

**PROSPECTUS – ALTERATION
THOMAS S. FOLEY U.S. COURTHOUSE;
FEDERAL BUILDING AND U.S. POST OFFICE
SPOKANE, WA**

Prospectus Number: PWA-0064-SP26
Congressional District: 05

FY 2026 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Thomas S. Foley U.S. Courthouse (Foley Courthouse) located at 920 West Riverside Avenue and the Federal Building and U.S. Post Office (Spokane Federal Building) located at 904 West Riverside Avenue in Spokane, WA. The proposed project will replace the fire alarm systems in both buildings.

FY 2026 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection)\$7,124,000

Major Work Items

Fire Protection Upgrades; Demolition/Hazardous Material Abatement

Project Budget

Design

Foley Courthouse Design	\$433,000
Spokane Federal Building Design	<u>233,000</u>
Total Design	<u>\$666,000</u>

Estimated Construction Cost (ECC)

Foley Courthouse	\$3,850,000
Spokane Federal Building.....	<u>1,955,000</u>
Total Estimated Construction Cost (ECC).....	<u>\$5,805,000</u>

Management and Inspection (M&I)

Foley Courthouse	\$416,000
Spokane Federal Building.....	<u>237,000</u>
Total Management and Inspection (M&I)	<u>\$653,000</u>

Estimated Total Project Cost (ETPC)*\$7,124,000

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

Schedule

	Start	End
Design and Construction	FY2026	FY2028

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Buildings

The Foley Courthouse is located at the western end of Spokane's central business district. Construction of the 287,000 gross square feet building was completed in 1967. It has a steel frame with a concrete and brick façade. There are a total of fourteen floors including nine floors above grade with usable space, two penthouses, two sub-basements, and underground parking level.

The Spokane Federal Building is located directly east of the Foley Courthouse. The 121,000 gross square feet building was originally constructed in 1909 and a major addition was completed in 1941. Its construction is masonry with steel supports and the exterior is sandstone with a Beaux Arts style. The rectangularly-shaped building has a total of six floors including four floors above grade with usable space, a mechanical penthouse, and a basement.

The two buildings are sited adjacent to each other and connected by a second-floor walkway and an underground utility tunnel. A shared boiler and chiller plant in the Foley Courthouse provides heating and cooling for the buildings. Both buildings are listed in the National Register of Historic Places.

Tenant Agencies - Foley Courthouse

Judiciary - District Courts, Circuit Libraries, Probation; Department of Justice - U.S. Marshals Service, Office of the U.S. Attorneys, U.S. Trustees; Department of Veterans Affairs – Veterans Benefits Administration, Office of the Inspector General; Treasury - Internal Revenue Service; Senate; Department of Homeland Security - U.S. Citizenship and Immigration Services, Federal Protective Service; and GSA.

Tenant Agencies - Spokane Federal Building

Judiciary - Bankruptcy Courts; Department of Interior - Geological Survey; Department of Justice - U.S. Marshals Service; United States Postal Service; Department of Homeland Security - Federal Protective Service; and GSA.

Proposed Project

The project proposes to upgrade the building's fire alarm system that has exceeded its useful life. The main fire alarm control panels will be replaced and other components throughout the building, including an emergency voice communication system, will be

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upgraded. Demolition of the existing fire alarm system will require localized abatement of hazardous materials.

The proposed upgrades for the Foley Courthouse include installing an addressable fire alarm system with emergency voice communication features. Panels will be placed in both the ground floor fire command center and the U.S. Marshal's second-floor command center. In addition to enhancing detection and notification capabilities within the courthouse, the new emergency communication system aims to enable the U.S. Marshals to monitor the fire alarm system.

Major Work Items

Fire Protection Upgrades	\$2,108,000
Demolition/Hazardous Material Abatement	<u>1,742,000</u>
Total ECC – Foley Courthouse	\$3,850,000
Fire Protection Upgrades	<u>\$1,955,000</u>
Total ECC - Spokane Federal Building	\$1,955,000
Total ECC	\$5,805,000

Justification

The existing fire alarm systems at the Foley Courthouse and Spokane Federal Building are in urgent need of replacement to meet current standards and ensure the safety of occupants during emergencies.

Key issues with the Foley Courthouse's existing system include non-compliance with safety standards, outdated field devices, lack of voice evacuation speakers, inadequate strobe placement, and failure to meet networking survivability requirements. Additionally, the building meets the criteria for requiring an emergency communication system based on its height, occupant load, and other factors.

The Spokane Federal Building's existing fire alarm system was installed in 1998. System failure would require a fire watch for an extended period of time throughout the building. The fire alarm control panel is obsolete. Parts have not been produced for well over fifteen years. Should the panel fail, a part would have to be located. As parts have not been stocked for this panel in years, either refurbished components or parts from secondary market sources would need to be located.

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Summary of Energy, Water, and High-Performance Green Building Compliance

This project will be designed to conform to requirements of PBS Core Building Standards (CBS). GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs, incorporate sustainable design principles, and reduce the environmental impact of materials in a manner that is life cycle cost effective in accordance with 42 United States Code 6834.

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.

Submitted at Washington, DC, on 6/11/2025

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Acting Administrator, General Services Administration