

**AMENDED PROSPECTUS – ALTERATION  
FEDERAL OFFICE BUILDING  
SEATTLE, WA**

Prospectus Number: PWA-0036-SE18  
Congressional District: 7

**FY 2018 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to restore exterior deficiencies at the historic Federal Office Building, located at 909 1<sup>st</sup> Avenue, Seattle, WA. The project will restore the deteriorated exterior façade to stop material degradation and water intrusion into the building and replace the roof on the wing and dome shoulder.

**Project Background**

This project was among those included in prior year submissions for the Capital Investment and Leasing Program. Although the prospectus 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 July 23, 2015, and January 20, 2016, respectively, GSA's Fiscal Year (FY) 2016 Major Repairs & Alterations Expenditure Plan did not allocate any funds to the project. GSA is requesting approval of an amended prospectus to increase the total estimated cost of the project by \$3,384,000 to account for cost escalations. There is no change in the overall scope of the project.

**FY 2018 Committee Approval Requested**

(Design, Construction and Management & Inspection).....\$3,384,000

**FY 2018 Committee Appropriation Requested**

(Design, Construction and Management & Inspection).....\$24,234,000

**Major Work Items**

Exterior construction; roof replacement; hazardous materials abatement; and energy improvements

**Project Budget**

Design .....	\$ 2,041,000
Estimated Construction Cost (ECC).....	20,892,000
Management and Inspection (M&I) .....	<u>1,301,000</u>
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$24,234,000</b>

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

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**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2018	FY 2020

**Building**

The Federal Office Building, constructed in 1933, is listed in the National Register of Historic Places and provides approximately 305,000 gross square feet over 11 stories, including sub-basement and basement levels. There are 53 indoor parking spaces located in the sub-basement level. The building is located across the street from the Henry M. Jackson Federal Building.

**Tenant Agencies**

Department of Housing and Urban Development, Department of the Interior, Equal Employment Opportunity Commission, Department of Energy, Department of Health and Human Services, Department of Veteran Affairs, U.S. Postal Service, and Department of Defense

**Proposed Project**

The proposed project will restore the deteriorated exterior facade to stop material degradation and water intrusion into the building. The project will clean the exterior masonry of all biological growth and inspect, repair, and repoint the mortar joints, granite, brick, and terra cotta to provide protection from water penetration and prevent dislodging and debris from falling onto the sidewalk below. The project also will replace the roof on the wing and dome shoulder, install fall arrest systems, restore steel windows by stripping exterior paint, removing all corrosion, replacing broken glass, installing new glazing putty, restoring the aluminum panels, add low-E film and solar shades on south and west facing windows to help with energy efficiency, and abate hazardous materials, as necessary.

**Major Work Items**

Exterior Restoration	\$16,177,000
Energy Improvements	1,917,000
Roof Replacement	1,467,000
Hazardous Materials Abatement	<u>1,331,000</u>
<b>Total ECC</b>	<b>\$20,892,000</b>

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**Justification**

The proposed restoration project will restore the deteriorated exterior facade to stop material degradation and water intrusion into the building, thereby protecting the tenants and the general public. There are multiple locations on the exterior envelope where materials have decayed due to water infiltration in the interior wall cavity, causing damage and biological growth on the masonry. The window putty is deteriorated and the steel casing surrounding the windows is corroding causing glass to break. The roof on the wing and shoulder dome is deteriorated and does not have a fall arrest system. Without restoration, the exterior materials will continue to degrade, compromising the building structure and putting pedestrians and tenants at risk from falling debris.

**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)**

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

**Recommendation**

ALTERATION

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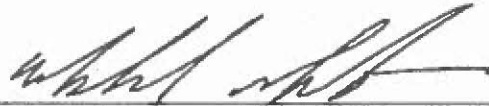
**Certification of Need**

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

May 17, 2017

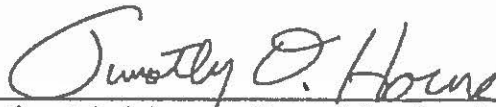
Submitted at Washington, DC, on \_\_\_\_\_

Recommended: \_\_\_\_\_



Acting Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Acting Administrator, General Services Administration