations Spending Plan		
Fiscal Year	Amount	Purpose
2020	\$11,000,000	Design, Construction, M&I
Appropriations to Date		\$11,000,000*

**Prior Committee Approvals**

Committee	Date	Amount	Purpose
Senate EPW	February 11, 2020	\$40,634,000	Design: \$3,430,000 ECC: \$34,437,000 M&I: \$2,767,000
House T&I	September 30, 2020	\$11,000,000	In accordance with FY 2020 Major Repairs and Alterations Spending Plan

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

Prospectus	Description	FY	Amount
PCA-0001-MU16	Social Security Administration Backfill	2016	\$5,356,422

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

There are no feasible alternatives to this project. This is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

GSAPBS

AMENDED PROSPECTUS – ALTERATION  
JOSEPH F. WEIS, JR. U.S. COURTHOUSE  
PITTSBURGH, PA

Prospectus Number: PPA-0158-PI22  
Congressional District: 18

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on 6/15/2021

Recommended:   
Acting Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

## COMMITTEE RESOLUTION

CONSTRUCTION NEW U.S. COURTHOUSE ANNEX—  
ALTERATION FEDERICO DEGETAU FEDERAL  
BUILDING AND CLEMENTE RUIZ NAZARIO U.S.  
COURTHOUSE, SAN JUAN, PR

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for the design of the first phase of a multi-phase project for design and construction of a new U.S. Courthouse Annex of approximately 153,000 gross square feet, including 35 parking spaces, adjacent to the complex, along with alteration of the Federico Degetau Federal Building and Clemente Ruiz Nazario U.S. Courthouse Complex in the Hato Rey section of San Juan, Puerto Rico, at a design cost of

\$22,476,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator of General Services shall ensure that design of the new courthouse annex and alterations of the complex comply, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

*Provided further*, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.

*Provided further*, that the Administrator of General Services shall ensure that the design of the new courthouse contains no more than

12 courtrooms, including seven for Active District Judges, one for Senior District Judges, and four for Magistrate Judges.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

**GSA**

**PBS**

**PROSPECTUS  
CONSTRUCTION - NEW U.S. COURTHOUSE ANNEX  
ALTERATION - FEDERICO DEGETAU FEDERAL BUILDING AND  
CLEMENTE RUIZ NAZARIO U.S. COURTHOUSE  
SAN JUAN, PR**

Prospectus Number:        PPR-0017-SJ22  
Congressional District:        N/A

**FY 2022 Project Summary**

The General Services Administration (GSA) requests approval and funding for the design of the first phase of a multi-phase project for design and construction of a new U.S. Courthouse Annex (Annex), along with alteration of the Federico Degetau Federal Building (Degetau) and Clemente Ruiz Nazario (Nazario) U.S. Courthouse Complex (Complex) in the Hato Rey section of San Juan, Puerto Rico.

The proposed Annex, consisting of approximately 153,000 gross square feet (GSF), including 35 inside parking spaces, will be constructed directly adjacent to the Complex and be linked physically, functionally, and systematically with the existing buildings. The Complex will meet the 10-year space needs of the court and court-related agencies, and the Complex will accommodate the anticipated 30-year needs of the court.

The Judiciary’s Courthouse Project Priorities (CPP) list (approved by the Judicial Conference of the United States in September 2020) includes a courthouse project in San Juan. The Judicial Conference designated Hato Rey as a judicial space emergency, prioritizing it above all new courthouse construction projects.

**FY 2022 Committee Approval and Appropriation Requested**

**(Design)..... \$22,476,000**

**Buildings**

Degetau and Nazario, constructed in 1974, and comprising 435,000 GSF, are situated on a 27-acre campus (Campus) in the Hato Rey section of San Juan, Puerto Rico. The Campus also includes a standalone childcare center, independent parking structure, and the newly constructed Federal Bureau of Investigation (FBI) building. The Campus represents the largest facility under GSA’s jurisdiction, custody, and control in the Caribbean.

**Overview of Project**

The proposed Annex will be located on the southwest corner of the Campus, adjoining both Degetau and Nazario.

Construction of this Annex will provide 6 new courtrooms and 10 new chambers. Upon completion, the Annex and Nazario, in total, will provide 12 courtrooms and 17 chambers, consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships.

GSAPBS

**PROSPECTUS**  
**CONSTRUCTION - NEW U.S. COURTHOUSE ANNEX**  
**ALTERATION - FEDERICO DEGETAU FEDERAL BUILDING AND**  
**CLEMENTE RUIZ NAZARIO U.S. COURTHOUSE**  
**SAN JUAN, PR**

Prospectus Number: PPR-0017-SJ22  
Congressional District: N/A

Renovation of Degetau will address several critical building needs, including seismic retrofit, modernization of the building's mechanical systems, and a backfill of approximately 90,000 usable square feet (USF) of space predominantly made vacant by the relocation of the FBI to a newly constructed stand-alone building on the Campus. The project includes minimal renovation of Nazario to facilitate functional operation with the Annex.

**Site Information** ..... GSA-owned site

**Annex Building Area<sup>1</sup>**

Gross square feet (excluding inside parking)..... 137,000 GSF  
Gross square feet (including inside parking) ..... 153,000 GSF  
Inside parking spaces .....35

**Project Budget<sup>2</sup>**

**Design**

Annex + Nazario (FY 2022).....\$ 22,476,000  
R&A - Degetau (future fiscal year request).....10,936,000  
**Total Design**.....**\$33,412,000**

**Estimated Construction Cost (ECC)**

Annex + Nazario (future fiscal year request).....\$ 219,308,000  
R&A - Degetau (future fiscal year request).....117,129,000  
**Total ECC**.....**\$336,437,000**

**Management and Inspections (M&I)**

Annex + Nazario (future fiscal year request).....\$ 20,390,000  
R&A - Degetau (future fiscal year request).....8,206,000  
**Total M&I**.....**\$28,596,000**

**Estimated Total Project Cost (ETPC)\***.....**\$398,445,000**

<sup>1</sup> Square footages are approximate. The project may contain a variance in gross square footage from that listed in this prospectus.

<sup>2</sup> New Courthouse building design to follow 2007 United States Courts Design Guide (as partially revised in 2016).

**GSA****PBS**

**PROSPECTUS**  
**CONSTRUCTION - NEW U.S. COURTHOUSE ANNEX**  
**ALTERATION - FEDERICO DEGETAU FEDERAL BUILDING AND**  
**CLEMENTE RUIZ NAZARIO U.S. COURTHOUSE**  
**SAN JUAN, PR**

Prospectus Number: PPR-0017-SJ22  
Congressional District: N/A

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

<b><u>Schedule</u></b>	<b><u>Start</u></b>	<b><u>End</u></b>
Design (Annex + Nazario)	FY 2022	FY 2024
Design (Degetau)	TBD	TBD
Construction (Annex + Nazario)	TBD	TBD
Construction (Degetau)	TBD	TBD

**Tenant Agencies**

Annex: U.S. District Court, Grand Jury, and Justice Department - U.S. Marshals Service  
Degetau/Nazario: Judiciary - U.S. District Court, Circuit Librarians, U.S. Magistrate Court, U.S. District Clerk, and U.S. Probation; Department of Education; Health and Human Services; Justice Department - U.S. Marshals Service, and Office of the U.S. Attorneys; Department of Transportation; Department of Homeland Security - United States Secret Service, and Federal Protective Service; Federal Communications Commission; Social Security Administration; GSA; and pending backfill by additional Federal tenants.

**Major Work Items (Degetau)**

Building Structure	\$52,642,000
Interior Construction	37,892,000
HVAC	12,995,000
Restroom Upgrades	3,464,000
Electrical Upgrades	3,188,000
Building Exterior	2,359,000
Demolition	1,871,000
Roof Replacement	1,650,000
Plumbing Upgrades	712,000
Life Safety Upgrades	<u>356,000</u>
<b>Total ECC</b>	<b>\$117,129,000</b>

GSAPBS

**PROSPECTUS  
CONSTRUCTION - NEW U.S. COURTHOUSE ANNEX  
ALTERATION - FEDERICO DEGETAU FEDERAL BUILDING AND  
CLEMENTE RUIZ NAZARIO U.S. COURTHOUSE  
SAN JUAN, PR**

Prospectus Number: PPR-0017-SJ22  
Congressional District: N/A

---

**Justification**

The existing Complex does not meet the 2007 U.S. Courts Design Guide Standards (as partially revised in 2016) and lacks adequate security. The existing building configuration does not allow for distinct separation between restricted, secured, and public areas. The current Complex has significant space, security, and operational deficiencies necessitating the construction of the Annex. The Judicial Conference designated this location as a space emergency, prioritizing it above all new courthouse construction projects. The judicial Complex will provide separate circulation for public, judges, and prisoners, thereby improving security as well as efficiency of court operations.

GSA's *Seismic Rating System Report* lists Degetau as being exceptionally high risk (EHR). The report proposed a series of both structural and nonstructural retrofits to ensure the buildings meet established performance criteria for seismic safety.

As Degetau needs to be entirely vacated before the seismic and mechanical upgrades can take place, the Annex will be constructed first. The swing space needs will be met in portions of the new Annex and elsewhere on the Campus. The Magistrate Court and jury assembly will relocate from Degetau to their permanent location in Nazario.

Degetau has approximately 90,000 USF of vacant space, predominantly from the relocation of the FBI to its new facility on the Campus. Once the seismic and alteration work in Degetau is complete, the building will be backfilled with the tenants temporarily relocated into swing space, as well as tenants currently located in leased space, and final tenant improvements of the Annex will be completed.

This project as proposed simultaneously addresses the long-term needs of the courts, provides the necessary security and circulation requirements, and addresses seismic and systems needs at the Degetau Building. Furthermore, the backfill of vacant space in Degetau allows for improved utilization of federally owned space.

**Design Guide Exception**

There are no exceptions to the 2007 U.S. Courts Design Guide (as partially revised in 2016).



**GSA****PBS**

**PROSPECTUS  
CONSTRUCTION - NEW U.S. COURTHOUSE ANNEX  
ALTERATION - FEDERICO DEGETAU FEDERAL BUILDING AND  
CLEMENTE RUIZ NAZARIO U.S. COURTHOUSE  
SAN JUAN, PR**

Prospectus Number: PPR-0017-SJ22

Congressional District: N/A

**Space Requirements of the U.S. Courts**

	<b>Current</b>		<b>Proposed</b>	
	<b>Courtrooms</b>	<b>Judges</b>	<b>Courtrooms</b>	<b>Judges</b>
District				
- Active	7	7	7	7
- Senior	2	4	1	5
- Visiting	0	2	2	2
Magistrate	2	5	4	5
Bankruptcy*	3	4	3	4
Court of Appeals*	1	2	1	2
<b>Total:</b>	<b>15</b>	<b>24</b>	<b>18</b>	<b>25</b>

\*Located in the Jose V. Toledo U.S. Courthouse (old San Juan)

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles, and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

**Recommendation**

NEW CONSTRUCTION AND ALTERATION

GSAPBS

**PROSPECTUS  
CONSTRUCTION - NEW U.S. COURTHOUSE ANNEX  
ALTERATION - FEDERICO DEGETAU FEDERAL BUILDING AND  
CLEMENTE RUIZ NAZARIO U.S. COURTHOUSE  
SAN JUAN, PR**


Prospectus Number: PPR-0017-SJ22  
Congressional District: N/A


---

**Certification of Need**

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

Submitted at Washington, DC, on 9/9/2021

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—JACK BROOKS FEDERAL BUILDING—U.S. POST OFFICE AND COURTHOUSE, BEAUMONT, TX

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for the Jack Brooks Federal Building, U.S. Post Office and Courthouse at 300 Willow Street in Beaumont, TX. The project will address the building's deteriorating envelope, mitigate the impact of a

humid climate, modernize outdated systems, preserve historic attributes, repair damaged portions of the interior, and undertake site and life-safety improvements at a design cost of \$4,753,000, an estimated construction cost of \$49,630,000, and a management and inspection cost of \$2,822,000, for an estimated total project cost of \$57,205,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

GSA

PBS

**PROSPECTUS – ALTERATION  
JACK BROOKS  
FEDERAL BUILDING - U.S. POST OFFICE AND COURTHOUSE  
BEAUMONT, TX**

Prospectus Number: PTX-0019-BE22  
Congressional District: 14

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Jack Brooks Federal Building, U.S. Post Office and Courthouse (FB-PO-CT) at 300 Willow Street in Beaumont, TX. The project will address the building's deteriorating envelope and mitigate impact of humid climate; modernize outdated mechanical, electrical, plumbing, and conveyance systems; preserve historic attributes; repair damaged portions of the interior; and undertake site and life-safety improvements.

**FY 2022 Committee Approval and Appropriation Requested**

(Design, Construction, Management and Inspection) .....\$57,205,000

**Major Work Items**

Exterior construction; heating, ventilation, and air conditioning (HVAC), electrical, and plumbing replacements; interior construction; elevator modernization; site work; and life-safety

**Project Budget**

Design .....	\$ 4,753,000
Estimated Construction Cost (ECC) .....	49,630,000
Management and Inspection (M&I) .....	2,822,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$57,205,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2022	FY 2026

**Building**

The Jack Brooks FB-PO-CT, constructed in 1934, contains three stories plus an attic and basement. A two-story addition including a basement was completed in 1974. The 159,000 gross square foot building occupies a full city block, is listed in the National Register of Historic Places, and is a contributing element to the Beaumont Commercial Historic District.

GSA

PBS

**PROSPECTUS – ALTERATION  
JACK BROOKS  
FEDERAL BUILDING - U.S. POST OFFICE AND COURTHOUSE  
BEAUMONT, TX**

Prospectus Number: PTX-0019-BE22  
Congressional District: 14

**Tenant Agencies**

Judiciary–District Court, Bankruptcy, Magistrate, Probation; Department of Justice–U.S. Marshals Service; Department of Labor; U.S. Postal Service; GSA

**Proposed Project**

The proposed project is a combination of work items that will substantially enhance the preservation, duration, and efficiency of the building. Exterior construction includes comprehensive restoration of all building exterior stonework, roof replacement, and a window component. Modernization of building systems includes HVAC, electrical switchgear, panel, wiring, lighting, domestic water, storm drainage, waste piping, and plumbing fixture replacement, and conveyance upgrades. Interior construction includes restoration of historic finishes and other damaged finishes and restroom and accessibility upgrades. Site work includes replacement of retaining walls; repairs/replacement to parking areas, gates, and bollards; and the addition of a perimeter drainage system. Life-safety improvements include upgrades to the building sprinkler system, replacement of door hardware, and code-compliance improvements to mechanical spaces and stairways.

**Major Work Items**

Exterior Construction	\$18,187,000
HVAC Replacement	10,666,000
Electrical Replacement	6,952,000
Interior Construction	3,591,000
Elevator Modernization	3,233,000
Plumbing Replacement	2,563,000
Site work	2,259,000
Life-Safety	2,179,000
<b>Total ECC</b>	<b>\$49,630,000</b>

**Justification**

The building's original cladding is in poor condition with areas of cracks, spalling, and delamination on all elevations. Water flow has deteriorated the stone and washed out mortar joints. Materials on the building's exterior, such as exterior stone and pieces of mortar, are falling off the building and posing a risk to pedestrians. In anticipation of further degradation, the building facade has been netted to protect pedestrians below. The building's multiple roofing systems are approaching the end of their useful lives and

GSA

PBS

**PROSPECTUS – ALTERATION  
JACK BROOKS  
FEDERAL BUILDING - U.S. POST OFFICE AND COURTHOUSE  
BEAUMONT, TX**

Prospectus Number: PTX-0019-BE22  
Congressional District: 14

require replacement to prevent further water intrusion. The HVAC system has had multiple modifications since original construction and needs complete replacement for code compliance and energy efficiency. The electrical system throughout the building is dated and no longer serviceable. Public corridors, elevator lobbies, courtrooms, and public restrooms require maintenance and repair as identified in the historic building preservation plan. The aging elevators require parts that are no longer available. Plumbing systems are a combination of original and retrofit piping and are unsafe to test due to extensive corrosion. Site work will address poor drainage conditions, trip hazards, and deteriorated parking areas. Life-safety work will correct fire rating of doors and walls in mechanical spaces, emergency lighting, the aging fire alarm and sprinkler system, and exit signage.

**Summary of Energy, Water, Sustainability, and Climate Risk 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 (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**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: .....	\$31,686,000
Lease: .....	\$100,429,000
New Construction: .....	\$59,760,000

The 30-year, present value cost of alteration is \$28,074,000 less than the cost of new construction, with an equivalent annual cost advantage of \$1,202,000.

GSA

PBS

**PROSPECTUS – ALTERATION  
JACK BROOKS  
FEDERAL BUILDING - U.S. POST OFFICE AND COURTHOUSE  
BEAUMONT, TX**

Prospectus Number: PTX-0019-BE22  
Congressional District: 14

---

**Recommendation**

ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on 6/15/2021

Recommended:   
Acting Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

## COMMITTEE RESOLUTION

ALTERATION—JAMES V. HANSEN FEDERAL  
BUILDING, OGDEN, UT

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations for the James V. Hansen Federal Building located at 328 25th Street in Ogden, UT. The project will address the failing building facade, improve the seismic resiliency, backfill vacant space, upgrade elevators, and upgrade the building's main en-

trance to improve queuing and security at a design cost of \$2,065,000, an estimated construction cost of \$18,054,000, and a management and inspection cost of \$1,738,000, for an estimated total project cost of \$21,857,000, a prospectus for which is attached to and included in this resolution.

*Provided*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from

the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.



GSA

PBS

**PROSPECTUS – ALTERATION  
JAMES V. HANSEN FEDERAL BUILDING  
OGDEN, UT**

Prospectus Number: PUT-0035-OG22  
Congressional District: 01

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the James V. Hansen Federal Building (FB) located at 328 25<sup>th</sup> Street in Ogden, Utah. The proposed project will address the failing building facade, improve the seismic resiliency, backfill vacant space, upgrade elevators, and upgrade the building’s main entrance to improve queuing and security. Backfill of the Internal Revenue Service (IRS) from leased space to the Hansen FB will result in approximately \$290,000 in annual lease cost avoidance.

**FY 2022 Committee Approval and Appropriation Requested**

(Design, Construction, and Management & Inspection) ..... \$21,857,000<sup>1</sup>

**Major Work Items**

Replace facade; seismic upgrade; interior construction; elevator replacement; entry lobby upgrades

**Project Budget**

Design .....	\$2,065,000
Estimated Construction Cost (ECC) .....	18,054,000
Management & Inspection (M&I) .....	1,738,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$21,857,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2022	FY 2027

**Building**

The Hansen FB was constructed in 1965 in the central business district of Ogden and contains 202,843 gross square feet. The building was built with architectural cast stone and granite mosaic units in the New Formalism style typical of Federal buildings in that

<sup>1</sup> This project was submitted as part of GSA’s FY 2020 Capital Investment and Leasing Program; however, no committee approvals or appropriations were received.

GSAPBS

**PROSPECTUS – ALTERATION  
JAMES V. HANSEN FEDERAL BUILDING  
OGDEN, UT**

Prospectus Number: PUT-0035-OG22  
Congressional District: 01

era. The building has six stories and an elevator/mechanical penthouse above grade and two floors below ground. The building is eligible for listing in the National Register of Historic Places.

**Tenant Agencies**

Department of Agriculture–Forest Service; U.S. Department of Justice–U.S. Trustees; Department of the Treasury–Internal Revenue Service; Department of Veterans Affairs–Veterans Benefits Administration; Department of Homeland Security–Federal Protective Service; Office of Personnel Management; U.S. House of Representatives; U.S. Senate; and GSA.

**Proposed Project**

The project proposes to replace the precast concrete panel facade and windows, construct shear walls throughout the building, build out vacant space for IRS, repair passenger elevators and the freight elevator, add an entry vestibule to the south end of the main lobby, and reconfigure the lobby interior to provide improved queuing and security.

**Major Work Items**

Facade Replacement	\$8,904,000
Seismic Upgrade	3,721,000
Interior Alterations	3,360,000
Entry Lobby Upgrade	1,344,000
Elevator Repair	<u>725,000</u>
<b>Total ECC</b>	<b>\$18,054,000</b>

**Justification**

The building's facade is in disrepair and failing. The precast concrete panels are mounted to a steel support system and, due to the nature of the finish and improper drainage, the panels are cracking, spalling, and presenting a safety hazard.

A seismic evaluation found major structural deficiencies, including inadequate shear walls, discontinuous walls terminating at the first suspended level (northwest stair tower), and inadequate diaphragm connections to shear walls, and existing facade precast panels and connections cannot accommodate building drift.

GSA

PBS

**PROSPECTUS – ALTERATION  
JAMES V. HANSEN FEDERAL BUILDING  
OGDEN, UT**

Prospectus Number: PUT-0035-OG22  
Congressional District: 01

Security equipment and queuing layout in the entry lobby frequently result in delays and difficulty entering the building. The current layout is causing Federal employees and guests to queue well outside the building for long periods. The elevators, installed in the early 1990s, are nearing their life expectancy and do not meet the current elevator code. Relocation of IRS from leased space will achieve approximately \$290,000 in annual lease cost avoidance.

**Summary of Energy, Water, Sustainability, and Climate Risk 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 (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

Prospectus	Description	FY	Amount
PCA-0001-MU15	Consolidation (IRS)	2015	\$4,439,575

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

There are no feasible alternatives to this project. This project is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION  
JAMES V. HANSEN FEDERAL BUILDING  
OGDEN, UT**

Prospectus Number: PUT-0035-OG22  
Congressional District: 01

---

**Certification of Need**

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

Submitted at Washington, DC, on 6/15/2021

Recommended: \_\_\_\_\_



Acting Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Acting Administrator, General Services Administration

## WHERE IS THE SENATE?

(Mr. CICILLINE asked and was given permission to address the House for 1 minute.)

Mr. CICILLINE. Mr. Speaker, as the United States reasserts itself on the world's stage, it is time for robust engagement. We must reengage with our allies and regain our footing as a global leader. But we are standing in our own way.

Mr. Speaker, 100 ambassadorial positions are currently unfilled, with 60 awaiting Senate action. Where is the Senate?

Mr. Speaker, more than 300 national security professionals asked this same question this morning in a letter to Senate leadership.

We do not have representatives to NATO, the European Union, ASEAN, or the Organization of American States. Despite our significant interests in the Middle East, we lack an Assistant Secretary of State for Near East Affairs and an ambassador to Israel.

Mr. Speaker, we are sending a dangerous message of neglect and indifference to our allies and adversaries. The Senate must act.

I join the hundreds of esteemed former ambassadors and Pentagon officials in urging the Senate to begin hearings and to schedule votes for all pending State Department and USAID nominees.

I include in the RECORD a letter from Foreign Policy for America.

FOREIGN POLICY FOR AMERICA,  
Washington, DC, October 28, 2021.

Hon. CHARLES SCHUMER,  
Majority Leader, U.S. Senate,  
Washington, DC.

Senator BOB MENENDEZ,  
Chairman, U.S. Senate Committee on Foreign  
Relations, Washington, DC.

Hon. MITCH MCCONNELL,  
Minority Leader, U.S. Senate,  
Washington, DC.

Senator JAMES E. RISCH,  
Ranking Member, U.S. Senate Committee on  
Foreign Relations, Washington, DC.

We write as senior national security professionals to express our alarm over the dangerously slow pace of Senate confirmations of State Department and USAID officials over the past ten months. The resulting vacancies have damaged U.S. national security and our ability to address international threats. We ask for your urgent attention to resolving this situation.

The United States cannot afford to be absent at this time of strategic competition with China. Yet, at this moment, 100 Ambassadorial positions are unfilled with 60 awaiting Senate action. As President Biden prepares to meet with world leaders at the G20 summit, the Senate has confirmed just two of the president's Ambassadorial nominations to G20 member states. As the world works to fight the COVID-19 pandemic, the United States lacks both an Assistant Secretary for International Organization Affairs and a USAID Assistant Administrator for Global Health. Of the 17 world leaders known to be attending the COP26 climate summit in Glasgow in November, only one has had the opportunity to coordinate in advance with a confirmed U.S. Ambassador. Nearly half of Ambassadorial posts on the African continent have nominees stalled in the Senate. The sum total of missed opportunities is staggering.

In addition to placing the United States at a strategic disadvantage, Washington has sent an unfortunate message of neglect and indifference. We currently lack Representatives to both NATO and the European Union, to ASEAN, and to the Organization of American States. In Canada, France, Germany, and the United Kingdom, the lack of confirmed U.S. Ambassadors neglects historic allies. Despite our significant interests in the Middle East and the threats posed by Iran, the United States currently has neither an Assistant Secretary of State for Near East Affairs nor an Ambassador to Israel. As we call for a free and open Indo-Pacific, the United States lacks an Ambassador not only to China, but to Australia, Bangladesh, India, Japan, New Zealand, the Philippines, Singapore, South Korea, Sri Lanka, Thailand, and Vietnam.

In Washington, widespread leadership vacancies and stopgap appointments have resulted in an overstretched workforce and unacceptable risks. As conflicts and natural disasters spur population displacement unseen since World War II, the United States has neither an Assistant Secretary of State for Population, Refugees, and Migration nor an Assistant Secretary of State for Conflict and Stability Operations. President Biden's nominee for Assistant Secretary of State for South and Central Asian Affairs, whose nomination was announced on April 23rd, was not confirmed until September 13th, well after the U.S. withdrawal from Afghanistan. The State Department is planning to host a global Summit for Democracy in December, but does so without an Assistant Secretary for Democracy, Human Rights, and Labor. Countless other vacancies have resulted in unsustainable workloads, undermining morale and retention.

As you are aware, the Senate has thus far confirmed only two of President Biden's ambassadorial nominees, and just eleven Assistant Secretaries of State. At USAID, only two appointees requiring Senate confirmation have been approved. Of the 235 Senate-confirmed State Department positions, only 24 have confirmed occupants, while 83 are at the Senate awaiting confirmation. This is well below the number of nominees confirmed at similar points in the first terms of Presidents Trump, Obama, and George W. Bush.

We note with particular regret that individual Senators have blocked the confirmations of exceptionally qualified nominees for reasons completely unrelated to their credentials. There is no question that this practice, which has been employed by members of both parties, has eroded America's global leadership and contributed to a perception among our friends as well as our adversaries that the United States is in decline.

The steady atrophy of our diplomatic capacity poses an unacceptable risk to U.S. national security. We urge you to exercise decisive leadership to swiftly facilitate committee hearings and votes for all pending State Department and USAID nominees. If unanimous consent agreements cannot be obtained to expedite votes, we ask that you once again dedicate the floor time necessary to approve these nominations by regular order.

Sincerely,  
Ambassador (Ret.) Bernadette M. Allen,  
Ambassador (Ret.) Frank Almaguez,  
Major General (Ret.) Joseph T. Anderson,  
Brigadier General (Ret.) Steven M. Anderson,

Ms. Wendy R. Anderson,  
Major General (Ret.) Marcia M. Anderson,  
Brigadier General (Ret.) Ricardo Aponte,  
Honorable Bernard Aronson,  
Ambassador (Ret.) Liliana Ayalde,  
Ambassador (Ret.) Daniel Baer,

Ambassador (Ret.) Robert Cushman Barber,

Ambassador (Ret.) Adrian A. Basora,  
Ambassador (Ret.) Leslie Bassett,  
Ambassador (Ret.) Robert M. Beecroft,  
Honorable Rand B. Beers,  
Ambassador (Ret.) Colleen Bell,  
Mr. John B. Bellinger III,  
Ms. Jenna H. Ben-Yehuda,  
Mr. Robert J. Berg,  
Honorable Stuart Bernstein,  
Ambassador (Ret.) Bruce G. Berton,  
Ambassador (Ret.) John R. Beyrle,  
Dr. Hans Binnendijk,  
Ambassador (Ret.) Clyde Bishop,  
Ambassador (Ret.) James Bishop,  
Lieutenant General (Ret.) Robert R. Blank,

Ambassador (Ret.) Jeff Bleich,  
Ambassador (Ret.) Peter W. Bodde,  
Ambassador (Ret.) Barbara Bodine,  
Ambassador (Ret.) Michele Thoren Bond,  
Ambassador (Ret.) Amy L. Bondurant,  
Rear Admiral (Ret.) David M. Boone,  
Ambassador (Ret.) Eric Boswell,  
Ambassador (Ret.) Richard Boucher,  
Vice Admiral (Ret.) William Bowes,  
Ambassador (Ret.) Robert Bradtke,  
Ambassador (Ret.) Aurelia Brazeal,  
Ambassador (Ret.) James Brewster,  
Ambassador (Ret.) Pamela E. Bridgewater,  
Ambassador (Ret.) Kenneth C. Brill,  
Ambassador (Ret.) Timothy M. Broas,  
Ambassador (Ret.) Sue Brown,  
Ambassador (Ret.) Kenneth Brown,  
Ambassador (Ret.) Steven Browning,  
Ambassador (Ret.) George Bruno,  
Ambassador (Ret.) Susan Flood Burk,  
Ambassador (Ret.) A. Peter Burleigh,  
Ambassador (Ret.) Prudence Bushnell,  
Rear Admiral (Ret.) John D. Butler,  
Honorable Louis E. Caldera,  
Honorable Carlos Cardozo Campbell,  
Ambassador (Ret.) Piper Campbell,  
Brigadier General (Ret.) George J. Cannelos,

Ambassador (Ret.) David L. Carden,  
Dr. Patrick Carrick,  
Mr. Steven A. Cash,  
Ambassador (Ret.) Judith Beth Cefkin,  
Mr. Christopher M. Centner,  
Ambassador (Ret.) Wendy Chamberlin,  
Ambassador (Ret.) Daniel A. Clune,  
Mr. Harry Coker Jr.,  
Honorable Erin C. Conaton,  
Ambassador (Ret.) Elinor G. Constable,  
Mr. Patrick C. Costello,  
Ambassador (Ret.) William Courtney,  
Mr. Allen B. Craft,  
Mr. Daniel T. Crocker,  
Ms. Marilee Cunningham,  
Ambassador (Ret.) James B. Cunningham,  
Ambassador (Ret.) Walter Cutler,  
Honorable Janine Davidson,  
Ambassador (Ret.) Glyn T. Davies,  
Ambassador (Ret.) Ruth A. Davis,  
Rear Admiral (Ret.) Scott Deitchman, MD,  
MPH,

Ambassador (Ret.) Greg Delawie,  
Major General (Ret.) Richard T. Devereaux,

Ambassador (Ret.) Miguel H. Diaz,  
Ms. Suzanne DiMaggio,  
Ambassador (Ret.) Kathleen Ann Doherty,  
Ambassador (Ret.) Shaun Donnelly,  
Ambassador (Ret.) Thomas Dougherty,  
Honorable John Wade Douglass,  
Ambassador (Ret.) David J. Dunford,  
Major General (Ret.) Paul D. Eaton,  
Ambassador (Ret.) Luigi R. Einaudi,  
Ambassador (Ret.) Susan M. Elliott,  
Ambassador (Ret.) Gregory W. Engle,  
Honorable William Enyart,  
Major General (Ret.) John L. Estrada,  
Ms. Elisa Catalano Ewers,  
Ambassador (Ret.) Kenneth J. Fairfax,  
Dr. Evelyn N. Farkas, Ph.D.,  
Brigadier General (Ret.) Robert Felderman,