

**PROSPECTUS – ALTERATION
FRITZ G. LANHAM FEDERAL BUILDING
FORT WORTH, TX**

Prospectus Number: PTX-0224-FW15
Congressional District: 12

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade and renovate building components and systems and to abate hazardous materials at the Fritz G. Lanham Federal Building (FB), at 819 Taylor Street, Fort Worth, Texas. The proposed renovations include fire protection upgrades alterations to building's system.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$18,044,000

Major Work Items

Fire protection and piping replacement; interior construction; demolition and hazardous materials abatement; plumbing and electrical system repairs/replacement.

Project Budget

Design\$1,737,000
Estimated Construction Cost (ECC)14,541,000
Management and Inspection (M&I).....1,766,000
Estimated Total Project Cost (ETPC).....\$18,044,000

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

Schedule

	Start	End
Design and Construction	FY2015	FY2017

Building

The Fritz G. Lanham FB, built in 1966, contains 15 stories (including basement) and is located at 819 Taylor Street, Fort Worth, Texas. The Lanham FB has 766,591 gross square feet, including 139 basement parking spaces and is 99 percent occupied.

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Tenant Agencies

U.S. Army Corps of Engineers, Social Security Administration, National Oceanic Atmospheric Administration, Internal Revenue Service, Housing and Urban Development, National Labor Relations Board, Department of Transportation, Federal Public Defender Service, U.S. Department of Agriculture, National Highway Traffic Safety Administration, Railroad Retirement Board, U.S. Postal Service, U.S. Trustees, Armed Forces Recruiting, Federal Protective Service, and GSA.

Proposed Project

The proposed project includes replacement of aged, brittle, horizontal sprinkler piping (floors 2-14) with Schedule 40 iron sprinkler piping to meet National Fire Protection Association (NFPA) codes and standards and the replacement of the existing cast iron sanitary waste risers, vent risers, and all associated laterals, drinking fountain cast iron waste risers, vent risers and all associated laterals. Hazardous materials encountered during construction will be abated.

Major Work Items

Fire Protection/Pipe Replacement	\$8,527,000
Interior Demolition/Finishes (drywall/ceilings)	5,116,000
Building Repairs (asbestos remediation)	473,000
Plumbing Replacement (water coolers, piping and drains)	380,000
Electrical Repairs	<u>45,000</u>
Total ECC	\$14,541,000

Justification

The fire sprinkler system piping for the 2nd through 14th floors of the Lanham FB is constructed of Chlorinated Polyvinyl Chloride (CPVC) material (the first floor piping was previously replaced). It is extremely brittle, easily damaged, and has broken on multiple occasions. Over the years, this has resulted in millions of dollars in damage, countless lost work hours, and emergency expenses for government agencies housed in the building. There were 627 fire sprinkler system actions performed from 2009 to June 2013, and inspections revealed pipes are sagging in some areas as a result of the deterioration and instability of the fire sprinkler system.

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Further complicating the issue, the sprinkler system is contained within the ceiling plenum. Many of the building's 14 floors contain equipment above the ceiling grid that requires regular maintenance. Completing necessary work above the plenum resulted in damage to the sprinkler pipes that led to significant water damage. GSA now requires the fire sprinkler system be drained when work is scheduled above the drop ceiling. This necessary practice has increased costs to GSA and building tenants because each time above ceiling work takes place, additional services must be procured to drain the fire sprinkler system prior to the beginning of work.

The sanitary waste water piping and ventilation piping has deteriorated over time and has 'micro fractures' which have resulted in small leaks in multiple locations. Multiple significant breakage events have resulted in extensive flooding, property damage.

The ventilation piping is also in poor condition, with 'micro fractures' throughout the system creating significant Indoor Air Quality (IAQ) issues as sewer gas leaks from cracks into building spaces.

The drinking fountain water system is in poor condition. Fixtures are obsolete and are not in compliance with the Architectural Barriers Act Accessibility Standards (ABAAS). The piping system regularly becomes clogged, floods, and causes the closest water fountain to overflow with waste water from the fixtures above it. The equipment that chills the drinking water and circulates it through the building has reached the end of its useful life. This equipment is no longer manufactured and parts are difficult to locate. The equipment leaks consistently, which is detrimental to GSA's water conservation objectives.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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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

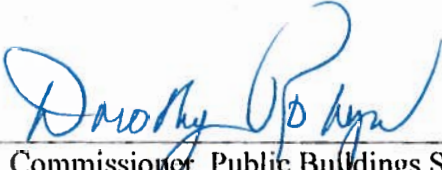
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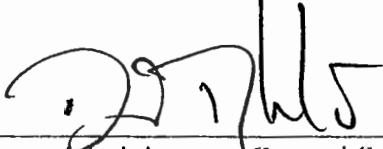
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Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration