

**PROSPECTUS - ALTERATION
EDWARD A. GARMATZ U.S. COURTHOUSE
BALTIMORE, MD**

Prospectus Number: PMD-1440-NA14
Congressional District: 07

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to provide upgrades, repairs and replacements to the electrical system in the Edward A. Garmatz U.S. Courthouse in Baltimore, MD. The proposed work is necessary to ensure future building functionality and operability and to address code issues. As the Switchgear and motor control centers are original to the 1976 construction, continued delays in upgrading the electrical system puts the Garmatz Courthouse at risk. If the electrical systems were to fail, the building would not be operable and emergency leased space would have to be procured for customers to allow them to continue their mission. Given the security requirements of the Courthouse tenants this would prove extremely difficult in such a short amount of time. Currently, the aged system has lead to inefficiencies and tenants operations will continue to be interrupted as repairs of the electrical panels are quite intrusive.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I)\$7,921,000

Major Work Items

Electrical upgrades; selective demolition; construction and finishes

Project Budget

Design	\$30,000
Estimated Construction Cost (ECC)	7,081,000
Management and Inspection (M&I).....	810,000
Estimated Total Project Cost (ETPC)*.....	\$7,921,000

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

Schedule

	Start	End
Design and Construction	FY2014	FY2016

**PROSPECTUS - ALTERATION
EDWARD A. GARMATZ U.S. COURTHOUSE
BALTIMORE, MD**

Prospectus Number: PMD-1440-NA14
Congressional District: 07

Building

The Edward A. Garmatz U.S. Courthouse was constructed in 1976 and is situated on a 2.5 acre parcel in downtown Baltimore, MD. The "L" shaped building has over 420,000 RSF and contains nine stories plus a basement. The building is named after U.S. Congressman Edward Alexander Garmatz, who was born in Baltimore and represented the 3rd district of Maryland from 1947-1973. The property is situated between Pratt Street and Lombard Street, with the main entrance facing Lombard Street to the north.

Tenant Agencies

Judiciary, Department of Justice, GSA

Proposed Project

The proposed project will repair, replace and retrofit three major components of the Garmatz Electrical system, the switchgear, the motor control centers and electrical distribution panelboards. The medium voltage switchgear will be refurbished, while the low voltage switchgear will be replaced. New partial discharge relays and hardware equipment will also be added. Existing network transformers and network protectors will be replaced and new power monitoring and control systems will be installed. There are 7 motor control centers in Garmatz, and all will be replaced. Ninety-seven of the existing electrical distribution panelboards will be replaced, and twenty of them will be rewired to correct current splices which are not in compliance with the National Electrical Code (NEC) requirements. Other supplementary work such as; selective demolition, construction, and finishes will be required in conjunction with the proposed scope of work for the electrical system.

Major Work Items

Electrical upgrades	\$7,081,000
Selective Demolition, Construction, and Finishes	<u>63,000</u>
Total ECC	\$7,081,000

Justification

In order to ensure building functionality and operability and to address code issues, GSA needs to undertake electrical system upgrades. If the electrical systems were to fail, building operations would be suspended and emergency leased space would need to be procured for the Court tenants. The medium and low voltage switchgear is original to the 1976 construction and several years past its useful life. GSA has concerns with the

**PROSPECTUS - ALTERATION
EDWARD A. GARMATZ U.S. COURTHOUSE
BALTIMORE, MD**

Prospectus Number: PMD-1440-NA14
Congressional District: 07

reliability of the switchgear. The motor control centers need to be replaced because they are undersized for the current available fault current of the building. A short circuit study showed that a potentially dangerous electrical hazard exists, especially if a fault were to occur. The electrical panelboards are not up to current code due to splicing present within the panelboards. In addition, the current setup requires de-energization of multiple panelboards to allow work to be done on a single panelboard greater additional risk and inefficiencies.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. 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 single system renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new courthouse.

**PROSPECTUS - ALTERATION
EDWARD A. GARMATZ U.S. COURTHOUSE
BALTIMORE, MD**

Prospectus Number: PMD-1440-NA14
Congressional District: 07

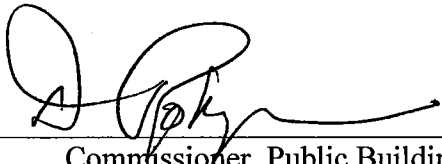
Recommendation


ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration