

AMENDED PROSPECTUS – ALTERATION
J. J. PICKLE FEDERAL BUILDING
AUSTIN, TX

Prospectus Number: PTX-0227-AU20
Congressional District: 21

FY 2020 Project Summary

The General Services Administration (GSA) proposes to continue the repair and alteration project at the J.J. Pickle Federal Building (Pickle FB), located at 300 East Eighth Street, in Austin, TX. Through this request, GSA will execute the window replacement which completes the project.

FY 2020 Committee Approval and Appropriation Requested

(Additional Design, ECC, and Management & Inspection) \$17,408,000¹

This prospectus amends Prospectus No. PTX-0227-AU14, and requests approval of an additional \$17,408,000 to account for cost escalation due to time and market conditions, and a more complicated window replacement solution.

Major Work Items

Exterior construction

Project Budget

Design (FY 2014)	\$3,452,000
Additional Design (FY 2020)	1,640,000
Estimated Construction Cost (ECC) (FY 2014)	33,154,000
Additional Estimated Construction Cost (FY 2020) ²	14,689,000
Management and Inspection (M&I) (FY 2014).....	3,655,000
Additional Management and Inspection (M&I) (FY 2020)	1,079,000
Estimated Total Project Cost (ETPC)	\$57,669,000

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

¹ Prospectus No. PTX-0227-AU14 was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate on February 11, 2014, and February 6, 2014, respectively for a design cost of \$3,452,000, an estimated construction cost of \$33,154,000, and a management and inspection cost of \$3,655,000 for an estimated total project cost of \$40,261,000.

² ECC for window work is \$16,717,000. \$2,028,000 is remaining balance from Prospectus No. PTX-0227-AU14, thereby lowering the overall ECC request in this prospectus to \$14,689,000.

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Schedule

Design and Construction

Start

FY 2020

End

FY 2022

Building

The Pickle FB, constructed in 1964, has 11 stories (including a partially below-grade ground level and a basement level) and approximately 275,000 gross square feet. In addition to the Federal office space, the building also houses a suite of rooms used by President Lyndon B. Johnson during his term of office. The building is part of a master facility that includes a large plaza and is connected by an underground tunnel to the smaller Homer Thornberry Building. The Pickle FB is listed in the National Register of Historic Places.

Tenant Agencies

Department of Treasury–Internal Revenue Service, Department of Homeland Security, Department of Transportation, Department of Agriculture, Congressional Offices, and other smaller agencies.

Proposed Project

History: Prospectus No. PTX-0227-AU14 includes modernization of a number of outdated internal building systems, as well as some exterior work. HVAC work includes replacement of the entire distribution system and of the restroom exhaust system. The window systems will be replaced with an energy-efficient insulated glass that will be chosen with sensitivity to the historical aspect of the building's facade. Plaster damaged by window leaks will be repaired. The roof will be replaced with a more energy-efficient roof system with a davit and fall protection system. The entire existing fire alarm system will be replaced. Electrical system components will be replaced. The underground storage tank for the emergency generator is over 20 years old and must be replaced. Exterior cleaning and replacement of exterior caulking and correction of cracks in the plaza slab are also part of the project. Swing space needed to accommodate tenant moves during construction is included in the project.

Current Project: The proposed window system solution will replace the window assembly, including all glass and frame components. While this solution does not allow for retention of the original window frames as originally planned, GSA determined that replacing the building's window system is necessary to resolve air and water infiltration issues that are damaging the interior of the building.

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Major Work Items

HVAC/Mechanical Replacement	\$10,895,000
Exterior Construction	10,031,000
Exterior Construction (window replacement)	16,717,000
Electrical Replacement	3,696,000
Interior Construction	3,523,000
Life Safety/Emergency System Replacement	2,200,000
Plumbing Replacement	1,573,000
Roof Replacement	<u>1,236,000</u>
Total ECC	\$49,871,000

Justification

History: The building systems are outdated and have reached the end of their useful life. Outdated HVAC control system and related electronic components need frequent repairs, and parts are no longer available. The majority of the components of the facility's central plant are approaching the end of their useful life, thereby requiring the removal and replacement of boilers, cooling towers, and a chiller. Upgrades to the building's exterior include roof replacement as well as work on the windows and the plaza. The fire alarm is outdated and needs to be replaced to ensure life safety. The windows have been leaking at the Pickle FB for some time, damaging plaster in tenant spaces. In addition, window glazing is extremely stained and window gaskets are near the end of their useful lives. Installation of a waterproof membrane is needed in the plaza between the Pickle FB and Thornberry Building to prevent further water infiltration. This will prevent leakage into Pickle FB office space beneath the plaza. Additionally, replacement of the emergency generator's aging underground storage tank used to store fuel is a critical part of the project to prevent leakage or tank failure, which would be costly and environmentally hazardous.

Current Project: Implementation of the window replacement has proven more complex and costly than originally anticipated in order to fully address air and water infiltration issues as well as satisfy blast, energy, and historic preservation requirements. A window mock-up determined that the original FY 2014 design for the windows did not adequately solve water infiltration issues and created the need for extensive recurring maintenance. Additionally, while the original design included blast protection, the Facility Security Level of the building has increased since the project was authorized, increasing blast protection requirements.

To date, execution of this project has been in two phases. Phase I included all exterior work (except for the window replacement) and was completed in 2017. Costs for the Phase II proposals, for the interior work and the window replacement, were higher than the remaining

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funding; therefore, GSA removed the window replacement from Phase II and reserved it for Phase III. Heavy rain events continue to cause further water damage to the building interior. The additional funding is needed to proceed with window replacement to avoid damage to the interior work performed in Phase II, which is to be completed in 2019.

The already saturated construction market was further affected by the 2017 hurricane season. The upsurge in demand for labor and materials along the Texas Gulf Coast has increased prices statewide, particularly for labor, as the workforce is being drawn from other cities, including Austin.

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

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
113-76	2014	\$ 40,261,000	Design = \$3,452,000 ECC = \$33,154,000 M&I = \$3,655,000
Appropriations to Date		\$ 40,261,000	

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	2/06/2014	\$40,261,000	Design = \$3,452,000 ECC = \$33,154,000 M&I = \$3,655,000
House T&I	2/11/2014	\$40,261,000	Design = \$3,452,000 ECC = \$33,154,000 M&I = \$3,655,000
Approvals to Date		\$40,261,000	

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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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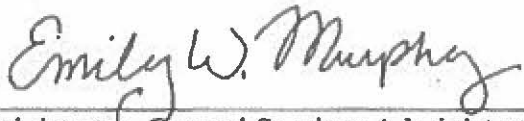
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Certification of Need

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