

**AMENDED PROSPECTUS – ALTERATION
MINTON-CAPEHART FEDERAL BUILDING
INDIANAPOLIS, IN**

Prospectus Number: PIN-0133-IN21
Congressional District: 7

FY 2021 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake structural and related system upgrades of the parking garage at the Minton-Capehart Federal Building located at 575 North Pennsylvania Street Indianapolis, IN. The proposed project will address safety and operability issues of the rapidly deteriorating garage.

FY 2021 Committee Approval Requested

(Design, Construction, Management & Inspection) \$4,509,000¹

This prospectus amends Prospectus No. PIN-0133-IN19. GSA is requesting approval of an additional estimated design cost of \$653,000, additional estimated construction cost of \$3,398,000, and additional estimated management and inspection cost of \$458,000 for a total additional cost of \$4,509,000 to account for cost escalation due to time and market conditions.

FY 2021 Committee Appropriation Requested

(Design, Construction, Management & Inspection) \$18,450,000²

Major Work Items

Demolition; superstructure repairs; exterior construction; plumbing, electrical and fire protection replacement/upgrades

Project Budget

Design	\$1,557,000
Estimated Construction Cost (ECC).....	15,563,000
Management and Inspection (M&I)	1,330,000
Estimated Total Project Cost (ETPC)*	\$18,450,000

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

¹ Prospectus Nos. PIN-0133-CL17 and PIN-0133-CL19 were approved by the Committee on Transportation and Infrastructure of the House of Representatives on May 25, 2016, and September 27, 2018, and the Committee on Environment and Public Works of the Senate on May 18, 2016, and June 19, 2019, for a total estimated project cost of \$13,941,000.

² GSA was unable to fund the approved repair and alteration project within the enacted levels of the FY 2017 and FY 2019 President's Budgets.

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<u>Schedule</u>	Start	End
Design and Construction	FY 2021	FY 2024

Building

The Minton-Capehart Federal Building, built in 1974, is six stories above grade and includes a mezzanine and basement. The attached parking garage, which is original to the building, is two stories, with the first story partially below grade and partially exposed to the elements. The garage provides 464 parking spaces, which accommodates Government-owned, including law enforcement, vehicles, and 75 vehicles associated with the nearby Birch Bayh Federal Building and U.S. Courthouse tenants. The upper deck serves as a partial cover for the lower deck. The garage is elevated and entirely open to the atmosphere and elements. The garage's upper deck is joined to the federal building's first floor entry and plaza. The lower level has a dock area that is attached to the federal building.

Tenant Agencies

Department of Housing and Urban Development, Department of Justice, Department of the Treasury, Department of Veterans Affairs, Department of Homeland Security, GSA, Department of Transportation, National Labor Relations Board, Social Security Administration, Department of Labor (parking only) and Judiciary (parking only)

Proposed Project

The proposed project scope includes concrete repairs and upgrades to lateral load resistance which will extend the life of the parking structure for several decades. The upper level slab will be replaced, and a new membrane for vehicle bearing surfaces will be installed over the top of the new slab. Existing beams will be repaired or replaced at locations where concrete has spalled. New concrete shear walls will be constructed. The project also includes improvements to the supporting columns, shear walls and exterior stairwells, as well as improvements to the lighting and fire protection and installation of bollards at the garage entrance and exits.

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Major Work Items

Superstructure Repairs	\$9,164,000
Demolition	2,237,000
Exterior Construction	1,933,000
Electrical Replacement/Upgrades	995,000
Fire Protection Replacement/Upgrades	662,000
Plumbing Replacement/Upgrades	<u>572,000</u>
Total ECC	\$15,563,000

Justification

The garage is over 40 years old and is in urgent need of a major renovation. The garage is suffering from multiple concrete related failures including: delamination on the floor slabs and beams and slab reinforcement with extensive section loss; concrete spalling, and delamination at some column facades; water leakage on the underside of the supported level; and, deteriorated expansion joints. The current electrical infrastructure will be upgraded / replaced to meet current codes. The installation of bollards on both the entrance and exit ramps of the garage will enhance security.

Interim short-term repairs have been undertaken with minor repair and alteration program funds over the past decade in an attempt to address immediate safety measures. The corrosion, spalling, and delamination of the structure are threatening tenant and property safety. Sections of the garage have been closed down due to the risk. Currently, eighteen spaces are closed in the lower level of the garage due to falling concrete and water leaks from the upper level that have damaged several vehicles. Additionally, four spaces are closed on the upper level due to deteriorated concrete and exposed rebar that pose a significant safety hazard. Until a major repair is completed, tenant safety will continue to be threatened, continued and expanded closures of sections of the garage will be required, and continued degradation of the garage deck will continue.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. 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

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	5/25/2016	\$10,784,000	Design = \$1,099,000 ECC = \$8,807,000 M&I = \$878,000
Senate EPW	5/18/2016	\$10,784,000	Design = \$1,099,000 ECC = \$8,807,000 M&I = \$878,000
House T&I	9/27/2018	\$13,941,000	Design Reduction = (\$195,000) Additional ECC = \$3,157,000 M&I Reduction= (\$6,000)
Senate EPW	6/19/2019	\$13,941,000	Design Reduction = (\$195,000) Additional ECC = \$3,157,000 M&I Reduction= (\$6,000)

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

N/A

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.

Submitted at Washington, DC, on February 4, 2020

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration