PROSPECTUS – ALTERATION
FEDERAL BUILDING AND U.S. COURTHOUSE
MILWAUKEE, WI

Prospectus Number: PWI-0044-MI16
Congressional District: 4

FY2016 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to repair and restore the granite façade at the historic Federal Building and U.S. Courthouse located at 517 E. Wisconsin Ave, Milwaukee, WI.

FY2016 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $27,391,000

Major Work Items

Exterior construction

Project Budget

Design	$2,026,000
Estimated Construction Cost (ECC)	23,294,000
Management and Inspection (M&I)	2,071,000
Estimated Total Project Cost (ETPC)	**$27,391,000**

Schedule	Start	End
Design and Construction	FY2016	FY2018

Building

The Milwaukee Federal Building and U.S. Courthouse in Milwaukee, WI, is a five-story, granite structure originally constructed between 1892 and1899 and is listed on the National Register of Historic Places. Between 1929 and 1932, a five-story addition was erected to the south of the original building which was later increased in height to seven stories during the 1940s. The FB/CT, including the addition, has 543,510 gross square feet of space. Each corner of the original building features a short, round tower with a conical roof and a skylight atrium in the center. The building also features an open air light court at its center that extends down to the roof of the first floor.

Tenant Agencies

Judiciary, Department of Justice, U.S. Department of Homeland Security, and U.S. Tax Court.

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Proposed Project

The proposed project includes the repair and restoration of the building's façade. The façade repairs include the stone cornices and gutters at the turrets on the North building and damaged granite corners on South building. The project also includes treatment and preservation of the exterior stone and brick masonry, as well as tuckpointing and sealant corrections.

Major Work Items

Exterior construction	$23,294,000
Total ECC	**$23,294,000**

Justification

Starting in 2010, pieces of the spalled granite façade and stone fell from the exterior of the North and South buildings to the ground creating hazardous conditions for building tenants and the public. As a temporary measure to prevent similar occurrences until the façade is restored, structural netting was installed on all six turrets on the North building and on the four corners of the South building in 2011.

All the stone cornices on the North building show significant levels of spalling and cracking. Aged steel anchor bolts set in the top face of the cornice stone have corroded. The gutter's drip edge offers minimal overlap with the stone cornice below and is allowing water to infiltrate behind the face of the stone.

The corners on the South building show a remarkable amount of displacement and cracking. Repairs were undertaken in the 1990s, however the repairs did not address the root causes of the displacement nor reset the displaced stones; consequentially, the repairs have failed and the stones have continued to move, re-opening the cracks and mortar joints.

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)

Prospectus	Description	FY	Amount
PWI-0044-MI07	Repair and renovate windows, window frames, and doors	2007	$5,599,000

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