

**PROSPECTUS – ALTERATION  
IRS ANNEX PARKING DECK  
CHAMBLEE, GA**

Prospectus Number: PGA-0010-CH15  
Congressional District: 6

**FY2015 Project Summary**

The General Services Administration (GSA) proposes a repair and alterations project to repair the structural deficiencies at the parking deck adjoining the Internal Revenue Service (IRS) Service Center Annex located at 2385 Chamblee Tucker Road in Chamblee, GA which have led to the closure of more than 100 parking spots. The IRS Annex parking deck is experiencing excessive slab deflections, cracking and stress at the elevated slabs and other serviceability and strength issues. The completion of the repairs proposed in this prospectus will extend the service life of the parking deck and return it a condition safe for continued use.

This project was among those previously included in GSA’s FY 2013 Capital Investment and Leasing Program’s Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the IRS Parking Deck at a total cost of \$7,409,000.

**FY2015 Committee Approval and Appropriation Requested**

**(ECC, M&I).....\$7,409,000**

**Major Work Items**

Parking deck repairs/replacement; Site work

**Project Budget**

Estimated Construction Cost (ECC) .....\$6,619,000  
Management and Inspection (M&I)..... 790,000  
**Estimated Total Project Cost (ETPC).....\$7,409,000**

**PROSPECTUS – ALTERATION  
IRS ANNEX PARKING DECK  
CHAMBLEE, GA**

Prospectus Number:      PGA-0010-CH15  
Congressional District:      6

**Schedule**

Design and Construction

**Start**

FY2015

**End**

FY2017

**Building**

The IRS Parking Deck, which is collocated with the IRS Service Center Annex in Chamblee Georgia, was constructed in 1998. It is a three level, slab-on-grade with two elevated post-tension slabs, cast-in-place (CIP) parking structure. The elevated slabs are supported by CIP concrete columns with drop panels. The elevated slab consists of a combination of mild reinforcing and post tensions tendons. The total square footage of the parking deck is approximately 259,000 square feet and provides 778 inside structured parking spaces.

**Tenant Agencies**

IRS

**Proposed Project**

The proposed project includes strengthening the existing elevated slabs and their supporting columns, repair of all concrete/CMU cracks and spalls, adding additional lateral force resisting shearwalls with supporting foundations, and adding a steel support frame with supporting foundation along the length of the cantilever portion of the slabs.

Interim short term repairs in an effort to address immediate safety measures along with testing have been undertaken with minor program funds. The work proposed in this prospectus will accomplish all of the construction needed to secure the structure.

**PROSPECTUS – ALTERATION  
IRS ANNEX PARKING DECK  
CHAMBLEE, GA**

Prospectus Number:      PGA-0010-CH15  
Congressional District:      6

---

**Major Work Items**

Parking Deck Repairs	\$6,057,000
Site Work	<u>562,000</u>
<b>Total ECC</b>	<b>\$6,619,000</b>

**Justification**

The IRS Annex parking deck is experiencing excessive slab deflections, cracking and stress at the elevated slabs and multiple other serviceability and strength issues. Sections of the garage have been closed down - over 100 spaces are not available for parking due to falling debris, structural concerns.

Initially, GSA examined the possibility of minor maintenance repairs in order to permanently resolve standing water at the parking deck elevated slabs. Further investigation revealed that the elevated slabs were experiencing excessive deflection and serviceability that resulted in the slab low points not matching the drain locations. A study was performed and resulted in the determination that the parking deck suffers from strength and serviceability issues resulting from substandard construction and design practices. Recommendations from the study resulted in partial areas being deemed unsafe for use.

**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

**PROSPECTUS – ALTERATION  
IRS ANNEX PARKING DECK  
CHAMBLEE, GA**

Prospectus Number:      PGA-0010-CH15  
Congressional District:      6

**Prior Committee Approvals**

<b>Prior Committee Approvals*</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
Senate EPW	7/25/12	\$3,400,000	Exigent Needs - Construction
House T&I	2/28/12	\$3,400,000	Exigent Needs – Construction

\*Included in the FY 2013 Exigent Needs Prospectus PEX-00001 approved for \$122,936,000

**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

**PROSPECTUS – ALTERATION  
IRS ANNEX PARKING DECK  
CHAMBLEE, GA**

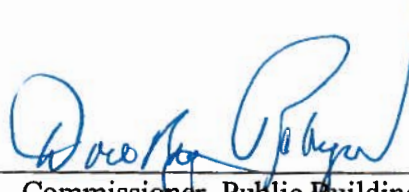
Prospectus Number: PGA-0010-CH15  
Congressional District: 6

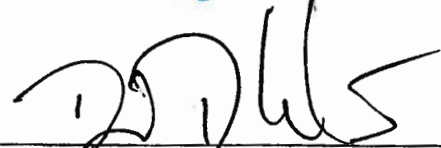
---

**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