

**PROSPECTUS – ALTERATION
FIRE AND LIFE SAFETY REPAIRS
VARIOUS LOCATIONS – REGION FOUR**

Prospectus Number: PFLS-R4-2015
Congressional District: SC 1, 3
GA 12
KY 2

FY2015 Project Summary

The General Services Administration (GSA) proposes to undertake several critical fire protection and life safety repairs in four separate buildings in Region 4. These buildings are the G. Ross Anderson Jr. Federal Building and Courthouse (Anderson FBCT) located at 315 S. McDuffie Street, Anderson, SC; U.S. Customhouse (Customhouse) located at 200 E. Bay Street, Charleston, SC; J. Roy Rowland Federal Building and Courthouse (Rowland FBCT) located at 100 N. Franklin Street, Dublin, GA; and the Federal Building (Owensboro FB) located at 423 Frederica Street, Owensboro, KY. The projects within this proposed prospectus include the installation of a new automatic fire sprinkler system, a new underground water supply line for the fire sprinkler system, and a new fire pump necessary to supplement the water flow and pressure for the fire sprinkler system in each of the four buildings. The replacement of an obsolete fire alarm system in the Anderson FBCT and the Owensboro FB with a new emergency communication system that is intended to broadcast information in an emergency to building occupants is also included in this project. The new system will be designed and installed to meet the requirements in GSA PBS-P100, Facilities Standards for the Public Buildings Service.

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 four buildings at a total cost of \$5,831,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$5,831,000

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Major Work Items

Installation of new automatic sprinkler system(s), underground water supply line(s) for the fire sprinkler system(s), fire pump(s), and emergency communication system(s)

Project Budget

Design	\$ 793,000
Estimated Construction Cost (ECC).....	4,406,000
Management and Inspection (M&I).....	632,000
Estimated Total Project Cost (ETPC).....	\$5,831,000

Schedule

	Start	End
Design and Construction	FY2015	FY2017

Buildings

The Anderson FBCT in Anderson, SC is a small, 3-story building with a basement. This Federal-style building was built in 1938. The building is a prominent structure in the Anderson Historic District and was listed on the National Register of Historic Places in 1971.

The Charleston Customhouse in Charleston, SC is a 3-story building with large terraces outside each of its 2 main facades--one facing Charleston's harbor and the other facing the historic downtown of the City. Construction was completed in 1879 after a long delay due to the Civil War. The building was listed on the National Register of Historic Places in 1974, and is a key contributing structure to the Charleston Historic District.

The Rowland FBCT in Dublin, GA is a 3-story brick and stone clad Georgian Revival-style building constructed in 1937. The building is eligible for listing on the National Register of Historic Places, and is a contributing property to the Dublin Commercial Historic District.

The Owensboro FB in Owensboro, KY is a 3-story building with a basement level. This Renaissance Revival style building, was constructed in 1911, and was individually listed on the National Register of Historic Places in 1989. The building was originally constructed as a Post Office and US Courthouse that also contained office space to support administrative functions. While the building no longer serves as a Post Office, it is still utilized as a US Courthouse and as office space for various administrative functions.

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Tenant Agencies

Judiciary; Department of Justice; Department of Homeland Security; Department of Defense; Department of Agriculture

Proposed Project

The proposed prospectus project includes the installation of an automatic fire sprinkler system, a new underground water supply line for the fire sprinkler system, and a new fire pump necessary to supplement the water flow and pressure for the fire sprinkler system in each of the four buildings. The installations of the new fire sprinkler systems will substantially reduce the fire risks associated with previously identified egress issues which could impact the safety of occupants, the property, and Federal tenant mission within the Anderson FBCT, the Charleston Customhouse, the Rowland FBCT, and the Owensboro FB.

In addition, the existing fire alarm system(s) in the Anderson FBCT and the Owensboro FB have been become obsolete and will be replaced with a new emergency communication system that is intended to broadcast information in an emergency to building occupants. The new system will be designed and installed to meet the requirements in GSA PBS-P100, Facilities Standards for the Public Buildings Service.

Major Work Items

Fire Sprinkler System Installation	\$3,067,000
Fire Alarm Systems Replacement	<u>1,339,000</u>
Total ECC	\$4,406,000

Justification

GSA has identified several fire risk conditions at the subject properties that need to be addressed in order to reduce the risk of injury to occupants, the loss of federal property, and interruption of a federal agency mission. The exigency of these repairs was relayed in GSA's FY13 Exigent Needs prospectus. Further delay in funding only exacerbates the risks.

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Currently the Anderson FBCT, the Charleston Customhouse, the Rowland FBCT, and the Owensboro FB are not protected by an automatic fire sprinkler system. The installation of the new fire sprinkler system will substantially reduce the fire risks associated with previously identified egress issues in each of the four buildings which could impact the safety of occupants, the property, and Federal tenant mission within each of the buildings.

In addition, the existing fire alarm systems in the Anderson FBCT and the Owensboro FB currently do not meet the requirements in the GSA PBS-P100 Facilities Standards for the Public Buildings Service which requires an emergency communication system be installed to be able to broadcast information in an emergency to building occupants. Also, due to the age of the fire alarm system many of the alarm circuits are overloaded, causing concern about the system's reliability during an emergency. Lastly, the system's manufacturer no longer supports the equipment, while repair parts are difficult to find for such the aged system

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

Prior Committee Approvals*			
Committee	Date	Amount	Purpose
Senate EPW	7/25/2012	\$3,000,000	Exigent Needs – Fire Alarm
House T&I	2/28/2013	\$3,000,000	Exigent Needs – Fire Alarm

*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

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Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to these projects. These are limited scope renovations and the costs associated with the proposed projects are far less than the costs of potentially leasing or constructing new buildings.

Recommendation

ALTERATION

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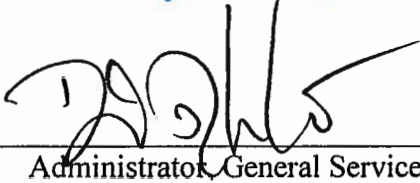
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Certification of Need

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