

**AMENDED PROSPECTUS – ALTERATION
JOSEPH F. WEIS, JR. U.S. COURTHOUSE
PITTSBURGH, PA**

Prospectus Number: PPA-0158-PI22
Congressional District: 18

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Joseph F. Weis, Jr. U.S. Courthouse (Weis Courthouse) located at 700 Grant Street in Pittsburgh, Pennsylvania. The project includes replacing the heating, ventilation, and air conditioning (HVAC) system, associated electrical systems, and a section of the roof. Additional scope includes lightning protection and a fall arrest system.

FY 2022 House Committee Approval Requested

(Design, Construction and Management & Inspection)..... \$32,748,000¹

This prospectus amends Prospectus No. PPA-0158-PI20 and requests approval of an additional \$32,748,000 to account for the balance of the FY 2020 project, including refined scope and cost escalations due to time and market conditions.

FY 2022 Senate Committee Approval Requested

(Design, Construction and Management & Inspection)..... \$3,114,000²

This prospectus amends Prospectus No. PPA-0158-PI20 and requests approval of an additional \$3,114,000 to account for refined scope and cost escalations due to time and market conditions.

FY 2022 Committee Appropriation Requested

(Design, Construction, and Management & Inspection)..... \$32,748,000³

¹ Prospectus No. PPA-0158-PI20 was approved by the Committee on Transportation and Infrastructure of the House of Representatives on September 30, 2020, for an estimated total project cost of \$11,000,000. This Resolution aligned with the \$11,000,000 allocated to the Weis project in GSA’s Major Repairs and Alterations Spending Plan to undertake interior construction and space alterations for the U.S. Bankruptcy Court to support the court’s relocation from leased space into approximately 31,000 usable square feet of space and replace two air handling units in the Weis Courthouse.

² Prospectus No. PPA-0158-PI20 was approved by the Committee on Environment and Public Works of the Senate on February 11, 2020, for a design cost of \$3,430,000, an estimated construction cost of \$34,437,000, and a management and inspection cost of \$2,767,000, for an estimated total project cost of \$40,634,000.

³ While GSA was unable to fund the entire FY 2020 alteration project within the enacted level of the FY 2020 budget, GSA’s FY 2020 Major Repairs and Alterations Spending Plan did provide \$11,000,000 for a component of the project.

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Major Work Items

HVAC replacement/upgrades; electrical and plumbing upgrades; exterior construction; interior construction; hazardous material abatement

Project Budget

Design (FY 2020)	\$1,009,000
Design (FY 2022)	3,065,000
Estimated Construction Cost (ECC) (FY 2020)	9,151,000
Estimated Construction Cost (ECC) (FY 2022)	27,167,000
Management and Inspection (M&I) (FY 2020)	840,000
Management and Inspection (M&I) (FY 2022)	2,516,000
Estimated Total Project Cost (ETPC).....	\$43,748,000

*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 2025

Building

Built in 1934, the 14-story neo-classic Weis Courthouse is an approximately 825,000 gross square foot building located in the central business district of Pittsburgh. The building includes 18 courtrooms, 5 of which retain significant historical finishes, including mahogany paneling, murals, and marble work. There are three levels of parking, two inside garage levels and one surface parking area provided at the rear of the building.

Tenant Agencies

Judiciary, Department of Justice, GSA, Department of Agriculture, and Department of Veterans Affairs

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Proposed Project

The project proposes replacing 13 air handler units and the associated steam, hot water heating, and chilled water system components in the building. In addition, all new and portions of existing equipment, including electrical systems, will be tied into a recently installed building automation system. Before the new rooftop equipment (cooling towers) is installed, the roof over the affected areas of the sixth floor will be replaced. Lightning protection and a fall arrest system will also be provided.

Major Work Items

HVAC Replacement/Upgrades	\$14,696,000
Electrical Upgrades	5,594,000
Plumbing Upgrades	4,296,000
Exterior Construction	1,311,000
Interior Construction	875,000
Hazardous Material Abatement	<u>395,000</u>
Total ECC	\$27,167,000

Justification

The Weis Courthouse supports the operations of the U.S. Court of Appeals for the Third Circuit and the U.S. District Court for the Western District of Pennsylvania. Most of the HVAC system is more than 50 years old and has surpassed its expected useful life, with older units still utilizing antiquated pneumatic and communication controls. With multiple system components exceeding their expected service lives and in a deteriorated condition, the risk is increasing for a system failure and outage to portions of floors. Failures would lead to a significant disruption to the judiciary's ability to meet caseload requirements. In addition, GSA has been working to improve space utilization within the building and building systems need to be upgraded to continue to support tenants. Overall vacancy is expected to decrease from 17% to 5% with several planned backfills, including a large U.S. Bankruptcy Court backfill recently approved as part of the FY 2020 Capital Investment and Leasing Program.

The scope also includes replacement of the plumbing and electrical systems associated with the HVAC infrastructure, as these are more than 50 years old and past their expected useful lives. Interior alterations are expected where work has impacted walls and ceilings. As a result of past projects in the building, asbestos and lead-based paint have been discovered, so hazardous material abatement is required.

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The sixth-floor roof is proposed as part of this project due to the placement of the cooling towers. Both cooling towers are located on the sixth-floor roof, and the roof will be impacted by the replacement of both towers. Lightning protection and a fall arrest system are not present on the affected roof and need to be addressed.

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

Prior Appropriations *Funded via FY 2020 Major Repairs and Alterations Spending Plan		
Fiscal Year	Amount	Purpose
2020	\$11,000,000	Design, Construction, M&I
Appropriations to Date		\$11,000,000*

Prior Committee Approvals

Committee	Date	Amount	Purpose
Senate EPW	February 11, 2020	\$40,634,000	Design: \$3,430,000 ECC: \$34,437,000 M&I: \$2,767,000
House T&I	September 30, 2020	\$11,000,000	In accordance with FY 2020 Major Repairs and Alterations Spending Plan

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

Prospectus	Description	FY	Amount
PCA-0001-MU16	Social Security Administration Backfill	2016	\$5,356,422

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.

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Recommendation

ALTERATION

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