FY 2020 Project Summary
The General Services Administration (GSA) proposes a repair and alteration project for the James V. Hansen Federal Building (FB) located at 328 25th Street in Ogden, Utah. The proposed project will address the failing building facade, improve the seismic resiliency, upgrade elevators, and upgrade the building’s main entrance to improve queuing and security.

FY 2020 Committee Approval and Appropriation Requested
(Design, Construction, and Management & Inspection) ........................................... $18,764,000

Major Work Items
Replace facade; seismic upgrade; elevator replacement; entry lobby upgrades

Project Budget
- Design .......................................................... $1,466,000
- Estimated Construction Cost (ECC) .......................................................... 16,380,000
- Management & Inspection (M&I) ......................................................... 918,000
- Estimated Total Project Cost (ETPC) ...................................................... $18,764,000

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

Schedule
Design and Construction
Start FY 2020
End FY 2024

Building
The Hansen FB was constructed in 1965 in the central business district of Ogden and contains 202,843 gross square feet. The building was built with architectural cast stone and granite mosaic units in the New Formalism style typical of Federal buildings in that era. The building has six stories and an elevator/mechanical penthouse above grade and two floors below ground. The building is eligible for listing on the National Register of Historic Places.
PROSPECTUS – ALTERATION
JAMES V. HANSEN FEDERAL BUILDING
OGDEN, UT

Prospectus Number: PUT-0035-OG20
Congressional District: 01

Tenant Agencies
Department of Agriculture–Forest Service; U.S. Department of Justice–U. S. Trustees and U.S. Marshals Service; Department of the Treasury–Internal Revenue Service; Department of Veterans Affairs–Veterans Benefits Administration; Department of Homeland Security–Federal Protective Service; Office of Personnel Management; Social Security Administration; U.S. House of Representatives; U.S. Senate; and GSA.

Proposed Project
The project proposes to replace the pre-cast concrete panel facade and windows, construct shear walls throughout the building, replace passenger elevators and the freight elevator, add an entry vestibule to the south end of the main lobby, and reconfigure the lobby interior to provide improved queuing and security.

Major Work Items

<table>
<thead>
<tr>
<th>Work Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facade Replacement</td>
<td>$10,804,000</td>
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<tr>
<td>Seismic Upgrade</td>
<td>2,147,000</td>
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<tr>
<td>Elevator Replacement</td>
<td>2,071,000</td>
</tr>
<tr>
<td>Entry Lobby Upgrade</td>
<td>1,358,000</td>
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<tr>
<td>Total ECC</td>
<td>$16,380,000</td>
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</tbody>
</table>

Justification
The building’s facade is in disrepair with the potential for failure. The precast concrete panels are mounted to a steel support system, and, due to the nature of the finish and improper drainage, the panels are cracking, spalling, and presenting a safety hazard.

A seismic evaluation found major structural deficiencies, including inadequate shear walls, discontinuous walls terminating at the first suspended level (northwest stair tower), and inadequate diaphragm connections to shear walls; and existing facade precast panels and connections cannot accommodate building drift.

The elevators, installed in the early 1990s, are nearing their life expectancy and do not meet the current elevator code.

Security equipment and queuing layout in the entry lobby frequently result in delays and difficulty entering the building. The current layout is causing Federal employees and guests to queue well outside the building for long periods.
Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service. GSA encourages cost-effective 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)

<table>
<thead>
<tr>
<th>Prospectus</th>
<th>Description</th>
<th>FY</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PCA-0001-MU15</td>
<td>Consolidation (IRS)</td>
<td>2015</td>
<td>$4,439,575</td>
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</tbody>
</table>

Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to this project. This project 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
Certification of Need

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

Submitted at Washington, DC, on March 18, 2019

Recommended: Commissioner, Public Buildings Service

Approved: Administrator, General Services Administration