

**AMENDED PROSPECTUS – ALTERATION
PATRICK V. MCNAMARA FEDERAL BUILDING GARAGE
DETROIT, MI**

Prospectus Number: PMI-0133-DE22
Congressional District: 14

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Patrick V. McNamara Federal Building Garage located at 477 Michigan Avenue in Detroit, MI. The proposed project will complete critical structural and related system upgrades to the parking garage, correcting serious life-safety deficiencies and operability issues of the rapidly deteriorating garage.

FY 2022 House Committee Approval Requested

(Additional Design, Construction, and Management & Inspection)..... \$10,014,000¹

This prospectus amends Prospectus No. PMI-0133-DE17 and Prospectus No. PMI-0133-DE20, and requests approval of an additional \$10,014,000, which includes an increase of \$150,000 for design, \$9,575,000 for construction, and \$289,000 for management and inspections to account for additional structural repair needs, cost escalations, and inclusion of temporary, off-site leased parking costs for the duration of the project.

FY 2022 Senate Committee Approval Requested

(Additional Design, Construction, and Management & Inspection)..... \$3,063,000²

This prospectus amends Prospectus No. PMI-0133-DE17 and Prospectus No. PMI-0133-DE20, and requests approval of an additional \$3,063,000, which includes an increase of \$110,000 for design, \$2,879,000 for construction, and \$74,000 for management and inspections to account for cost escalations and inclusion of temporary, off-site leased parking costs for the duration of the project.

FY 2022 Appropriation Requested

(Design, Construction, and Management & Inspection)..... \$20,734,000³

¹ Prospectus No. PMI-0133-DE17 was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate on May 25, 2016, and May 18, 2016, respectively, for a design cost of \$1,058,000, an estimated construction cost of \$8,822,000, and a management and inspection cost of \$840,000, for an estimated total project cost of \$10,720,000.

² Prospectus No. PMI-0133-DE20 was approved by the Committee on Environment and Public Works of the Senate on February 11, 2020, for a design cost of \$1,098,000, an estimated construction cost of \$15,518,000, and a management and inspection cost of \$1,055,000, for an estimated total project cost of \$17,671,000.

³ GSA was unable to fund this project within the enacted levels of the FY 2017 and FY 2020 appropriations.

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Major Work Items

Superstructure demolition and repair/replacement; fire protection upgrade; electrical, plumbing, heating, ventilation, and air conditioning (HVAC) replacement/upgrades

Project Budget

Design	\$1,208,000
Estimated Construction Cost (ECC)	18,397,000
Management and Inspection (M&I)	<u>1,129,000</u>
Estimated Total Project Cost (ETPC)	\$20,734,000

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

Schedule

	Start	End
Design and Construction	FY 2022	FY 2025

Building

The McNamara Federal Building, built in 1972, is 27 stories above grade with 2 basement levels, a mezzanine, and a rooftop mechanical penthouse. The garage, which abuts the Federal Building, was also constructed in 1972 and provides mission-critical parking for Federal agencies housed in the McNamara Federal Building. The 5-story steel-reinforced concrete garage structure is approximately 119,000 gross square feet with 216 parking spaces. Three of the five levels are below grade, one level is at grade, and one level is above grade. There is an entrance from the second level of the garage to the basement of the Federal Building.

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Tenant Agencies

Department of Justice: Federal Bureau of Investigation; Executive Office of Immigration Review; Department of Veterans Affairs – Veterans Benefits Administration; Department of Homeland Security: Office of the Secretary, U.S. Immigration & Customs Enforcement, Customs and Border Protection Field Operations Facilities, National Protection and Programs Directorate – Federal Protective Service; United States Secret Service; Department of Defense – U.S. Army Corps of Engineers; Department of Housing and Urban Development – Office of the Secretary; Social Security Administration; Equal Employment Opportunity Commission; National Labor Relations Board; Small Business Administration; Congress – U.S. Senate; Department of the Treasury – Treasury Inspector General for Tax Administration; Railroad Retirement Board; Federal Executive Board; Corporation for National and Community Service; and GSA.

Proposed Project

The project includes repair/replacement of portions of the concrete slab, as well as removal of the asphalt driving surfaces and replacement with concrete surfaces. A waterproof membrane will be installed to protect the structural concrete from water infiltration, and the exterior concrete stairs will also be repaired. The project also includes improvements to the storm drain, mechanical infrastructure, including the exhaust ventilation system, electrical and lighting and fire and life-safety systems, and replacement of signage. Due to the extensive and disruptive nature of the proposed repairs, the garage will be closed for the duration of the project, and all of the official Government vehicles will be relocated to temporary, leased, off-site parking. Shuttle service will be provided to and from the McNamara Federal Building for those tenant agencies whose parking will be displaced during the repairs.

Major Work Items

Superstructure Demolition and Repair/Replacement	\$15,895,000
Fire Protection Upgrades	970,000
Electrical Replacement/Upgrades	821,000
Plumbing Replacement/Upgrades	474,000
HVAC Replacement/Upgrades	<u>237,000</u>
Total ECC	\$18,397,000

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Justification

The garage provides mission-critical parking for Federal agencies housed in the adjacent McNamara Federal Building, including secure parking for Federal law enforcement agencies. Original to the construction of the garage, the existing concrete slab structure is rapidly deteriorating with spalling concrete and rusted reinforced steel visible where sections of concrete have fallen from slabs. The asphalt-topped concrete decks are in very poor condition, with large potholes that have the potential to damage vehicles and injure pedestrians. Portions of the garage have been temporarily closed due to spalling concrete and water-related degradation. Plastic sheeting is in place in areas throughout the garage to protect Government vehicles, which have been damaged by leaking, corroded pipes. Interim repairs put in place over the years are also susceptible to spalling due to the continued water penetration and de-icing salts.

In addition to the needed structural repairs, the storm drain, fire and life-safety, electrical and mechanical, and emergency lighting systems are all failing and are noncompliant with current codes. The majority of storm drains are cracked and inoperable, which forces water to seep through cracks in the concrete, causing further degradation of the structure. Sprinkler pipes and drain lines are corroded throughout the garage, and the incidence of failure is increasing over time. Water cannot drain properly causing water damage in occupied space of the Federal Building's basement.

Shutting down the parking structure for the duration of the project allows for the completion of the repairs in one phase, thereby accelerating the schedule, reducing coordination efforts, and reducing overall project costs.

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

This project will design to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

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Prior Appropriations

None

Prior Committee Approvals

Committee	Date	Amount	Purpose
Senate EPW	May 18, 2016	\$10,720,000	Design: \$1,058,000 ECC: \$8,822,000 M&I: \$840,000
House T&I	May 25, 2016	\$10,720,000	Design: \$1,058,000 ECC: \$8,822,000 M&I: \$840,000
Senate EPW	February 11, 2020	\$17,671,000	Design: \$1,098,000 ECC: \$15,518,000 M&I: \$1,055,000

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 significantly 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 6/15/2021

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration