

**PROSPECTUS – ALTERATION
WASHINGTON NATIONAL RECORDS CENTER BUILDING
SUITLAND, MD**

Prospectus Number: PMD-0056-SU25
Congressional District: 04

FY 2025 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Washington National Records Center Building (WNRC) located at 4205 Suitland Road in Suitland, MD. The proposed project will replace the building switchgear equipment which is original to the building construction and has well exceeded its useful life.

FY 2025 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$17,632,000

Major Work Items

Electrical System Upgrades

Project Budget

Design	\$1,155,000
Estimated Construction Cost (ECC)	15,294,000
Management and Inspection (M&I).....	1,183,000
Estimated Total Project Cost (ETPC).....	\$17,632,000

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

Schedule

	Start	End
Design and Construction	FY 2025	FY 2027

Building

The WNRC is a two-story brick and stucco building at the Suitland Federal Center in Suitland, Maryland. The 863,543 gross square foot building was constructed in 1967 and is primarily a climate-controlled warehouse facility with some office space. Most of the warehouse area contains 20 large storage records rooms and three vaults, which serve as storage areas for the records maintained by the majority tenant, the National Archives and Records Administration (NARA).

Tenant Agencies

NARA; Department of Homeland Security

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Proposed Project

The proposed project will replace all five low-voltage secondary switchgear and the necessary connecting components that are beyond their expected life. These components include all five Single Wire Ground Returns (SWGR) assemblies, conductors from the transformers to respective electrical switchgear, and existing network protectors. Additionally, the project includes the replacement of 20 disconnect switches and key interlocks, five Transient Voltage Surge Suppressors (TVSS), and five power monitoring system connections. The replacements will be made with appropriate software and programming upgrades.

Major Work Item

Electrical System Upgrades	<u>\$15,294,000</u>
Total ECC	\$15,294,000

Justification

The low-voltage (480-Volt) secondary switchgear units at the WNRC are original to the facility built in 1960. The secondary switchgears were well maintained but have exceeded their life expectancy. The breakers in the secondary switchgear are obsolete, and the replacement parts are difficult to obtain. The breakers no longer function as designed and are operated in a closed configuration. The purpose of replacing the five secondary switchgear is to provide safe and reliable functionality of the switchgear, to avoid a potential loss of power to the building, and to comply with both Federal requirements for safe and reliable workspace. Continued operation of the secondary switchgear beyond its useful life and outside design parameters increases the risk of catastrophic failure, building blackout, and personal injury.

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

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, reduce the environmental impact of materials, and address climate risk liabilities 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 4/1/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Rahn Carman
Administrator, General Services Administration