

**PROSPECTUS – ALTERATION
MIKE MANSFIELD FEDERAL BUILDING AND U.S. COURTHOUSE
BUTTE, MT**

Prospectus Number: PMT-0004-BU23
Congressional District: 1

FY 2023 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Mike Mansfield Federal Building and U.S. Courthouse (FB-CT) at 400 North Main Street in Butte, MT. The proposed project will repair seismic and structural deficiencies, including a full seismic upgrade, roof replacement, building systems upgrades, and correction of accessibility, circulation, and code deficiencies.

FY 2023 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$25,792,000

Major Work Items

Exterior construction; interior construction; heating, ventilation, and air conditioning (HVAC), plumbing, and electrical upgrades; demolition; and hazardous material abatement

Project Budget

Design	\$2,211,000
Estimated Construction Cost (ECC).....	21,700,000
Management and Inspection (M&I).....	1,881,000
Estimated Total Project Cost (ETPC).....	\$25,792,000

*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 2028

Building

The Mike Mansfield FB-CT was built in 1904, contains 71,208 gross square feet, and has three stories and a basement. In 1934, an addition to the building was constructed on the east side. The building was designed in the Renaissance Revival style and is listed in the National Register of Historic Places.

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Tenant Agencies

Judiciary – Bankruptcy Courts, Bankruptcy Clerk, District Court, District Clerk, Probation; Department of Defense – Army Recruiting Command, Military Entrance Processing Command; Department of Justice – Federal Bureau of Investigation, U.S. Marshals Service, Office of U.S. Attorneys; U.S. Department of Homeland Security – Federal Protective Service; and GSA – Public Buildings Service

Proposed Project

The proposed project will enhance the building systems, structure, and the efficiency of the building. Exterior construction includes façade, seismic, and structural repairs, and roof replacement. Interior construction includes correction of Architectural Barriers Act Accessibility Standards (ABAAS) deficiencies at the main entry ramp access, doorways, restrooms, drinking fountains, stairs, handrails, and building circulation. Modernization of building systems include HVAC, electrical subpanels, receptacles, and exterior egress lighting, sewer, plumbing fixtures, and water heater. Blast mitigation will be included as appropriate.

Major Work Items

Exterior Construction	\$8,181,000
HVAC Upgrades	5,289,000
Interior Construction	5,111,000
Plumbing Upgrades	2,959,000
Electrical Upgrades	112,000
Demolition/Hazardous Abatement Material	<u>48,000</u>
Total ECC	\$21,700,000

Justification

GSA's *Seismic Rating System Report*, released on March 31, 2016, lists the FB-CT as a high priority in the GSA portfolio. The area of Butte, MT, experiences frequent seismic activity and recently, on March 31, 2020, there was a 6.5 magnitude earthquake in Idaho that was felt in Butte as a 3.5 shock wave. Local mining activity also causes frequent building vibration.

This project will address the seismic and structural deficiencies of the building. The cracked structural supports and unsupported wall penetrations must be addressed to enhance structural integrity. The granite on the exterior of the building is cracking and crumbling and poses a hazard to the land below. The terra cotta blocks hanging above the drop ceiling on the first floor from previous alterations could fall and cause damage,

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injuries, or both. The roof is 17 years old and has several areas that are experiencing water saturation. Occupant safety will be addressed by correcting building circulation deficiencies.

Multiple building systems are outdated and have reached the end of their useful life. The HVAC system was upgraded in 1984 and is operating with a combination of rooftop units with constant volume air handlers and ceiling-mounted split systems that circulate air from the room, rather than pulling in fresh air from outside in accordance with current standards. Portions of the second and third floors have no cooling at all. The boilers are over 20 years old and need to be replaced. Electrical upgrades will be made to the 70-year-old subpanels that are obsolete and no longer serviceable, and additional receptacles will be added. Exterior egress lighting will be upgraded to provide modern lighting with battery backup. The sewer pipes are brittle and disintegrating. Several repairs have been made throughout the building over the last several years and are expected to continue until the sewer pipes are replaced. The plumbing fixtures upgrades will help with water conservation. The sump pump will protect the elevator equipment from damage caused by flooding. Replacement of one of the tankless water heaters is necessary to meet increased occupant demand.

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.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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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 4/6/2022

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration