PROSPECTUS – ALTERATION
ABRAHAM A. RIBICOFF FEDERAL BUILDING AND U.S. COURTHOUSE ANNEX
HARTFORD, CT

Prospectus Number: PCT-0053-HA16
Congressional District: 01

FY2016 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to replace and upgrade multiple exterior building systems of the Annex portion of the Abraham A. Ribicoff Federal Building and U.S. Courthouse in Hartford, CT. The proposed project to the Annex includes replacement of the existing granite panelized wall system and glazing, atrium surfaces and glazing, and replacement of the roof, and is being undertaken to protect building occupants and prevent further deterioration further deterioration of the building and interior caused by leaks and water damage.

FY2016 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $9,970,000

Major Work Items

Exterior façade replacement; roof replacement

Project Budget

Design	$ 765,000
Estimated Construction Cost (ECC)	8,450,000
Management and Inspection (M&I)	755,000
Estimated Total Project Cost (ETPC)	**$9,970,000**

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

Schedule	Start	End
Design and Construction	FY2016	FY2017

Building

The Abraham A. Ribicoff Federal Building and U.S. Courthouse, located at 450 Main Street in Hartford, Connecticut, is an eight-floor, low-rise building in the Modernism style. The building provides 391,646 gross square feet of space. The Courthouse Annex is a two story addition constructed in 1992. The Annex is a steel-framed structure with exterior walls consisting of a pre-fabricated granite tile panelized system.

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Tenant Agencies

Judiciary, U.S. Department of Homeland Security, General Services Administration

Proposed Project

The proposed project is limited to the building's Annex, and will include the replacement of the existing steel-framed granite panelized wall system with a new panelized/unitized wall assembly system using high performance Spray Polyurethane Foam (SPF) insulation and stone/masonry veneer. Additionally, all exterior glazing systems (windows and atrium) shall be replaced with new Insulated Glass Units (IGU) with thermally efficient, low-E argon features. Provisions for new perimeter sealant, proper flashing, and expansion joints will complete the envelope repairs. Additional project items include replacement of the Annex roof and atrium glazing system/skylights to ensure and provide for total annex envelope enhancements. The new systems will provide enhanced energy, safety, seismic, security and weatherization performance.

Major Work Items

Exterior Closure Replacement	$6,395,000
Roof Replacement	2,055,000
Total ECC	**$8,450,000**

Justification

In 2011, GSA undertook interior finish work in response to visible moisture on the interior surfaces. The source of the moisture included the roof as well as the exterior façade panels. Panels for the existing granite panelized wall system are compromised and are no longer manufactured. While minor interim repairs have been undertaken, the system needs to be replaced in order to avoid further deterioration/refinishing of building interiors. If not completed, water infiltration would compromise the recently completed interior finish work and would add additional work to building interiors. Replacement of the curtain wall will affect roof assembly and atrium, making replacement of the roof necessary.

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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.

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