

**PROSPECTUS - ALTERATION
FRANK E. MOSS U.S. COURTHOUSE
SALT LAKE CITY, UT**

Prospectus Number: PUT-0017-SA14
Congressional District: 1

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of existing space of the Frank E. Moss U.S. Courthouse, at 350 South Main Street, in Salt Lake City, UT. This project will allow for the backfill of vacant space when the U.S. District Court moves to the new Courthouse Annex. The proposed backfill will include several tenant agencies currently housed in multiple leased locations. The backfill of the vacant space will allow the Government to release costly leased space reducing the Government’s rental payment to the private sector by approximately \$2,200,000 annually.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I)\$15,000,000

Major Work Items

Interior Construction; partial plumbing and roof replacement

Project Budget

Design\$1,000,000
Estimated Construction Cost (ECC)13,000,000
Management and Inspection (M&I).....1,000,000
Estimated Total Project Cost (ETPC)*.....\$15,000,000

*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 Frank E. Moss U.S. Courthouse is 234,288 gross square foot (gsf) and was built in three phases: Phase I in 1903, Phase II in 1913 and Phase III in 1932. The Neoclassical Greek Revival building is a historic landmark and was listed on the National Register of Historic Places in 1978. The building was named after Frank Edward Moss, an attorney, judge, and U.S. Senator representing Utah. The building is constructed of concrete and granite and is located in the Central Business District of downtown Salt Lake City.

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Tenant Agencies Impacted

Judiciary, U.S. Marshals Service, Department of Agriculture, Department of Justice, Tax Court, Department of Energy, Department of the Interior, Department of the Treasury, Social Security Administration, Health and Human Services, U.S. Army Corps of Engineers, GSA.

Proposed Project

The project proposes alterations to the courthouse to replace the domestic water lines as needed. There will be a partial roof replacement including replacement of a section in front of the east penthouse windows and the cornices of the north, east and south edges. Additional patch work for leaks and replacement of portions of the roof drain system will be completed. Interior upgrades including moving walls for reconfiguration of space, and relocating light fixtures.

Major Work Items

Replace Roof	\$ 457,000
Interior Construction	12,095,000
Replace Plumbing	<u>448,000</u>
Total ECC	\$13,000,000

Justification

When the US District Court vacates the Moss Courthouse in the spring of 2014 to relocate to the new Courthouse Annex, the Moss Courthouse will be approximately 2/3 vacant. This project provides for the backfill of the vacant space with agencies located in leased space. As a result, GSA retains a historic asset and eliminates approximately \$2.2 million in annual payments for private sector leases. The reconfiguration of space will provide a more efficient layout of the space. By removing walls a more open floor plan will result in increased capacity. Reconfiguration and re-occupancy of the Moss Courthouse is a lower cost and more secure option than disposal of this historic asset. The existing tunnel between the Moss Courthouse and the New Annex would create a security concern for the courts in the event that it was occupied by a non-Federal entity. Elimination of the tunnel would be a costly undertaking and would limit disposal options for this building.

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The current domestic water lines are over 100 years old and significantly past their anticipated useful life. Main sections that are deteriorating will be replaced. The roof is weather damaged and in poor condition with roof drains that are rusted and clogged. Water is leaking into the building in various locations causing water damage to ceilings and walls.

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

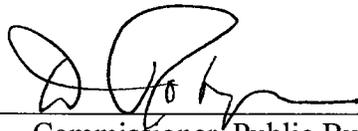
ALTERATION

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