PROSPECTUS – ALTERATION
WALLACE F. BENNETT FEDERAL BUILDING
SALT LAKE CITY, UT

Prospectus Number: PUT-0032-SA16
Congressional District: 2

FY2016 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake multiple system upgrades and to reconfigure and renovate existing space at the Wallace F. Bennett Federal Building (Bennett FB) at 125 S. State St, Salt Lake City, UT. The proposed project will upgrade the elevators, restrooms and sprinklers, and reconfigure existing space to create a more efficient layout that both reduces agency footprint and allows for the recapture of and backfill of approximately 56,000 rentable square feet (rsf) of vacant space within the building. The vacant space will be occupied by the Farm Service Agency (FSA), currently housed in leased space. Relocation of FSA to Bennett FB will allow the Government to release costly leased space reducing the Government's rental payment to the private sector by approximately $1,300,000 annually.

This project was among those previously included in GSA's FY2015 Capital Investment Program. The prospectus was not approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure, and the project could not be accommodated within the enacted level. GSA is resubmitting the project in FY2016 with no change in scope or budget.

FY2016 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $7,758,000

Major Work Items

Interior construction; conveyance, plumbing and fire protection systems upgrades

Project Budget

Design	$620,000
Estimated Construction Cost (ECC)	6,538,000
Management and Inspection (M&I)	600,000
Estimated Total Project Cost (ETPC)	**$7,758,000**

*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

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Building

Constructed in 1963, the Wallace F. Bennett Federal is a nine-story pre-formed/pre-stressed concrete structure with 391,726 gross square foot of space. It is the largest GSA owned property in the Salt Lake City Central Business District. The building was named after U.S. Senator Wallace F. Bennett (1898-1993), who represented Utah from 1951-1975.

Tenant Agencies (Project Specific)

Bureau of Reclamation (BOR), Farm Service Agency (FSA)

Proposed Project

The project proposes alterations to tenant space on several floors that will allow for a higher density open office environment and the relocation of the FSA from leased space into the building. In addition to the space alterations, the six building elevators will be modernized with new mechanical components, safety features and lighting to meet current elevator codes. The restrooms on several floors will be updated and will also be brought up to Architectural Barriers Act Accessibility Standards (ABAAS) by making additional space available for movement around the toilets and doors. Galvanized sprinkler piping will be replaced with black steel pipe and quick response heads and the fire alarm system will be upgraded in the construction areas. In addition, asbestos will be abated in the affected construction areas.

Major Work Items

Interior space alterations	$2,525,000
Conveyance systems upgrades	$2,300,000
Plumbing upgrades	$908,000
Fire protection upgrades	$805,000
Total ECC	**$6,538,000**

Justification

The reconfiguration of space will open up a large area of contiguous space in the building that will allow for the backfill by FSA, currently located in leased space. The FSA existing lease no longer meets their requirements including those for their film archives.

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FSA's archives are degrading as the space currently leased for the archives does not meet National Archive Records Administration standards. Backfilling space at Bennett will fulfill FSA needs with a less expensive solution by avoiding build out of such space in a private sector lease as well as eliminating future moves to other lease locations. As a result, GSA significantly reduces vacant space by 56,000 rsf in the building and eliminates approximately $1,300,000 in annual payments for the private sector lease. The reconfiguration of space will also create a more efficient layout of the space helping FSA and BOR reduce their footprint by approximately 1,000 rsf and 11,000 rsf respectively in alignment with the goals set forth by Executive Order 13327 and the June 10, 2010 Presidential Memorandum on Disposing of Unneeded Federal Real Estate.

The mechanical equipment supporting the six elevators does not meet current elevator codes. The elevators have a 1990's vintage control system and are showing signs of deterioration and unreliability. The door operation system is an integral part of the elevator operation and needs total replacement. The current call buttons in the care are not code compliant and will need full replacement. The cab interior finishes are also showing signs of wear and will need to be replaced along with the cab ceilings and cab lighting system.

The restrooms do not meet ABAAS standards because of the minimum spacing required around the doors and toilets. The toilet room interior walls, toilets, and toilet partitions will be moved and reconfigured to meet the ABAAS minimum required clear floor space at doors and fixtures. These upgrades will be undertaken on several floors.

There are several areas in the building where galvanized pipe was used for the wet fire suppression system, which is in direct violation of national sprinkler code as well as GSA standards due to the sediment that collects in the pipes that reduces water flow. While undertaking construction in the tenant spaces, GSA will replace the pipes with the appropriate black steel pipe.

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 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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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