

**PROSPECTUS - ALTERATION
FEDERAL BUILDING
LITTLE ROCK, AR**

Prospectus Number: PAR-0063-LR14
Congressional District: 02

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade and renovate building components and systems and to abate hazardous materials at the Little Rock Federal Building (FB), at 700 West Capital Avenue, Little Rock, AR. The proposed renovations include alterations to the building envelope and fire protection systems. Exterior repairs will mitigate emergency abatement and repairs of asbestos contained materials (ACM).

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I)\$9,249,000

Major Work Items

Fire protection system replacement; exterior construction; demolition and abatement; interior construction; site work

Project Budget

Design\$972,000
Estimated Construction Cost (ECC).....7,383,000
Management and Inspection (M&I).....894,000
Estimated Total Project Cost (ETPC)*\$9,249,000

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

Schedule

	Start	End
Design and Construction	FY2014	FY2016

Building

The 369,741 gross square feet (gsf) FB was built in 1961 and consists of seven stories and a basement and is constructed of limestone and narrow aluminum windows. It is part of a facility complex that includes the Richard Sheppard Arnold U.S. Post Office and Courthouse, a surface parking lot and the recently completed U.S. Courthouse Annex. An underground tunnel connects the Post Office Courthouse to the Little Rock Federal Building and a new ADA ramp was constructed in the primary building entrance located on the south side of the building in FY 2012. All three buildings share a common HVAC plant which was upgraded in 2007 as part of the multi-phase Courthouse Annex and Courthouse Renovation project.

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Tenant Agencies

US Army Corps of Engineers, Department of Health and Human Services, Department of Justice, Department of Labor, Department of the Interior, Social Security Administration, Internal Revenue Service, U.S. Department of Agriculture, Department of Transportation, Department of the Treasury, Department of Homeland Security, GSA

Proposed Project

The proposed project includes upgrades to the building envelope, fire protection systems, and paving of pedestrian walkways to bring these components into code compliance. Asbestos abatement will be performed to the interior-perimeter walls, to reduce the potential future exposure and to simplify future interior alteration projects.

Major Work Items

Fire Protection System Replacement	\$4,210,000
Exterior Construction	1,855,000
Demolition and Abatement	671,000
Interior Construction	496,000
Site Work	<u>151,000</u>
Total ECC	\$7,383,000

Justification

The existing Fire Alarm system is functionally obsolete and no longer meets Code requirements. The system needs to be replaced with a modern fire alarm system featuring voice notification, speakers and strobes providing protection for all tenants throughout the building.

The current sprinkler piping system was installed in 1996. In all concealed areas, (i.e. above 'finished' ceilings); the sprinkler pipe material is CPVC, a form of plastic. The risk of the CPVC sprinkler piping failures is believed to be increasing due to the increasing deformation/sag of the pipe which is visible and the resultant strain of adjacent pipe connections. The sags between pipe hangers make it impossible to drain the system completely. Challenges with the current sprinkler piping system as further complicated by the increase in the list of products considered chemically incompatible with CPVC over the last five years, adding to the potential for failure.

The building exterior is composed of limestone veneer, glass, spandrel glass, and aluminum panel. The only exterior restoration work on record, (since the original construction in 1959), was a window re-caulking project in the 1990s. The existing window caulking, control joint caulking, and expansion joints appear to be in poor condition. These conditions are likely allowing water migration into the building envelope, resulting in moisture problems at window

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frames, and possible corrosion damage to concealed structural framing members. The risk of repeated emergency abatement and repairs of asbestos contained material (ACM) on the interior finish coat of the exterior are heightened due to potential for water-infiltration during unusually heavy rain events. During such events, rainwater breaches the exterior envelope and eventually reaches the plaster coat with the ACM. When the ACM is wet, it blisters and becomes friable causing affected areas to be vacated and containment and abatement to be undertaken. In the last heavy rain event, approximately \$90,000 was expended under such an occurrence on the 1st floor.

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)

There are no feasible alternatives to this project. The cost of the proposed limited scope project is far less than the cost of leasing or constructing a new building.

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Recommendation

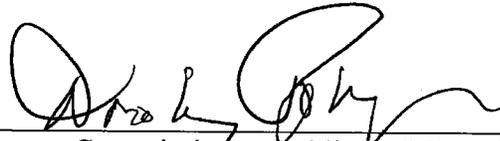
ALTERATION

Certification of Need

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

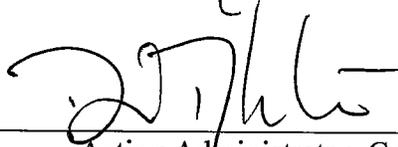
Submitted at Washington, DC, on April 4, 2013

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration