

**PROSPECTUS – ALTERATION
EDWARD T. GIGNOUX U.S. COURTHOUSE
PORTLAND, ME**

Prospectus Number: PME-0034-PO20
Congressional District: 1

FY2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Edward T. Gignoux U.S. Courthouse located at 156 Federal Street in Portland, ME. The proposed project will repair and replace the building’s deficient heating, ventilation, and air conditioning (HVAC) system, and fire alarm system.

FY2020 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$23,067,000

Major Work Items

HVAC system repairs/replacements; fire and life safety improvements

Project Budget

Design	\$2,241,000
Estimated Construction Cost (ECC).....	18,939,000
Management and Inspection (M&I)	1,887,000
Estimated Total Project Cost (ETPC)*	\$23,067,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2024

Building

The Gignoux U.S. Courthouse, built in 1911, is a three-story granite block structure in the Second Renaissance Revival style that is listed on the National Register of Historic Places. With a 1932 addition for the U.S. Post Office, the building has approximately 94,000 gross square feet. Since 1970, the U.S. District Court and related agencies have been the principal tenants of the building. The historic features of the Gignoux Courthouse were restored as part of a major renovation project completed in 1996.

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Tenant Agencies

Judiciary - District Court, Magistrate; Department of Justice - Marshals Service, Attorneys; GSA

Proposed Project

The proposed project includes replacing air distribution systems including variable air volumes, fan coil units, heating terminal units, distribution piping, duct work, the building automation system (BAS), and the fire alarm system. Outside air intakes will be relocated from the ground level to the roof level. Air handling units and distribution will be upgraded. A new radiator will be provided for the emergency generator. A fall arrest system to the roof will be installed to provide protection for personnel during roof access. The operation of the existing smoke control system will be improved.

Major Work Items

HVAC System Repairs/Replacements	\$16,042,000
Fire and Life Safety Improvements	<u>2,897,000</u>
Total ECC	\$18,939,000

Justification

The majority of the HVAC system is past its useful life and inefficient. The BAS is obsolete resulting in ongoing issues, especially with temperature control and poor air circulation affecting tenant comfort; therefore, comprehensive improvements are required. The proposed project will improve indoor air quality and energy efficiency. Completion of this project will reduce emergency repairs and the risk of a catastrophic system failure.

There are fire and life safety deficiencies, including lack of a fall arrest system on the roof and inadequate smoke control. The air intakes are at ground level, which is a security risk. The fire alarm system is outdated and does not provide voice annunciation. Proposed upgrades will meet current standards.

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.

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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 project 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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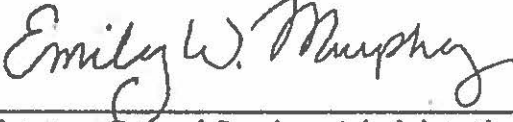
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Certification of Need

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