

**PROSPECTUS – ALTERATION
FEDERAL BUILDING AND U.S. COURTHOUSE
MILWAUKEE, WI**

Prospectus Number: PWI-0044-M118
Congressional District: 4

FY 2018 Project Summary

The General Services Administration (GSA) proposes fire and life-safety upgrades to the Federal Building and U.S. Courthouse (FB/CT) located at 517 E. Wisconsin in Milwaukee, WI. The proposed project will replace the fire alarm system and extend and upgrade the fire suppression system.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection).....\$12,991,000

Major Work Items

Fire protection upgrades; hazardous materials abatement; interior construction

Project Budget

Design	\$ 1,069,000
Estimated Construction Cost (ECC).....	11,205,000
Management and Inspection (M&I)	717,000
Estimated Total Project Cost (ETPC)	\$12,991,000

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2020

Building

The FB/CT in Milwaukee, WI, is a five-story, granite structure originally constructed between 1892 and 1899 and is listed in the National Register of Historic Places. Between 1929 and 1932, a five-story addition was erected to the south of the original building, which was increased in height to seven stories during the 1940s. The FB/CT, including the addition, has 543,510 gross square feet of space. Each corner of the original building features a short, round tower with a conical roof and a skylight atrium in the center. The building also features an open-air light court at its center that extends down to the roof of the first floor.

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Tenant Agencies

Judiciary, Department of Justice, U.S. Department of Homeland Security, U.S. Tax Court, Congress – Senate, Social Security Administration, and GSA

Proposed Project

The proposed project will replace the building fire alarm system and add both audio and visual alarms as required by GSA and National Fire Protection Association guidelines. The project also will extend sprinkler service to those areas of the building that are not currently protected and will replace any existing sprinkler heads nearing the end of their useful life. Hazardous materials, including asbestos and lead-based paint, that directly impact the project, will be abated. Interior repairs incidental to replacing and upgrading the fire protection system also will be completed

Major Work Items

Fire Protection Upgrades	\$ 8,310,000
Hazardous Materials Abatement	1,900,000
Interior Construction	<u>995,000</u>
Total ECC	\$11,205,000

Justification

The FB/CT's fire alarm system is nearing the end of its useful life. The main fire alarm panel displays frequent false alarms and repair parts are difficult to obtain. There are problems with the annunciator's clarity, speaker zones in the building do not meet code requirements, and areas of the building do not have visual and audible fire alarm devices. The current sprinkler system does not provide protection in all areas of the building and the sprinkler heads are nearing the end of their useful lives.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

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Prior Appropriations

None

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
PWI-0044-MI16	Façade repair and restoration	2016	\$26,151,000

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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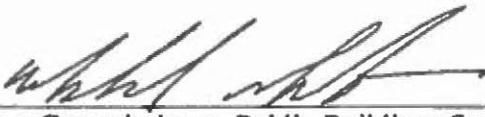
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Certification of Need

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

May 17, 2017

Submitted at Washington, DC, on _____

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration