

**AMENDED PROSPECTUS – ALTERATION
ABRAHAM A. RIBICOFF
FEDERAL BUILDING AND U.S. COURTHOUSE
HARTFORD, CT**

Prospectus Number: PCT-0053-HA18
Congressional District: 01

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to the Abraham A. Ribicoff Federal Building and U.S. Courthouse in Hartford, CT. The proposed project, which is confined to the annex portion of the building, will replace the existing granite panelized wall system and glazing, as well as the atrium glazing and related interior surfaces. The roof will be replaced with a system that will improve performance and appearance of the envelope. Additionally, security systems will be improved.

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 Environment and Public Works of the Senate on May 18, 2016, GSA's 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 \$5,250,000 to account for cost escalations. There is no change in the overall scope of the project.

FY 2018 House Committee Approval Requested

(Design, Construction, Management & Inspection)\$15,220,000

FY 2018 Senate Committee Approval Requested

(Design, Construction, Management & Inspection)\$5,250,000

FY 2018 Committee Appropriation Requested

(Design, Construction, Management & Inspection)\$15,220,000

Major Work Items

Exterior and interior construction; roof replacement; sitework; and electrical upgrades

Budget

Design\$ 1,443,000
Estimated Construction Cost (ECC)..... 12,908,000
Management and Inspection (M&I) 869,000
Estimated Total Project Cost (ETPC)\$15,220,000

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

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<u>Schedule</u>	Start	End
Design and Construction	FY 2018	FY 2021

Building

The 10-story Abraham A. Ribicoff Federal Building and U.S. Courthouse was built in 1963 and is approximately 390,000 gross square feet. It includes a sub-basement and two penthouses that house mechanical equipment. The annex portion of the building, constructed in 1992, is a two-story, steel-framed structure with exterior walls consisting of a prefabricated granite tile panelized system. The building includes a below grade indoor parking structure with 103 spaces. The building is not listed in the National Register of Historic Places.

Tenant Agencies

Judiciary, Department of Justice, Department of Homeland Security, National Labor Relations Board Social Security Administration, and GSA

Proposed Project

The proposed project includes replacement of the granite panelized wall system, which is necessary to avoid further deterioration to the building exterior and interior. The building panels cannot be replaced without disturbing the existing roof membrane and the connected atrium; therefore, the roof will need to be replaced. All exterior glazing units (including atrium and skylights) will be replaced with insulated glass units. Electrical upgrades include removal and replacement of exterior lighting and cameras. Sitework includes landscape improvements and replacement of security fencing.

Major Work Items

Exterior Construction	\$ 8,783,000
Roof Replacement	2,880,000
Interior Construction	527,000
Sitework	390,000
Electrical Upgrades	<u>328,000</u>
Total ECC	\$12,908,000

Justification

The granite panelized wall system needs to be replaced to avoid imminent failure and further deterioration/refinishing of building interiors. If not completed, water infiltration will compromise recently completed interior finish work and add additional work to

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building interiors. The wall system replacement will impact the roof assembly and atrium, making replacement mandatory. The exterior integrity of the building will be improved and security will be enhanced because there will no longer be a potential of the existing panels cracking, splitting and spalling.

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

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	5/18/2016	\$9,970,000	Design, ECC and M&I

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