

**PROSPECTUS – ALTERATION
RICHARD H. POFF FEDERAL BUILDING
ROANOKE, VA**

Prospectus Number: PVA-0095-RO15
Congressional District: 06

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alterations project to replace two exterior brick façade walls and undertake structural and life safety upgrades to the parking garage at the Richard H. Poff Federal Building (Poff FB), located at 210 Franklin Road SW, Roanoke, VA. The western façade wall of the building was demolished and removed, in November 2012, after a large bulge and crack was detected.. The western wall is currently exposed to natural elements and the eastern façade wall, which is of the same age and design, could become compromised at any time. The parking garage has experienced significant deterioration and needs to be renovated or replaced. As the façade walls and parking garage are structurally integrated, it is necessary to undertake both repairs simultaneously.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$15,128,000

Major Work Items

Parking Garage Repair/Replacement; Exterior Construction; Demolition; Sitework

Project Budget

Design	\$ 1,076,000
Estimated Construction Cost (ECC).....	12,762,000
Management and Inspection (M&I).....	1,290,000
Estimated Total Project Cost (ETPC).....	\$15,128,000

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

Schedule

	Start	End
Design and Construction	FY2015	FY2018

Building

The Poff FB, constructed in 1975, is 14-stories tall and contains 254,670 rentable square feet of office and courtroom space. The building is located on a 1.3 acre lot at the western end of the central business area of Roanoke, VA. The building is not eligible for inclusion on the historic register.

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Tenant Agencies

Veterans Administration, U.S. District Courts, U.S. Marshal Service, U.S. Attorneys and GSA

Proposed Project

The proposed project will replace the currently bare western wall and remove and replace the eastern façade wall.

The outdoor parking garage structure, which is original to the building, experienced significant deterioration over the years resulting from water infiltration and improper drainage. Structural and life safety repairs will be taken on the garage and site. This project will repair/replace the upper parking garage deck, interior garage and structure. In addition, the security fixtures, walkways, lighting system and fire sprinkler piping will be repaired or replaced in the garage.

Major Work Items

Parking Garage Repair/Replacement	\$ 6,659,000
Exterior Construction	5,722,000
Demolition	331,000
Sitework	<u>50,000</u>
Total ECC	\$12,762,000

Justification

In November 2012, the Poff FB's western façade wall was removed in an emergency/life safety project undertaken after a large bulge and crack in the brick were discovered. A follow-on study was conducted which determined that the cause of the failure was poor installation and inadequate design. The study concluded that the east façade wall suffers from the same complications and should be removed and replaced.

In response to visible concerns over deterioration of various portions of the exposed concrete structure, GSA conducted a parking garage study. The study concluded that the cause of the deterioration was water infiltration and the associated corrosion. Water infiltration has caused serious deterioration of the steel reinforcement structure in portions of the garage. A portion of the walkway was closed by GSA in 2013 as it was determined to be hazardous for foot traffic. The structure of the Poff garage will pose life safety risks if it continues to deteriorate.

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The façade and parking garage are structurally integrated so inclusion of both elements under one project will allow GSA to ensure proper installation and integration. A unified structural repair project serves to not only mitigate life safety conditions as soon as possible but also shorten the construction period, minimize the impact to tenants and reduce contractor costs.

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)

Prospectus	Description	FY	Amount
111-5 (ARRA)	Replacement of the North and South Curtain Wall, HVAC System, Restrooms & Roof	FY09	\$51,991,000

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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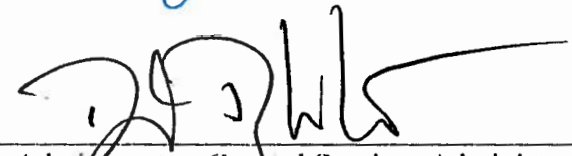
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Certification of Need

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