

**PROSPECTUS – ALTERATION
WILLIAM K. NAKAMURA U.S. COURTHOUSE
SEATTLE, WA**

Prospectus Number: PWA-0035-SE23
Congressional District: 07

FY 2023 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to the William K. Nakamura U.S. Courthouse (Nakamura Courthouse), located at 1010 5th Avenue, Seattle, WA. The proposed project will repair exterior deficiencies and restore the historic exterior wall system. Repairs are necessary to stop material degradation and water intrusion into the building and ensure that pedestrians and building occupants are not put at risk.

FY 2023 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$52,229,000

Major Work Item

Exterior construction

Project Budget

Design	\$4,323,000
Estimated Construction Cost (ECC)	45,322,000
Management and Inspection (M&I).....	2,584,000
Estimated Total Project Cost (ETPC).....	\$52,229,000

*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 William K. Nakamura U.S. Courthouse, constructed in 1940, is a 198,005 gross square foot, 13-story concrete structure that includes a basement, an upper and lower penthouse, and 25 underground parking spaces. It is located within Seattle’s Central Business District and is listed in the National Register of Historic Places.

Tenant Agencies

Judiciary - Court of Appeals Courtrooms, Court of Appeals Clerk, Court of Appeals Central Legal Staff, Circuit Libraries; Department of Justice - Federal Bureau of

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Investigation, U.S. Marshals Service; U.S. Tax Court; Government Accountability Office; and GSA

Proposed Project

The project proposes the complete removal of the existing terra cotta exterior wall system, including the parapets, mortar bed, and anchorage back to the concrete substrate, and installation of a new terra cotta rainscreen system to stop material degradation and water intrusion into the building. The new assembly will include a fluid-applied air and weather barrier, rigid thermal insulation, and terra cotta rainscreen system with sanded silicone sealant joints.

The proposed project also includes lawn and site restoration for contractors’ material laydown and equipment storage, along with replacement of the aging building up-lighting system.

Major Work Item

Exterior Construction	<u>\$45,322,000</u>
Total ECC	\$45,322,000

Justification

In addition to failure of previous repairs, the exterior terra cotta surface is experiencing delaminating of the original matte glaze. Water is penetrating the exposed clay bisque exterior wall system, deteriorating the clay body, and allowing biological growth on the exterior. New spalls are occurring throughout the panels, concentrated at the edges but also occurring at the center of the field panels. Where glazing has spalled, biological growth and moisture are prevalent and extend under the surrounding glaze that has separated from the bisque. Biological growth is occurring over 20 percent of the exterior, without restoration, the exterior materials will continue to degrade, compromising the building structure and putting pedestrians and tenants at risk of falling debris.

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

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