

**PROSPECTUS – ALTERATION
U.S. FEDERAL BUILDING AND COURTHOUSE
SELMA, AL**

Prospectus Number: PAL-0055-SE22
Congressional District: 7

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the U.S. Federal Building and Courthouse located at 908 Alabama Avenue in Selma, AL. The proposed project will repair the exterior masonry, replace interior flooring, and upgrade restrooms.

FY 2022 Committee Approval Requested

(Design, Construction, and Management & Inspection).....\$4,200,000

FY 2022 Appropriations (Public Law 117-103, March 15, 2022)

(Design, Construction, and Management & Inspection)..... \$4,200,000¹

Major Work Items

Exterior Closure and Interior Construction

Project Budget

Design	\$354,000
Estimated Construction Cost (ECC)	3,655,000
Management and Inspection (M&I).....	191,000
Estimated Total Project Cost (ETPC).....	\$4,200,000

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

Schedule

	Start	End
Design and Construction	FY 2023	FY 2027

Building

This National Historic Register-listed building was constructed in 1909, with a one-story addition added to the rear in 1928. The Renaissance Revival style building is constructed of sandstone, marble, and stucco over masonry walls. The main building is 3 stories plus a basement and comprises 26,140 gross square feet and 23 surface parking spaces.

¹ Public Law 117-103 (FY 2022) funded \$4,200,000 for design, construction, and management and inspection for the United States Federal Building and Courthouse in Selma, AL.

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Tenant Agencies

Judiciary – U.S. District Court Clerk and Probation; Department of Justice – U.S. Marshals Service and U.S. Attorneys; Congress

Proposed Project

The project proposes to address the failing structure of the building’s exterior façade and modernize restrooms by replacing fixtures and tiles. Surface flooring throughout the building will be replaced as well as the subflooring of the first floor, including hazardous materials abatement, as necessary.

Major Work Items

Exterior Closure	\$2,989,000
Interior Construction	<u>666,000</u>
Total ECC	\$3,655,000

Justification

Sections of the exterior facade are falling away from the building due to spalling, aging, stress cracks, and deterioration of the metal anchoring and mortar joints. Scaffolding has been erected around the building to mitigate the safety risks of falling debris. The historical stonework also needs waterproofing and any associated cleaning to prevent further decay.

Ongoing structural issues require demolition and replacement of the first-floor subflooring. The surface flooring needs to be replaced due to excessive wear. Abatement of hazardous materials will be completed, as necessary.

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 will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

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Prior Appropriations

Appropriations			
Public Law	Fiscal Year	Amount	Purpose
117-103	2022	\$4,200,000	Design, Construction, and Management and Inspection

Prior Committee Approvals

None

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

None

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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Certification of Need

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

Submitted at Washington, DC, on 9/12/2022

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration