

**PROSPECTUS – ALTERATION
JOHN W. BRICKER FEDERAL BUILDING
COLUMBUS, OH**

Prospectus Number: POH-0208-CO20
Congressional District: 3

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to consolidate the Judiciary’s U.S. Bankruptcy Court (USBC) and the Department of Justice–U.S. Marshals Service (USMS) from over 51,000 usable square feet (USF) of leased space to approximately 26,000 USF of owned space in the John W. Bricker Federal Building (Bricker Federal Building). The project will meet the long-term housing needs of the USBC, decrease the Federal Government’s reliance on leased space, reduce federally owned vacant space, and improve space utilization in the Bricker Federal Building. The proposed project provides an annual lease cost avoidance of approximately \$1.4 million and an annual agency rent savings of approximately \$62,000.

FY 2020 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$6,559,000

Major Work Items

Interior construction; demolition/hazardous materials abatement; heating, ventilation, and air conditioning (HVAC) upgrades; electrical upgrades; and plumbing upgrades

Project Budget

Design	\$627,000
Estimated Construction Cost (ECC).....	5,384,000
Management & Inspection (M&I)	548,000
Estimated Total Project Cost (ETPC)	\$6,559,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2022

Building

The Bricker Federal Building is located in the Central Business District of Columbus, Ohio. The seven-story building is designed in the Brutalist style and was constructed in 1977 to house Federal agencies. The structure has a cast-in-place concrete core with a steel frame and a limestone facade. It is part of a 454,000 gross square foot facility that includes an eight-level parking garage.

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Tenant Agencies

Judiciary; Department of Justice – U.S. Marshals Service; Department of Agriculture; Department of Labor; Department of the Treasury–Internal Revenue Service; Department of Transportation; Social Security Administration; GSA

Proposed Project

The project proposes to consolidate the USBC, currently in leased space, into the Bricker Federal Building. The project will create two USBC courtrooms, three chambers, clerk space, and support spaces. The project also includes the relocation of the USMS Court Security Office from leased space into the permanent Federal space. As part of the interior space alterations, HVAC, electrical, and plumbing upgrades required to house the USBC in the building will be completed.

Major Work Items

Interior Construction	\$2,732,000
Demolition/Hazardous Materials Abatement	901,000
HVAC Upgrades	857,000
Electrical Upgrades	825,000
Plumbing Upgrades	<u>69,000</u>
Total ECC	\$5,384,000

Justification

The USBC and USMS occupy more than 51,000 USF in leased space. The USBC is reducing their space requirements by roughly 50%, and 26,000 USF of space is currently available at the Bricker Federal Building that can be altered to meet their long-term needs. The consolidation project will result in \$1.4 million in lease cost avoidance, increase the utilization of the Federal building, and reduce the Federal Government's footprint.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

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Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

None

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

Alteration:	\$22,589,561
New Construction:	\$26,359,431
Lease	\$27,610,133

The 30-year, present value cost of alteration is \$3,769,870 less than the cost of new construction with an equivalent annual cost advantage of \$182,526.

Recommendation

ALTERATION


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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 18, 2019

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration