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 Alterations include modernizing the outdated heating, ventilation, and air conditioning system (HVAC), fire alarm system and electrical and plumbing systems, as well as exterior improvements to the roof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) .........................................................953,000
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

<table>
<thead>
<tr>
<th>Start</th>
<th>End</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design and Construction</td>
<td>FY 2018</td>
</tr>
</tbody>
</table>

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.
GSA

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

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

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

<table>
<thead>
<tr>
<th>Work Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC/Mechanical Replacement</td>
<td>$5,756,000</td>
</tr>
<tr>
<td>Exterior Construction</td>
<td>2,732,000</td>
</tr>
<tr>
<td>Interior Construction</td>
<td>2,501,000</td>
</tr>
<tr>
<td>Electrical Replacement</td>
<td>2,269,000</td>
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<tr>
<td>Superstructure</td>
<td>1,780,000</td>
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<tr>
<td>Life Safety/Emergency System Replacement</td>
<td>873,000</td>
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<tr>
<td>Site work</td>
<td>804,000</td>
</tr>
<tr>
<td>Plumbing Replacement</td>
<td>349,000</td>
</tr>
<tr>
<td>Roof Repair</td>
<td>299,000</td>
</tr>
<tr>
<td>Total ECC</td>
<td>$17,363,000</td>
</tr>
</tbody>
</table>

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.
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)

<table>
<thead>
<tr>
<th>Alternative</th>
<th>Cost (30-year, present value)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alteration</td>
<td>$29,448,000</td>
</tr>
<tr>
<td>Lease</td>
<td>$58,926,000</td>
</tr>
<tr>
<td>New Construction</td>
<td>$32,694,000</td>
</tr>
</tbody>
</table>

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
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