# PROSPECTUS – ALTERATION
# SAINT ALBANS FEDERAL BUILDING, U.S. POST OFFICE, AND CUSTOMHOUSE
# SAINT ALBANS, VT

Prospectus Number: PVT-0018-SA23
Congressional District: 01

## FY 2023 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Federal Building, U.S. Post Office, and Custom House (FB-PO-CU) located at 50 S. Main Street, Saint Albans, VT. The proposed project will address the building's deteriorating envelope, roof, windows, heating, ventilation, and air conditioning (HVAC) system, and portions of the interior damaged by water infiltration.

## FY 2023 Committee Approval and Appropriation Requested

**(Design, Construction, and Management & Inspection).....$17,978,000**

## Major Work Items

Exterior construction; HVAC and electrical upgrades; sitework; and interior construction

## Project Budget

| | |
|---|---|
| Design | $1,559,000 |
| Estimated Construction Cost (ECC) | 15,380,000 |
| Management and Inspection (M&I) | 1,039,000 |
| **Estimated Total Project Cost (ETPC)** | **$17,978,000** |

*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 2026 |

## Building

The Saint Albans FB-PO-CU, constructed in 1938, contains 61,010 gross square feet. In 1967, an addition was built to the original building to house several additional agencies. The asset is listed in the National Register of Historic Places and contains two Works Progress Administration murals by Philip von Saltza that depict rural Vermont life.

## Tenant Agencies

Department of State; Department of Homeland Security–Customs and Border Protection; Farm Service Agency; Natural Resources Conservation Service; and GSA

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## Proposed Project

The proposed project includes exterior work to the 1967 portion of the building, including repairs and replacement of the exterior envelope system, installation of new windows, frames, and hardware to match the original building with Ballistic Level III protection, and replacement of the roof. Modernization of the HVAC system includes replacement of the chillers and repairs and upgrades to the heating system and the building automation system. Electrical improvements include upgrades to lighting, the photovoltaic system, and electrical service for the HVAC, and upsizing of the building generator. Incidental interior alterations will be undertaken. The project will also provide temporary trailer(s) for swing space and repair of the parking lots, stairs, and some interior finishes.

## Major Work Items

| | |
|---|---|
| Exterior Construction | $7,590,000 |
| HVAC Upgrades | 3,372,000 |
| Electrical Upgrades | 2,815,000 |
| Sitework | 1,331,000 |
| Interior Construction | 272,000 |
| **Total ECC** | **$15,380,000** |

## Justification

The façade of the 1967 portion of the building on the south side is separating from its structure and requires stabilization. The brick exterior of the 1967 wing was built improperly; moisture builds up in the wall cavity and saturates the bricks, which freeze during the winter and fail. An incident of bulging due to water damage at the south wall in April 2020 forced emergency wall stabilization measures that were installed in October 2020. Such stabilization is a short-term solution until additional façade funding is available.

The two 60-ton chillers, manufactured in 1999, have a 20-year useful life and are experiencing leakage. Replacement of windows and doors with high-efficiency units and enhanced thermal breaks will approximately double the efficiencies of the existing windows. HVAC work will reduce building energy loads and fossil fuel use.

## 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

**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