

**PROSPECTUS – ALTERATION
FIRE ALARM SYSTEMS
VARIOUS BUILDINGS**

Prospectus Number: PFA-0001-MU23

FY 2023 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade, replace, and improve the fire alarm systems in multiple Government-owned buildings during fiscal year (FY) 2023 to address critical fire-safety issues.

FY 2023 Committee Approval and Appropriation Requested\$81,125,000

Major Work Items

Fire protection and electrical upgrades; interior construction; hazardous materials abatement; and life-safety upgrades

Proposed Project

Install new, modernized fire alarm and emergency communication systems in accordance with the requirements of the National Fire Protection Association (NFPA), National Fire Alarm and Signaling Code, NFPA 72 and the International Building Code throughout the buildings for life-safety and property protection. The new systems will satisfy all occupancy-specific requirements outlined in the studies completed on the buildings study, including codes, standards, and GSA facilities standards. Once the new systems are installed and commissioned by GSA, the existing systems will be decommissioned and demolished. All finishes disturbed by the installation of the new fire alarm will be restored to "like-new" condition. The proposed projects include:

- Replacement of entire fire alarm and emergency communication systems,
- Replacement of and integration of system platform field devices, including alarm initiating devices such as pull stations, smoke detectors, heat detectors, duct detectors, waterflow and tamper switch stations, and signaling and notification devices at those buildings where the main fire alarm control units have recently been replaced (Internal Revenue Service and Hubert H. Humphrey buildings),
- Replacement of communication networks, if needed,
- Electrical upgrades,
- Interior construction,
- Demolition, and
- Hazardous materials abatement.

Justification

The repairs and replacements of these systems will provide safe, reliable, and code-compliant fire protection and life-safety systems that detect and alert building occupants, visitors and emergency personnel of smoke, fire, carbon monoxide, and other fire-related emergencies. The current systems have exceeded their useful life and are difficult to maintain. Some of the equipment dates to the original construction of the buildings, and component parts are no longer manufactured. The systems are not in compliance with current code and safety standards, and the control systems are

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not compatible with current technology. The critical missions and goals of the customer agencies require continuity of operations. In the event of an emergency, building occupants and visitors must be able to depart the facility safely and efficiently. Additionally, to reduce the Federal Government and taxpayers' potential losses from fire, it is critical to provide for the safety of building tenants, protect Federal real property, and control environmental impact.

A working, reliable, fully functioning and code-compliant fire alarm system is a prerequisite for building occupancy. Any partial or full-on, catastrophic fire alarm system failure will require a fire-watch and fire mitigation strategy to be in place until the system is restored. The replacement systems will provide for energy efficiency and reduce operations and maintenance costs.

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Project Listing:	Estimated Cost¹
Orville Wright Building.....	\$21,838,000
800 Independence Avenue SW Washington, DC Federal Aviation Administration Replace Fire Alarm System FY 2023–FY 2025	
Internal Revenue Service Building	\$18,322,000
1111 Constitution Avenue NW Washington, DC Internal Revenue Service Replace Fire Alarm System FY 2023–FY 2025	
Theodore Roosevelt Building	\$11,647,000
1900 E Street SW Washington, DC Office of Personnel Management Replace Fire Alarm System FY 2023–FY 2025	
One White Flint Building	\$8,961,000
11555 Rockville Pike Bethesda, MD Nuclear Regulatory Commission Replace Fire Alarm System FY 2023–FY 2025	
Hubert H. Humphrey Building	\$20,357,000
200 Independence Avenue SW Washington, DC Health and Human Services Replace Fire Alarm System FY 2023–FY 2025	
Total Estimated Program Cost.....	\$81,125,000

¹Actual completion of construction will vary depending on the terms of the contract for each building.

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Alternatives

STATUS QUO—Continued operation of fire alarm systems that are antiquated and unreliable is not an acceptable alternative.

ALTERATION—Reliable and safe fire alarm systems are essential to the occupancy and operation of these buildings.

Recommendation

ALTERATION

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 will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

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Certification of Need

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

Submitted at Washington, DC, on 4/6/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration