

**PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX**

Prospectus Number: PTX-0227-AU14
Congressional District: 25

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to modernize the J. J. Pickle Federal Building (Pickle FB), located at 300 East 8th Street, in Austin, TX. Alterations include modernizing outdated HVAC, fire alarm, electrical and plumbing systems as well as exterior improvements such as roof and window system replacements and plaza repairs.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC, and M&I)\$40,261,000

Major Work Items

HVAC/mechanical replacement, plumbing replacement, electrical replacement, life safety/emergency system replacement; roof replacement; interior construction; exterior construction

Project Budget

Design\$3,452,000
Estimated Construction Cost (ECC)33,154,000
Management and Inspection (M&I).....3,655,000
Estimated Total Project Cost (ETPC).....\$40,261,000

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

Schedule

	Start	End
Design and Construction	FY2014	FY2017

Building

The Pickle FB, constructed in 1964, is an approximately 275,000 gross square foot concrete building of 11 stories which includes a partially below-grade ground level and a basement level. In addition to the Federal office space provided within the building, the FB also houses a suite of rooms used by President Lyndon B. Johnson during his term of office. The significance of the suite makes the Pickle FB building eligible for the National Register of Historic Places. The building is part of a master facility that includes a large plaza and is connected by an underground tunnel to the smaller Homer Thornberry Building.

**PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX**

Prospectus Number: PTX-0227-AU14
Congressional District: 25

Tenant Agencies

Internal Revenue Service, Department of Homeland Security, Department of Transportation, U.S. Department of Agriculture, Congressional Offices and other smaller agencies.

Proposed Project

This project includes modernizing a number of outdated internal building systems as well as some exterior work. HVAC work includes replacement of the entire distribution system and replacing the restroom exhaust system. The window systems will be replaced with an energy efficient insulated glass that will be sensitive to the historical aspect of the building's façade. Damaged plaster caused by window leaks will be corrected. The roof will be replaced with a more energy efficient roof system with a davit and fall protection system. The entire existing fire alarm system will be replaced. Electrical system components will be replaced. The underground storage tank for the emergency generator is over 20 years old and must be replaced. Exterior cleaning and replacement of exterior caulking and correction of cracks in the plaza slab are also part of the project. Swing space needed to accommodate tenant moves during construction is included in the project.

Because some of the Pickle FB systems proposed for upgrade function jointly with those of the neighboring Homer Thornberry Building, some of the upgrades will impact the system functionality of that building as well.

Major Work Items

HVAC/ Mechanical Replacement	\$10,895,000
Exterior Construction	10,031,000
Electrical Replacement	3,696,000
Interior Construction	3,523,000
Life Safety /Emergency System Replacement	2,200,000
Plumbing Replacement	1,573,000
Roof Replacement	<u>1,236,000</u>
Total ECC	\$33,154,000

Justification

The building systems are outdated and have reached the end of their useful life. Outdated HVAC control system and related electronic components need frequent repairs and parts are no longer available. The majority of the components of the facility's central plant are approaching the end of their useful life, thereby requiring the removal and replacement of boilers, cooling towers, and a chiller. Upgrades to the building's exterior include roof replacement as well as

**PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX**

Prospectus Number: PTX-0227-AU14
Congressional District: 25

work on the windows and the plaza. The fire alarm is outdated and needs to be replaced to ensure life safety. The windows have been leaking at the Pickle building for some time, causing damage to plaster in tenant space. In addition, window glazing is extremely stained and window gaskets are near the end of their useful lives. Installation of a waterproof membrane is needed in the plaza between the Pickle and Thornberry Buildings to prevent further water infiltration. This will prevent leakage into Pickle FB office space beneath the plaza.

Additionally, replacement of the emergency generator’s aging underground storage tank used for the storage of fuel is a critical part of the project to prevent leak or tank failure which would be very costly and environmentally hazardous.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

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)

New Construction	\$118,832,000
Alteration	\$64,883,000
Lease	\$228,464,000

The 30 year, present value cost of alteration is \$53,949,000 less than the cost of new construction, an equivalent annual cost advantage of \$3,045,000.

**PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX**

Prospectus Number: PTX-0227-AU14
Congressional District: 25

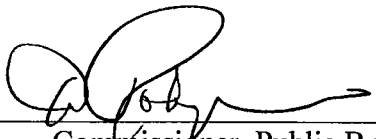
Recommendation


ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration