

**PROSPECTUS – REPAIR & ALTERATION
WILLIAM J. HOLLOWAY, JR. U.S. COURTHOUSE
AND U.S. POST OFFICE - COURTHOUSE
OKLAHOMA CITY, OKLAHOMA**

Prospectus Number: POK- 0046/0072-OK18
Congressional District: 5

FY 2018 Project Summary

The General Services Administration (GSA) proposes repair and alteration for the William J. Holloway, Jr. United States Courthouse (Holloway CT) and the United States Post Office Courthouse (PO-CT). These two buildings are part of a three-building Federal complex that also includes the Oklahoma City Federal Parking Garage. Alterations to both of the buildings include interior alterations, modernizing outdated mechanical, fire alarm, electrical, and plumbing systems and exterior improvements, such as roof and window system replacements.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$141,575,000

Major Work Items

Interior construction; heating, ventilation and air conditioning (HVAC)/mechanical replacement; fire/life safety replacement and upgrades; electrical system replacement; building envelope upgrades, including window replacement; plumbing upgrades; and site work upgrades.

Project Budget

Design	\$ 11,393,000
Estimated Construction Cost (ECC).....	123,568,000
Management and Inspection (M&I)	<u>6,614,000</u>
Estimated Total Project Cost (ETPC)*	\$141,575,000

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2022

Buildings

The Holloway CT is located at 200 N.W. 4th Street in downtown Oklahoma City. The site is located immediately to the south of the former Alfred P. Murrah Federal Office Building that was destroyed in the 1995 bombing. The building is part of a three-building complex that includes the PO-CT and the Federal Parking Garage.

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The five-story building was constructed in 1960 and is eligible for listing in the National Register of Historic Places. The exterior walls are composed of cast concrete panels with limited ornamental detailing and marble veneer at the upper portion of the front facade. A full basement exists and includes a small parking garage. A steel framed skywalk connects this building to the PO-CT at the third floor level.

The Oklahoma City PO-CT, located at 215 Dean A. McGee Avenue in downtown Oklahoma City, opened in 1912, five years after Oklahoma gained statehood. It was the first monumental building in Oklahoma City and was designed in the Beaux-Arts style. The building was expanded in 1919 and again in 1932. In 1988, GSA restored the public areas, including the former postal lobby, second floor courtroom (1912) and sixth floor courtroom (1932).

The building was listed in the National Register of Historic Places in 1974 and is very significant as an early symbol of the Federal presence in the state of Oklahoma. It is a massive, nine-story (plus basement) elegant structure stretching one city block wide.

Tenant Agencies (both buildings)

Judiciary, Department of Justice – U.S. Marshals Service, Department of the Interior, Department of Labor, Department of Agriculture, Department of Defense, GSA, and other smaller agencies.

Proposed Project

The Holloway CT requires modernization of outdated building systems, including a complete HVAC replacement. Proposed interior construction in this building includes the replacement of finishes and fixtures in restrooms and common areas, reconfiguration of underground parking areas and upgrades to comply with the Architectural Barriers Act Accessibility Standards (ABBAS). Fire and life safety upgrades include replacement of the entire fire alarm system, installation of additional stairwells for egress and seismic upgrades. Building envelope upgrades include window replacement and repair of exterior stone. Electrical system components and the building's lighting system will be replaced. Plumbing fixtures and associated piping will be replaced. Site improvements proposed include replacement of caulking and correction of cracks in the plaza slab, landscape and lighting replacement and accessibility upgrades.

The project also includes the repair and alteration of the PO-CT. Proposed interior construction includes replacement of finishes and fixtures in restrooms and common areas, as well as repair of water damage to interior woodwork and stone. The HVAC

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system also will be upgraded. Electrical work includes additional lighting and replacement of electrical panels. Fire and life safety upgrades include seismic modifications and enhancements to the fire sprinkler system. Building envelope upgrades include exterior stone restoration, window film for blast and window reinforcement. The mechanical penthouse roof will be replaced and the walls repaired. Site improvements include walkway repair, landscaping upgrades and an installation of an accessible entry landing and ramp at the main building entry. Plumbing fixtures will be replaced in all restrooms and a basement drainage system installed.

Major Work Items

Interior Construction	\$ 34,504,000
HVAC Replacement	32,889,000
Fire/Life Safety Replacement/Upgrades	21,017,000
Electrical Replacement	17,716,000
Building Envelope Upgrades	15,272,000
Plumbing Replacement/Upgrades	1,362,000
Site Upgrade	<u>808,000</u>
Total	\$123,568,000

Justification

The HVAC systems in both buildings have exceeded their useful lives and need to be replaced for tenant comfort and efficient operation. Outdated HVAC control systems and related electronic components need frequent repairs and parts are no longer available. In addition, new controls will support separate control of air on different floors, thus improving tenant comfort and satisfaction. The supply, return, ventilation, and exhaust fans are all original to the buildings and nearing the end of their useful lives. Public restrooms, elevator lobbies and common areas need upgrades for ABBAS compliance and outdated fixtures and finishes. Water infiltration has caused damage to building interiors. The fire alarm system is outdated and needs to be replaced for life safety. Reconfiguration of underground parking areas will maximize efficiency.

Together, the buildings obtain only marginal energy performance. A replacement of lighting systems and electrical system components are needed to increase efficiency and comply with current code. Inefficient and leaking windows are original to both buildings. Correction of window system deficiencies, along with repair to damaged plaster, woodwork and stone caused by window leaks, is essential to the project. The

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potential failure of the stone exterior is a serious life safety concern. Interior stairwells are required to bring emergency egress into compliance with fire safety codes. Seismic upgrades are included to address dramatically increased seismic activity in the area. Plumbing components have exceeded their useful lives and replacement parts are difficult to locate. Site work is needed to eliminate tripping hazards and comply with ABBAS.

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

Alternatives Considered (30-year, present value cost analysis)

Alteration	\$231,004,935
Lease	\$439,506,266
New Construction:	\$439,506,866

The 30-year, present value cost of alteration is \$208,501,331 less than the cost of leasing, with an equivalent annual cost advantage of \$11,456,266.

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