

GSA

PBS

**PROSPECTUS – ALTERATION
FRANK CARLSON FEDERAL BUILDING & U.S. COURTHOUSE
TOPEKA, KS**

Prospectus Number: PKS-0092-TO27
Congressional District: 02

FY 2027 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Frank Carlson Federal Building and U.S. Courthouse (Carlson FB & CT) located at 444 SE Quincy Street in Topeka, KS. The proposed project will upgrade the building’s exterior, heating, ventilation and air conditioning (HVAC) systems, electrical system, fire protection system, elevators, site, security, and interior finishes.

FY 2027 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$79,703,000

Major Work Items

Exterior construction; HVAC, electrical, and fire alarm and protection upgrades; interior construction; conveyance upgrades; demolition; and sitework.

Project Budget

Design	\$6,217,000
Estimated Construction Cost (ECC).....	69,921,000
Management and Inspection (M&I)	<u>3,565,000</u>
Estimated Total Project Cost (ETPC)*	\$79,703,000

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

Schedule

	Start	End
Design and Construction	FY 2027	FY 2028
Construction	FY 2029	FY 2032

Building

The Carlson FB & CT was constructed in 1977 and funded through purchase contract financing, which was fully paid in June 2004. It is a 312,690 gross square foot six-story building. The building was constructed with reinforced concrete frames for the structured parking areas and steel frame with concrete on steel pans for the remainder. The exterior walls are solid masonry, consisting of face brick with concrete block backing. The building is determined to be eligible for the National Register of Historic Places, and the nomination is in process.

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Tenant Agencies

Judiciary–U.S. District Courts, U.S. District Clerks, U.S. Bankruptcy Court, Court of Appeals, Magistrate and Probation; Department of Homeland Security–U.S. Coast Guard; Department of Justice-U.S. Marshals Service, Office of the U.S. Attorney, and Drug Enforcement Administration; Department of Labor-Mine Safety Health Administration; and the General Services Administration.

Proposed Project

The project proposes exterior repairs, replacing all original windows, installing integrated blast protection, repairing water infiltration, and correcting accessibility and code compliance deficiencies. It will also include the repair of roof drainages and the basement walls, and the replacement of the roof, insulation, and installation of a fall protection system.

The HVAC work includes replacement of four air-handling units (AHUs), chillers, condensing pumps, cooling towers, heating system, building and garage ventilation systems, and integration of all mechanical systems into the building automation system.

Electrical upgrades include the replacement of switchboards with the switchgear, new transformers and lightning protection system, and the installation of an emergency power system. Additional panelboards are to be installed to support the additional electrical circuits to all floors, any arc flash deficiencies will be addressed, and inadequate panel space clearances will be corrected.

Fire protection upgrades include the replacement of the building fire alarm system and parking garage dry sprinkler system. The proposed project will also correct horizontal and vertical firestopping.

Ceilings, window treatments, and walls impacted by the window replacement or HVAC work will be replaced and repaired. Interior alterations for the build-out of internal tenant swing space and expansion of the main mechanical room to accommodate switchgear will be undertaken. The art sculpture in the lobby will be removed, cleaned, and reinstalled.

The project will also modernize the building’s four passenger elevators and one freight elevator. It will include all demolition related to the various work items. The site upgrade work includes replacement of the south parking lot, service drive pavement joints and

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ramp, repairs to damaged sidewalks, reconfiguration of parking stalls and signage, and replacement of security bollards.

Major Work Items

Exterior Construction	\$23,198,000
HVAC Replacement	13,450,000
Electrical Replacement	11,083,000
Fire Protection Replacement/Upgrades	7,469,000
Interior Construction	5,756,000
Conveyance Upgrades	5,096,000
Demolition	2,111,000
Site	<u>1,758,000</u>
Total ECC	\$69,921,000

Justification

The Carlson FB & CT is home to the 10th Circuit Courts, and the building does not meet Interagency Security Committee standards. Exterior construction will address the building and parking garage entrances and the original non-thermal windows which are in disrepair and allow outside elements into the building. The brick exterior is deteriorating in various locations around the windows and requires tuckpointing, replacement of window joint sealants, exterior door jamb bricks, and exterior maintenance of window ledges.

The roof has significantly exceeded its useful life and is exhibiting conditions that present an increasing risk of failure. Continued deterioration has resulted in compromised roofing materials and corrosion of underlying metal decking, which will require full replacement in affected areas. In addition, the existing roof drainage system, including piping connections and grates, is deficient and does not meet current plumbing code requirements. These deficiencies increase the risk of water intrusion and structural damage. The building’s fall protection systems are insufficient to meet current codes and requires upgrades. Prompt replacement of these systems is necessary to mitigate escalating repair costs, prevent damage to building systems, and ensure continued safe and compliant operation of the facility.

Water infiltration is occurring in the parking garage walls in conjunction with cracking and spalling. Moisture freezing and thawing in the concrete will continue to expose cracking leading to continued spalling. Repairing these areas will aid in mitigating damage to the structural elements.

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The HVAC system is original to the building and not operating efficiently. The aged and undersized heating system is not able to provide sufficient heat throughout the building. Four of the air handling units that serve the Judiciary area are experiencing failure and are beyond the end of their useful lives.

The main electrical switchboards and majority of the transformers are original to the building and beyond their expected useful life. The switchboards need to be replaced with the switchgear because the parts are becoming difficult to locate and more expensive. The existing electrical infrastructure of the building has reached its absolute maximum capacity, precluding any possibility for further expansion. This critical limitation severely caps the building's total electrical capacity, which is constraining building operations. The building does not have adequate spare branch circuits in the panelboards on each floor. This lack of available electrical capacity is already creating significant operational challenges, specifically impacting tenant agencies. The absence of open branch circuits for new electrical consumption directly limits agencies' ability to implement modern technology and essential new equipment. The original dry transformers will be replaced with new transformers. The building has no emergency power generation and without backup power the building and tenant operations and emergency egress are at risk to local power outages.

The fire protection system is at the end of its useful life, and significant maintenance and operational challenges have emerged, primarily driven by the obsolescence of the technology. The mechanical components, specifically the specialized valves, are increasingly difficult to source. Also, the main fire control panel is outdated, and compatible replacement components and circuit boards are no longer manufactured, resulting in the system being inoperable for longer as replacement parts are sourced on secondary markets. The fire sprinkler piping is experiencing internal corrosion and rusting resulting in leaks which cause false fire alarms and prevents the system from operating appropriately. The fire stopping has holes and gaps that need to be addressed. The elevators are original and have exceeded their useful life with deteriorated finishes, outdated control systems, and malfunctioning operations. Since FY 2018, the building has experienced six entrapments but no injuries.

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Summary of Energy, Water, High-Performance Building Compliance

This project will be designed to conform to GSA’s Core Building Standards. 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 U.S.C. 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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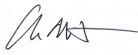
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Certification of Need

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

Submitted at Washington, DC, on 3/30/2026

Recommended:  _____
Acting Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration