PROSPECTUS – ALTERATION
GOODFELLOW FEDERAL COMPLEX
ST. LOUIS, MO

Prospectus Number: PMO-00AF-SL16
Congressional District: 01

FY2016 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake critical life safety infrastructure renovations and to replace and upgrade the remainder of the deteriorating sewer system infrastructure at the Goodfellow Federal Complex (Goodfellow) located at 4300 Goodfellow Boulevard, St. Louis, MO.

FY2016 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $43,847,000

Major Work Items

Electrical system replacement, maintaining land repairs, and building structure repairs, sewer separation and replacement.

Project Budget

Design	$3,101,000
Estimated Construction Cost (ECC)	38,079,000
Management and Inspection (M&I)	2,667,000
Estimated Total Project Cost (ETPC)	**$43,847,000**

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

Schedule	Start	End
Design and Construction	FY2016	FY2018

Complex

The Goodfellow Federal Complex consists of 24 buildings constructed out of steel frame and concrete floors with masonry exterior walls. The complex was built in 1941 by the Department of Defense and was utilized as an Army Small Arms Munitions Plant to support the World War II effort. On July 1, 1996, the ownership and operation of this complex was transferred from the Army to GSA. GSA renovated the complex into a suburban office park.

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Tenant Agencies

Department of Defense (DoD) - Defense Information System Agency (DISA), U.S. Army, U.S. Department of Veterans Affair, U.S. Department of Commerce, and GSA Field Office

Proposed Project

The proposed project will address the fire and life safety and occupational safety/health deficiencies within the electrical vaults system and substations, and complete the replacement of the sewer system project begun under ARRA.

Proposed repairs to the electrical vault system include waterproofing the exterior concrete tunnels; removing of all debris and abandoned utilities; cleaning and sealing the tunnel interior; mold remediation; replacing electrical lighting and components; replacing sump pumps and fans; reconnection to Building Automation System; repairing leaking piping and re-insulation; replacing mechanical ventilation system equipment; and installing new access gates, including emergency notification hardware.

The building structure repairs for Building 103 will focus on dehumidification of the crawl space and repairing deteriorated column connections. The building structure repairs will also address electrical issues with lighting and panels; and removal of abandoned pipes, supports and wiring.

The sewer system portion of the project includes completion of the replacement and separation of the existing sanitary and storm sewers, attaching new storm sewers to an existing storm water detention area, and landscape and hardscape restoration. The new system will incorporate sustainable practices to reduce stormwater runoff and enhance the landscape with native landscaping.

Major Work Items

Electrical Systems Replacement	$20,972,000
Building Structure/Site Repairs	10,702,000
Sewer Separation and Replacement	6,405,000
Total ECC	**$38,079,000**

Justification

The electrical vaults and utility tunnel systems are in critical disrepair. Currently, the vaults and tunnel are in violation of OSHA regulation 29CFR 1910 and NFPA life safety 101 guidelines for the electrical vaults system. Access to the vaults has been severely

restricted due to safety concerns creating an unsafe environment for employees and contractors who are required to perform work in the tunnels.

The 60 year old utility tunnels, which house electrical, telecom network cabling, domestic potable and fire protection water supplies for various buildings on the campus are underground, and due to insufficient water proofing of the exterior, are experiencing water infiltration. The infiltration is causing delamination of the interior tunnel walls; corrosion of structural steel piping supports, lighting fixtures, and some stream piping; mold and humidity issues which are having a negative impact on the indoor air quality of the buildings above. These deteriorating elements increase risk for loss of service, potentially impacting the 24/7 mission critical operations for many of the tenants.

Water infiltration is also impacting the crawl space of Building 103 and is causing humidification issues, electrical issues, deterioration of the column connections and negative air quality impacts to the tenant spaces above the crawl space.

Approximately 60 percent of Goodfellow's sewer system has been replaced under ARRA. Original ARRA project scope was to separate and reuse the existing sanitary system and add a storm water system. However, it was determined that the original scope was not viable due to deterioration and code, requiring GSA to limit the scope of the ARRA project. This proposed project will replace the remainder of the deteriorating sewer system infrastructure. The existing sewer system is leaching, causing soil erosion and building settlement egress issues. The existing sewer is causing sidewalks connecting the various buildings on the complex to settle or sink into the ground, causing Architectural Barriers Act Accessibility Standards and potential tripping hazards.

Undertaking this proposed project will promote the government's commitment to achieving the mandates set forth in Executive Order 13154 and the Clean Water Act, and correct safety deficiencies. The proposed project incorporates sustainable practices to reduce storm water runoff via the utilization of current detention ponds for on-site irrigation and will enhance the site with native landscaping.

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 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 Complex (past 10 years)

Prospectus	Description	FY	Amount
PMO-0609/0612-SL06	Amend Prospectus PMO-02004	2006	$4,125,000
P.L. 111-15	ARRA-partial sewer replacement	2009	$16,000,000

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 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration