

**PROSPECTUS – ALTERATION
JAMES V. HANSEN FEDERAL BUILDING
OGDEN, UT**

Prospectus Number: PUT-0035-OG22
Congressional District: 01

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the James V. Hansen Federal Building (FB) located at 328 25th Street in Ogden, Utah. The proposed project will address the failing building facade, improve the seismic resiliency, backfill vacant space, upgrade elevators, and upgrade the building's main entrance to improve queuing and security. Backfill of the Internal Revenue Service (IRS) from leased space to the Hansen FB will result in approximately \$290,000 in annual lease cost avoidance.

FY 2022 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection) \$21,857,000¹

Major Work Items

Replace facade; seismic upgrade; interior construction; elevator replacement; entry lobby upgrades

Project Budget

Design	\$2,065,000
Estimated Construction Cost (ECC)	18,054,000
Management & Inspection (M&I)	<u>1,738,000</u>
Estimated Total Project Cost (ETPC).....	\$21,857,000

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

Schedule

	Start	End
Design and Construction	FY 2022	FY 2027

Building

The Hansen FB was constructed in 1965 in the central business district of Ogden and contains 202,843 gross square feet. The building was built with architectural cast stone and granite mosaic units in the New Formalism style typical of Federal buildings in that

¹ This project was submitted as part of GSA's FY 2020 Capital Investment and Leasing Program; however, no committee approvals or appropriations were received.

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era. The building has six stories and an elevator/mechanical penthouse above grade and two floors below ground. The building is eligible for listing in the National Register of Historic Places.

Tenant Agencies

Department of Agriculture–Forest Service; U.S. Department of Justice–U.S. Trustees; Department of the Treasury–Internal Revenue Service; Department of Veterans Affairs–Veterans Benefits Administration; Department of Homeland Security–Federal Protective Service; Office of Personnel Management; U.S. House of Representatives; U.S. Senate; and GSA.

Proposed Project

The project proposes to replace the precast concrete panel facade and windows, construct shear walls throughout the building, build out vacant space for IRS, repair passenger elevators and the freight elevator, add an entry vestibule to the south end of the main lobby, and reconfigure the lobby interior to provide improved queuing and security.

Major Work Items

Facade Replacement	\$8,904,000
Seismic Upgrade	3,721,000
Interior Alterations	3,360,000
Entry Lobby Upgrade	1,344,000
Elevator Repair	<u>725,000</u>
Total ECC	\$18,054,000

Justification

The building's facade is in disrepair and failing. The precast concrete panels are mounted to a steel support system and, due to the nature of the finish and improper drainage, the panels are cracking, spalling, and presenting a safety hazard.

A seismic evaluation found major structural deficiencies, including inadequate shear walls, discontinuous walls terminating at the first suspended level (northwest stair tower), and inadequate diaphragm connections to shear walls, and existing facade precast panels and connections cannot accommodate building drift.

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Security equipment and queuing layout in the entry lobby frequently result in delays and difficulty entering the building. The current layout is causing Federal employees and guests to queue well outside the building for long periods. The elevators, installed in the early 1990s, are nearing their life expectancy and do not meet the current elevator code. Relocation of IRS from leased space will achieve approximately \$290,000 in annual lease cost avoidance.

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

Prior Appropriations

None

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
PCA-0001-MU15	Consolidation (IRS)	2015	\$4,439,575

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

There are no feasible alternatives to this project. This project 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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Certification of Need

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

Submitted at Washington, DC, on 6/15/2021

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration