

**PROSPECTUS – ALTERATION  
IRS SERVICE CENTER  
OGDEN, UT**

Prospectus Number: PUT-0036-OG18  
Congressional District: 1

**FY 2018 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the U.S. Department of the Treasury Internal Revenue Service (IRS) Service Center at 1160 West 1200 South, Ogden, UT. Alteration of this 50-year old building includes interior repairs, upgrade of aging building systems and infrastructure, site work, hazardous materials abatement, and life safety upgrades.

**FY 2018 Committee Approval and Appropriation Requested**

**(Design, Construction and Management & Inspection).....\$51,241,000**

**Major Work Items**

Interior finishes; site upgrades; electrical replacement; partial roof replacement; hazardous materials abatement; seismic upgrades; heating, ventilation and air conditioning (HVAC) replacement; life safety upgrades; interior construction; and exterior closure repairs.

**Estimated Project Budget**

Estimated Design .....	\$ 4,080,000
Estimated Construction Cost (ECC).....	45,074,000
Estimated Management and Inspection (M&I) .....	<u>2,087,000</u>
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$51,241,000</b>

\*Tenant agency may fund an additional amount for tenant improvements above the standard normally provided by GSA.

<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
Design and Construction	FY 2018	FY 2022

**Building**

The IRS Service Center, constructed in 1966, is a single-story brick building with 504,741 gross square feet located on a 60-acre site. The building accounts for over two-thirds of the federally owned inventory in Ogden, UT, and serves as the western regional hub for small business tax processing, national printing center, and national computing center. The building operates 24 hours a day, 7 days a week, and provides work space for approximately 2,500 federal employees.

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**Tenant Agencies**

IRS and Department of the Treasury Inspector General for Tax Administration

**Proposed Project**

Interior finishes impacted by the mechanical, electrical, plumbing, and structural upgrades will be replaced. Site work includes replacement and repairs to the asphalt parking lot, curbs, sidewalks, and sewage laterals. Landscaping will be updated to achieve 50% xeriscaping around the building and all Architectural Barriers Act Accessibility Standards (ABAAS) deficiencies will be addressed in the parking lot and supporting ramps. The electrical distribution system will be replaced, including all transformers, control panels and motor centers. New exit lighting and a fire alarm system will be installed. The roof on the south bays of the building will be replaced. Hazardous materials encountered during construction will be abated. Seismic upgrades will be completed in areas ancillary to the project. HVAC work includes replacing the heating system, heating and cooling coils, piping, packaged units, controls, and the plumbing system for chilled water, hot water and sanitary piping. A building automation system and metering also will be installed. Life safety upgrades include replacing sprinkler heads, reconfiguring the supply piping and installing bracing. Interior construction will replace non-ABAAS compliant hardware, restroom fixtures, ramps, and emergency egress lighting. Exterior closure work includes replacement of select windows and doors and exterior resealing.

**Major Work Items**

Interior Finishes	\$ 9,356,000
Site Upgrades	7,749,000
Electrical Replacement	7,548,000
Roof Partial Replacement	7,499,000
Hazardous Materials Abatement	3,742,000
Seismic Upgrades	3,489,000
HVAC Replacement	2,972,000
Life Safety Upgrades	1,623,000
Interior Construction	675,000
Exterior Closure Repairs	<u>421,000</u>
<b>Total ECC</b>	<b>\$45,074,000</b>

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**Justification**

The IRS Service Center has not undergone significant reinvestment since originally constructed in 1966. Many of its systems no longer meet the current code requirements or have exceeded their useful lives and replacement parts are expensive and difficult to find. The current electrical system is inefficient, is not consistent with the National Electric Code, and is not appropriately supported for the current loads or fully functional. Replacement of electrical components will reduce maintenance costs and improve energy efficiency, safety and reliability. The fire alarm system is obsolete, unreliable and replacement parts are not available. The south portion of the roof was not addressed as part of the project funded by the American Recovery and Reinvestment Act of 2009 and leaks. Replacement of this section will prevent long-term structural and interior damage. Most of the piping and mechanical systems are past their useful lives, parts are expensive and some segments of the heating system have been taken offline because the system is no longer supported. Interior spaces will be impacted by the project and repairs and upgrades will be completed to make the affected space fully functional. Repairing the considerable erosion, potholes, cracking, and breakage in the exterior surface areas will eliminate hazards and meet accessibility standards. Life safety upgrades will provide code compliant protection for the building's 2,500 personnel. Sealing and replacing selected windows and doors will improve energy efficiency and increase tenant comfort.

**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.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

Prospectus	Description	FY	Amount
111-5 (ARRA)	High Performance Green Buildings, lighting control upgrades, building tune up, recommissioning, cool roof installation	2009	\$5,470,000

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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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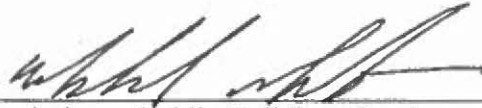
**Certification of Need**

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

May 17, 2017

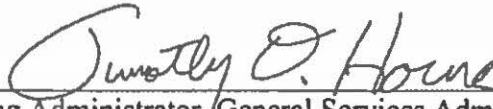
Submitted at Washington, DC, on \_\_\_\_\_

Recommended: \_\_\_\_\_



Acting Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Acting Administrator, General Services Administration