

**PROSPECTUS – ALTERATION
IRS ENTERPRISE COMPUTING CENTER
MARTINSBURG, WV**

Prospectus Number: PWV-0191-MA24
Congressional District: 2

FY 2024 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Internal Revenue Service (IRS) Enterprise Computing Center (ECC) located at 250 Murall Drive, Martinsburg, WV. The proposed project includes replacement of the roofing system, upgrades to both the roof drains and lightning protection and installation of a fall protection system.

FY 2024 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$23,098,000

Major Work Items

Exterior Construction

Project Budget

Design	\$1,994,000
Estimated Construction Cost (ECC)	19,751,000
Management and Inspection (M&I).....	1,353,000
Estimated Total Project Cost (ETPC).....	\$23,098,000

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

Schedule

	Start	End
Design and Construction	FY 2024	FY 2027

Building

The ECC is a 497,000 gross square foot building, constructed in 1999 for the sole use of IRS as an office, data center, and warehouse.

Tenant Agencies

U.S. Department of the Treasury - IRS National Office, Office of the Secretary, Financial Crimes Enforcement Network, and IG for Tax Administration.

Proposed Project

The proposed project will replace the 4 sections of the 200,000 SF roof that spans across the 4 buildings making up the IRS ECC. The proposed project will replace the roofing

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materials with cooler and more energy efficient materials. Fall protection, accessibility structures, lightning protection, and drainage systems will be installed and upgraded throughout the roof area.

Major Work Items

Exterior Construction	<u>\$19,751,000</u>
Total ECC	\$19,751,000

Justification

The ECC is one of two data centers for the IRS that process and store tax return data. It is a critical component of IRS's operations, which, during peak season, processes over 13 million tax returns each day. Due to the continuous operations year-round and critical mission performed within, this project is viewed as a high priority.

The building's roof has reached the end of its useful life. Failure of the roofing system could result in catastrophic impact to IRS operations and the Nation's tax administration system. The existing roof system has required several repairs in recent years to remedy moisture infiltration and active leaks that have interfered with daily operations.

The new roof will address various deficiencies, such as fall protection and access systems throughout. The new roofing system would increase energy efficiency of the building by doubling the thermal resistance of the roof and use materials designed to keep the surface cooler. Lastly, the lightning protection system and drains will be upgraded.

Summary of Energy Compliance

This project will be designed to conform to requirements of *PBS-P100, 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 minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

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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 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


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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 3/14/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration