

**PROSPECTUS – ALTERATION
JOHN PAUL HAMMERSCHMIDT
FEDERAL BUILDING & U. S. COURTHOUSE
FAYETTEVILLE, AR**

Prospectus Number: PAR-0084-FA18
Congressional District: 3

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the John Paul Hammerschmidt Federal Building and U. S. Courthouse (FB-CT) located at 35 East Mountain Street in Fayetteville, AR. Alterations include modernizing the outdated heating, ventilation, and air conditioning system (HVAC), fire alarm system and electrical and plumbing systems, as well as exterior improvements to the roof and window system. The project will modernize the asset and improve energy efficiency.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection).....\$20,013,000

Major Work Items

HVAC/mechanical replacement; exterior and interior construction; electrical system replacement; life safety/emergency system replacement; site work; plumbing system replacement; and roof repair

Project Budget

Design	\$ 1,697,000
Estimated Construction Cost (ECC)	17,363,000
Management and Inspection (M&I)	<u>953,000</u>
Estimated Total Project Cost (ETPC)*	\$20,013,000

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2021

Building

Built in 1974 on 2.2 acres, the Hammerschmidt FB-CT is 64,000 gross square feet and consists of 5 stories and a partially excavated basement. Construction includes an exterior of brown brick walls with exposed concrete columns and beams. The windows are aluminum with mirror glazing.

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Tenant Agencies

U.S. District Court, Department of Justice – U.S. Marshals Service, Office of the U.S. Attorney, and Probation Office

Proposed Project

Major building modernization will increase reliability of systems, reduce maintenance costs, and reduce energy consumption. The project includes new HVAC (ductwork and air handling units), new thermal pane windows, tuckpointing brick exterior, improvements to entry checkpoint, enhanced accessibility for persons with a disability, interior finishes in lobby area, upgrade of electrical gear, replacement of emergency exit stairs, installation of fire sprinkler system and replacement of fire alarm system, improvements to building grounds, landscaping and site draining system, resurfacing parking lot, plumbing replacement, and replacement of roof components.

Major Work Items

HVAC/Mechanical Replacement	\$ 5,756,000
Exterior Construction	2,732,000
Interior Construction	2,501,000
Electrical Replacement	2,269,000
Superstructure	1,780,000
Life Safety/Emergency System Replacement	873,000
Site work	804,000
Plumbing Replacement	349,000
Roof Repair	<u>299,000</u>
Total ECC	\$17,363,000

Justification

The building was constructed in 1974 and has never received any significant buildingwide upgrade. The air distribution system consists of duct board ductwork, which is no longer code-compliant. Exterior envelope consists of a single pane window system and face brick in need of tuckpointing. Finishes are dated and entry lobby area is suboptimal at the security checkpoint. Emergency/exit stairways do not comply with the current fire code. The basement area houses the mechanical systems and main electric gear and experiences significant flooding with heavy rainfall. Site drainage and flood control improvements are needed. Additionally, the asphalt surface of the adjacent parking lot is deteriorated and in need of subsurface water management.

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Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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)

Alteration	\$29,448,000
Lease	\$58,926,000
New Construction	\$32,694,000

The 30-year, present-value cost of alteration is \$29,478,000 less than the cost of leasing, with an equivalent annual cost advantage of \$1,603,000.

Recommendation

ALTERATION

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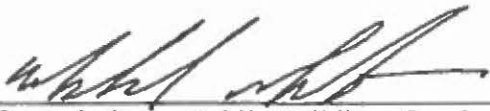
Certification of Need

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

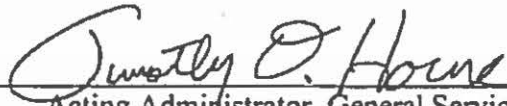
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration