

**PROSPECTUS – ALTERATION
CAPTAIN JOHN FOSTER WILLIAMS U.S. COAST GUARD BUILDING
BOSTON, MA**

Prospectus Number: PMA-0011-BO15
Congressional District 8

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to provide critical structural foundation and site repairs at the Captain John Foster Williams U.S. Coast Guard Building (Williams Building) in Boston, MA. The project will eliminate deleterious building water infiltration, and sustain safe, public waterfront access at the site.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$8,616,000

Major Work Items

Structural repairs; Waterproofing

Project Budget

Design	\$1,655,000
Estimated Construction Cost (ECC)	6,252,000
Management and Inspection (M&I).....	709,000
Estimated Total Project Cost (ETPC)*	\$8,616,000

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

<u>Schedule</u>	Start	End
Design and Construction	FY2015	FY2017

Building

The Williams Building, constructed in 1918, is an eight story, 176,013 gross square foot building located in the Rowe’s Wharf district on Boston Harbor. The building is constructed upon backfilled tidelands and is situated only 16-20 feet from the water’s edge and the only protection is a 100-year-old granite/wood pile supported seawall with a paved pedestrian causeway. Underneath a significant portion of the pedestrian causeway, and adjacent to the building’s basement, is an abandoned coal vault with a floor elevation approximately four feet below the harbor’s mean high water line. The basement, which houses the electrical service switchgear and mechanical equipment, has a floor elevation of only one foot above the mean high water line.

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Tenant Agencies

Commerce Department, Department of Justice, Treasury Department, Department of Homeland Security, General Services Administration, Office of Personnel Management, Railroad Retirement Board and Social Security Administration

Proposed Project

The proposed project provides critical repairs to the full length of the site's existing seawall to restore structural stability and mitigate recurring tidal water infiltration to the building's basement. Repairs will include integrated waterproofing under the pedestrian causeway, within the abandoned coal vault, and along the perimeter of the building foundation. Furthermore, cracks, utility penetrations, and concrete deterioration of the foundation will also be repaired to provide additional infiltration mitigation. The project also provides a comprehensive waterproofing solution to eliminate recurring risks to the building's electrical and mechanical systems, improves personnel life safety, and maintains public access to the waterfront. This project is required to ensure the continued mission use/occupancy of the building and safety of all public pedestrians utilizing the waterfront.

Major Work Items

Structural Repairs/Waterproofing	<u>\$6,552,000</u>
Total ECC	\$6,252,000

Justification

Multiple engineering assessment reports have identified structural and waterproofing deficiencies at the building, resulting in significant water infiltration entering the multi-leveled basement. The continued impact of sea water and subsequent deterioration of the seawall has caused recurring maintenance issues for nearly 50 years, necessitating emergent patches, repairs, and work-arounds. The pedestrian causeway is used regularly by the public to access transportation and other waterfront activities. The pedestrian causeway is cracked, deteriorated, and could become unstable over the abandoned coal vault if not restored. The coal vault itself is the primary conduit for tidal and rainwater infiltration to the building's basement resulting in costly structural, mechanical and electrical damage. If not addressed, the infiltration will continue to cause foundation damage to the building, as well as increase future electrical and mechanical system outages that will severely impact all tenant missions. Existing sump wells and pumps cannot alone mitigate the magnitude of the recurring tidal influx of water incursion.

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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 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

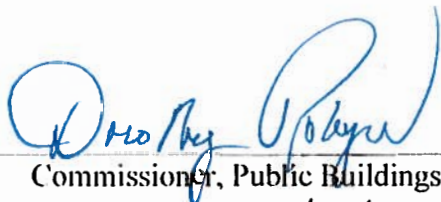
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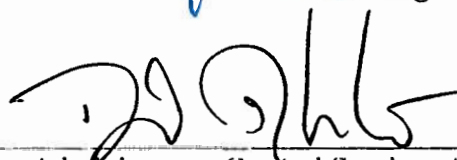
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Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration