

**PROSPECTUS – ALTERATION  
ANCHORAGE FEDERAL BUILDING AND FEDERAL BUILDING ADDITION  
ANCHORAGE, AK**

Prospectus Number: PAK-0001-AN20  
Congressional District: At Large

**FY 2020 Project Summary**

The General Services Administration (GSA) proposes fire and life safety upgrades to the Anchorage Federal Building located at 605 West 4<sup>th</sup> Avenue and to the Federal Building Addition located at 654 West 3<sup>rd</sup> Avenue, Anchorage, AK. The proposed project will replace the outdated fire alarm system, relocate the Fire Command Center, and expand the fire suppression system for full building coverage.

**FY 2020 Committee Approval and Appropriation Requested**

(Design, Construction, and Management & Inspection).....\$4,294,000

**Major Work Items**

Fire protection upgrades; interior alterations; heating, ventilation, and air conditioning (HVAC) upgrade; electrical upgrade; hazardous materials abatement

**Project Budget**

Design .....	\$400,000
Estimated Construction Cost (ECC).....	3,631,000
Management & Inspection (M&I) .....	263,000
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$4,294,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2020	FY 2022

**Building**

The Anchorage Federal Building is a three-story concrete building constructed in 1940 that was designed by Gilbert Stanley Underwood, a noted architect of National Park lodges and many Federal buildings in the Western United States. The Federal Building was expanded in 1941 to house additional agencies and again in 1958 to house a territorial courtroom. The Federal Building is approximately 91,275 gross square feet with 38 outside parking spaces. It is located in the center of Anchorage’s Central Business District and is listed in the National Register of Historic Places.

The Federal Building Addition is a single-story, high-bay steel frame and concrete

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structure. This addition was constructed in 1991 to provide storage space for the National Archives and Records Administration (NARA). In 2014, this storage facility closed. Currently, the building is being converted to a two-level parking garage with 19 secured outside parking spaces.

The Anchorage Federal Building and the Federal Building Addition are connected via an open breezeway with the Federal Building Addition's infrastructure utilities sourced from the Anchorage Federal Building.

**Tenant Agencies**

Judiciary: U.S. Bankruptcy Court, U.S. Court of Appeals; Department of Justice: U.S. Trustees, U.S. Marshals Service; Department of Labor–Office of Apprenticeship; Department of the Interior: National Park Service, Fish and Wildlife Service; Department of Homeland Security–Customs and Border Protection; and GSA

**Proposed Project**

The project proposes to replace the fire alarm system and add an audio and visual alarm in the Anchorage Federal Building, and integrate the existing fire alarm system in the Federal Building Addition. The project will expand the existing automatic wet pipe fire suppression system to those areas of the building that are not currently protected. Hazardous materials, including asbestos and lead-based paint, that directly impact the project, will be abated. Interior alterations include drilling through steel reinforced concrete beams to accommodate fire suppression main piping and fire alarm raceways. Incidental HVAC and electrical upgrades will also be undertaken.

**Major Work Items**

Fire Protection Upgrades	\$2,394,000
Interior Alterations	389,000
Demolition	364,000
Electrical Upgrades	202,000
HVAC Upgrades	192,000
Hazardous Materials Abatement	<u>90,000</u>
<b>Total ECC</b>	<b>\$3,631,000</b>

**Justification**

The current fire alarm system was installed in 1996 and is at the end of its useful and serviceable life. System parts are no longer manufactured and are difficult to find. Currently, the fire alarm control panel is failing due to the obsolete system components

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and has a history of system operational issues. The fire suppression system does not provide protection in all areas of the building and will be extended for full building coverage. The HVAC soffit will be enlarged to fit the fire sprinkler piping and fire alarm conduit. The modification will require changes to the supply diffuser layout and branch connections to the diffusers and the HVAC system will be rebalanced after the ductwork modification. Lowering of the ceiling will require the existing lighting to be modified to match the new ceiling elevation.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective 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)**

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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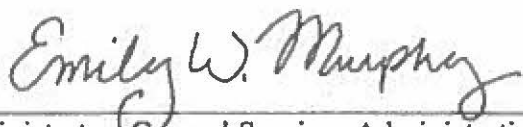
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**Certification of Need**

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

Submitted at Washington, DC, on March 18, 2019

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration