

**GSA****PBS**

**PROSPECTUS – ALTERATION  
THOMAS G. ABERNETHY FEDERAL BUILDING  
ABERDEEN, MS**

Prospectus Number: PMS-0082-AB21  
Congressional District: 1

**FY 2021 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Thomas G. Abernethy Federal Building (Abernethy Building), located at 301 West Commerce Street in Aberdeen, Mississippi. Heating ventilation and air conditioning (HVAC) system failures led to the inability of the systems to regulate humidity, heat, and air quality. These system failures and water infiltration from the building envelope resulted in mold propagation and the relocation of the Judiciary and Department of Justice. The project will replace the building's outdated and failed HVAC, building automation and associated electrical systems; remediate mold; abate asbestos-containing materials and lead-based paint; and undertake exterior envelope repairs and life safety upgrades. The Judiciary and Department of Justice will return to the building upon completion of this proposed project.

**FY 2021 Committee Approval Requested**

**(Design, Construction, Management and Inspection) .....\$24,331,000**

**FY 2021 Appropriation Requested<sup>1</sup> .....\$0**

**Major Work Items**

HVAC replacement, exterior and interior construction, demolition, mold remediation and hazardous materials abatement, electrical system and fire protection/life safety upgrades

**Project Budget**

|   |                     |
|---|---------------------|
| Design .....                                      | \$ 1,941,000        |
| Estimated Construction Cost (ECC) .....           | 21,125,000          |
| Management and Inspection (M&I).....              | 1,265,000           |
| <b>Estimated Total Project Cost (ETPC)* .....</b> | <b>\$24,331,000</b> |

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

**Schedule**

|                         | <b>Start</b> | <b>End</b> |
|-------------------------|--------------|------------|
| Design and Construction | FY 2021      | FY 2024    |

<sup>1</sup> GSA is not requesting additional appropriated funds in support of this project at this time. Upon approval of this prospectus and a concurrent transfer request, GSA will make use of project savings in the Federal Buildings Fund to undertake these proposed repairs and alterations.

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**Building**

The Abernethy Building, constructed in 1973 as a Government facility, contains three stories with a mechanical penthouse, and is the only federally owned building in Aberdeen, Mississippi. The 56,720 gross square foot building is one of the more prominent buildings in downtown Aberdeen and houses the U.S. District Court for the Northern District of Mississippi, which serves 13 counties in the State.

**Tenant Agencies**

Judiciary–U.S. District Court, U.S. Office of Probation and Pretrial Services; Department of Justice–U.S. Marshals Service; USPS

**Proposed Project**

The proposed project includes full replacement and modernization of the HVAC, abatement of hazardous materials including asbestos-containing materials and lead-based paint, remediation of the exterior envelope, including replacement of the roof and windows, and construction of an entry vestibule to mitigate the loss of conditioned air. Alterations of the interior space impacted by the modernization and remediation efforts will be completed.

In addition to addressing the indoor air quality, mold propagation, HVAC and envelope failures, limited building repairs and enhancements will be made to allow for the safe re-occupancy of the building. Enhanced building fire protection and suppression, life safety features, upgrades to the building's electrical system including replacement of the switchgear and transformers, sufficient capacity to support the new HVAC and fire suppression system and a temporary power system for USPS will be installed. This combination of work items will substantially enhance the preservation and efficiency of the building, thereby enabling the premises to be reoccupied.



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**Major Work Items**

|  |                     |
|--|---------------------|
| HVAC Replacement                         | \$12,232,000        |
| Exterior Construction                    | 3,935,000           |
| Interior Construction                    | 1,577,000           |
| Demolition/Hazardous Materials Abatement | 1,281,000           |
| Electrical Upgrades                      | 1,217,000           |
| Fire Protection/Life Safety Upgrades     | <u>883,000</u>      |
| <b>Total ECC</b>                         | <b>\$21,125,000</b> |

**Justification**

Failures in the Abernethy Building's exterior envelope have allowed water intrusion and outside air infiltration that, when combined with a failing mechanical system, have created untenable conditions for the Judiciary and the Department of Justice. Indoor air quality concerns and the presence of mold have resulted in the relocation of the Judiciary and Department of Justice occupants to other locations in Mississippi. Currently, the Judiciary operates from the U.S. Bankruptcy Court offices in Aberdeen, the Gilmore Foundation Building in Amory, Mississippi, and the Federal Building/U.S. Courthouse in Oxford, Mississippi, as well as leased space for the Office of Probation and Pretrial Services in Tupelo, Mississippi.

The HVAC system is original to the building and has lost the ability to regulate indoor air temperatures and relative humidity, as is evidenced by the presence of hot and cold spots, condensation buildup on interior walls, mold blooms on interior surfaces, and respiratory complaints from the occupants. The building's roofing system requires full replacement to prevent further water intrusion. Window replacement and the addition of an entry vestibule are needed to control air and moisture infiltration. The building automation system and associated electrical components have also sustained damage due to excessive humidity and are difficult to operate and service. Replacement of the associated existing electrical systems with additional capacity including replacement of the switchgear and transformers will provide a reliable source of power for the building. USPS has elected to remain in the building during construction and will require temporary power while work is underway. A fire suppression system does not currently exist in the building, and fire alarm upgrades are needed for the safety of the building occupants. Mold, asbestos-containing materials and lead-based paint associated with the original HVAC system require remediation and abatement. Mold damaged interiors require repair or replacement.

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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*. GSA encourages cost effective 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):**

|                         |              |
|-------------------------|--------------|
| Alteration: .....       | \$27,142,000 |
| Lease: .....            | \$88,448,000 |
| New Construction: ..... | \$24,798,000 |

GSA has determined that renovating the existing Thomas G. Abernethy Federal Building is the most efficient means of housing the U.S. District Court in Aberdeen, Mississippi. The 30-year, present value cost of renovation is \$2,344,000 more than the cost of new construction, with an equivalent annual cost disadvantage of \$110,000, and \$63,650,000 less costly than leasing, with an annual cost advantage of \$3,001,000. At this time, the Federal Buildings Fund has the necessary funds available to support the repair and alteration project without additional appropriations. Significantly, the repair and alteration project will provide a long-term housing solution for the U.S. District Court more quickly than constructing a new courthouse.

**Recommendation**

ALTERATION



**GSA**

**PBS**

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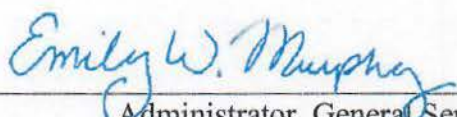
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**Certification of Need**

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

Submitted at Washington, DC, on 9/2/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration