

**PROSPECTUS – ALTERATION
FOOD AND DRUG ADMINISTRATION FORENSIC CHEMISTRY CENTER and
JOHN WELD PECK FEDERAL BUILDING
CINCINNATI, OH**

Prospectus Number: POH-0306/0189-CN20
Congressional District: 1

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Department of Health and Human Services, Food and Drug Administration (FDA), Forensic Chemistry Center (FCC) located at 6751 Steger Drive in Cincinnati, OH. The proposed project will modernize the building’s outdated systems and expand FDA’s laboratory spaces in order to meet the agency’s long-term requirements.

The project also proposes the buildout of approximately 20,400 usable square feet of office space at the John Weld Peck Federal Building (Peck FB) in Cincinnati, OH. The space will house the FDA District Office that is currently located in the FCC and a component of FDA that is in leased space. The office space consolidation in the Peck FB will allow for the needed expansion of laboratory space in the FCC and provide an annual lease cost avoidance of approximately \$177,000.

FY 2020 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$17,546,000

Major Work Items

Interior construction; demolition; heating, ventilation, and air conditioning (HVAC); electrical upgrades; plumbing; security; and fire and life safety upgrades; exterior construction

Project Budget

Design	\$1,714,000
Estimated Construction Cost (ECC).....	14,245,000
Management & Inspection (M&I).....	1,587,000
Estimated Total Project Cost (ETPC)	\$17,546,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2024

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Building

The FCC was constructed in 1998 as a build-to-suit lease specifically for FDA's use. GSA exercised a \$500,000 firm fixed price lease purchase option and assumed ownership of the asset in June 2018. The building, which is located on an 8-acre site within the City of Cincinnati, has approximately 77,000 gross square feet, one story above grade, and underground parking for 29 spaces. The building is steel-framed with a concrete and steel curtain wall. FDA's requirement for laboratory space at this location has expanded over the years. A building addition was constructed in 2004.

The Peck FB, located at 550 Main St. in Cincinnati, Ohio, was constructed in 1964 to house Federal agencies. The approximately 792,000 gross square foot steel-framed masonry limestone and glass office building has 10 stories above grade, a basement with inside parking spaces, and a sub-basement. A service and pedestrian tunnel beneath Main Street connects the Peck FB to the Potter Stewart U.S. Courthouse.

Tenant Agencies

FDA

Proposed Project

The project scope in FCC includes demolition of the existing FDA District Office space to accommodate the expansion of the FDA's laboratory. The existing lab will be partially demolished and upgraded with new finishes. Renovations will be made to the building's systems including HVAC upgrades, lighting upgrades, emergency power upgrades, repairs to the building's exterior and roof, replacement of the fire alarm system, restroom upgrades, and improvements to the loading dock. The project will also consolidate the existing FDA District Office space and an office leased for the FDA Resident Post into vacant space within the Peck FB. To accommodate this consolidation, building demolition, interior alterations, electrical, HVAC, and life safety upgrades will be undertaken.

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Major Work Items

Interior Construction	\$6,310,000
HVAC Upgrades	2,872,000
Demolition	1,994,000
Electrical Upgrades	1,140,000
Fire and Life Safety Upgrades	971,000
Exterior Construction	619,000
Security Upgrades	265,000
Plumbing Upgrades	74,000
Total ECC	\$14,245,000

Justification

The FCC provides forensic analyses for high-profile samples collected within FDA's Office of Regulatory Affairs and other Federal and State agencies. The FCC's specialized forensic analysis activities include product tampering, counterfeiting of pharmaceuticals, detection of contaminants in foods and pharmaceuticals, and economic fraud related to foods and pharmaceuticals and illegal drugs. FCC scientists perform original research to develop methodology to identify poisons and other hazardous materials in pharmaceutical and food matrices. Criminal casework and regulatory sample submissions are projected to grow along with an increase of personnel at the FCC. The existing lab is outdated and does not allow the agency to effectively perform critical activities.

Consolidating FDA from leased space and the District Office from the FCC into vacant space in the Peck FB will allow FDA to share resources and will make for efficient operations for FDA's district, regional, State, and Federal agency partners. Approximately \$177,000 in annual lease costs will be avoided by relocating FDA from leased space into the Peck FB.

Summary of Energy Compliance

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

Prior Appropriations

None

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Prior Committee Approvals

None

Prior Prospectus-Level Projects in Buildings (past 10 years)

Prospectus	Description	FY	Amount
P011-0189-C115	Reconfiguration of space (Peck)	2015	\$35,373,000

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

Alteration:	\$46,388,006
New Construction:	\$54,502,591
Lease	\$86,721,223

The 30-year, present value cost of alteration is \$8,114,585 less than the cost of new construction with an equivalent annual cost advantage of \$392,884.

Recommendation

ALTERATION

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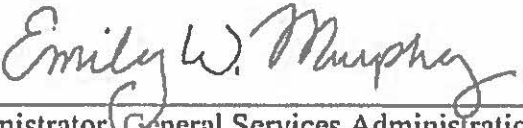
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Certification of Need

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

Submitted at Washington, DC, on March 18, 2019

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration