PROSPECTUS – ALTERATION
FEDERAL OFFICE BUILDING
SEATTLE, WA

Prospectus Number: PWA-0036-SE16
Congressional District: 7

FY2016 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to address exterior deficiencies at the historic Federal Office Building, located at 909 1st Avenue, Seattle, WA.

FY2016 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $20,850,000

Major Work Items

Exterior construction; roof replacement

Project Budget

Design	$1,690,000
Estimated Construction Cost (ECC)	17,515,000
Management and Inspection (M&I)	1,645,000
Estimated Total Project Cost (ETPC)	**$20,850,000**

Schedule	Start	End
Design and Construction	FY2016	FY2018

Building

The Federal Office Building, constructed in 1933, is listed on the National Register of Historic Places and provides approximately 305,000 gross square feet over 11 stories, including sub-basement and basement levels. There are 53 indoor parking spaces located in the sub-basement level. The building is located across the street from the Henry M. Jackson Federal Building.

Tenant Agencies

U.S. Department of Housing and Urban Development; U.S. Department of Interior Department; Equal Employment Opportunity Commission; Department of Energy; U.S. Department of Health and Human Services; U.S. Department of Veteran Affairs; U.S. Postal Service; and U.S. Department of Defense

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Proposed Project

The proposed project will restore deteriorated exterior facade to stop material degradation and water intrusion into the building. The project will clean the exterior masonry of all biological growth and inspect, repair, and repoint the mortar joints, granite, brick, and terra cotta to provide protection from water penetration and prevent dislodging debris from falling onto the sidewalk below. The project will also replace roofs on the wing and dome shoulder and restore steel windows by stripping exterior paint, removing all corrosion, replacing broken glass, and installing new glazing putty, and restore the corroded flag pole base.

Major Work Items

Exterior restoration	$16,315,000
Roof replacement	1,200,000
Total ECC	**$17,515,000**

Justification

The proposed restoration project is required to restore the deteriorated exterior facade and to stop material degradation and water intrusion into the building, to protect the tenants and general public. There are multiple locations on the exterior envelope where materials have decayed due to water infiltration in the interior wall cavity, causing damage and biological growth on the masonry. The window putty is deteriorated and the steel casing surrounding the windows is corroding causing glass to break. The roof on the wing and shoulder dome is deteriorated. Without restoration, the exterior materials will continue to degrade, compromising the building structure and putting pedestrians and tenants at risk from falling debris.

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