PROSPECTUS – ALTERATION
AUSTIN FINANCE CENTER
AUSTIN, TX

Prospectus Number: PTX-1618-AU17
Congressional District: 25

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to modernize the existing Austin Finance Center (AFC), located at 1619 Woodward Street in Austin, TX. The project will replace building systems and improve energy efficiency.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....$22,781,000

Major Work Items

Interior construction; exterior construction; electrical, heating, ventilating and air conditioning (HVAC)/mechanical, roof, life safety/emergency and plumbing systems replacement; site work

Project Budget

Design	$2,535,000
Estimated Construction Cost (ECC)	17,863,000
Management and Inspection (M&I)	2,383,000
Estimated Total Project Cost (ETPC)*	**$22,781,000**

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

Schedule	Start	End
Design and Construction	FY 2017	FY 2019

Building

The AFC was constructed in 1969 as an office building and was purchased by the United States in 1985. It is located on a 40-acre Federal Campus in southeast Austin, along with the federally owned Internal Revenue Service (IRS) Service Center, the Department of Veterans Affairs Automation Center, and a leased IRS office/warehouse. It consists of a single, freestanding, one-story building of approximately 85,000 gross square feet. The building is home to the Treasury Department – Bureau of the Fiscal Service.

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Tenant Agencies

Treasury Department – Bureau of the Fiscal Service

Proposed Project

The project includes HVAC replacement, separation of storm and sanitary lines, domestic water line replacement, restroom upgrades, main electrical switchboard replacement, window replacement, and power distribution system replacement.

Major Work Items

Interior Construction	$3,677,000
Exterior Construction	$4,216,000
Electrical Replacement	$3,863,000
HVAC/Mechanical Replacement	$2,795,000
Roof Replacement	$1,980,000
Site work	$606,000
Life Safety/Emergency System Replacement	$496,000
Plumbing Replacement	$230,000
Total ECC	**$17,863,000**

Justification

Historically, the building has been used by Treasury as one of four regional check printing and distribution facilities for federal obligations to vendors and the general public. Treasury's transition to electronic transfer of funds resulted in the removal of all check printing and distribution functions and has significantly altered the type and amount of space the agency requires.

The 46-year-old building has undergone various renovation projects over the years, but never a complete modernization including upgrades. The space converted from light industrial to office use does not include the appropriate lighting, HVAC, ceilings, or finishes for office space. The building systems are outdated and have reached the end of their useful lives. The HVAC equipment has reached or surpassed its life expectancy. The control system and related electronic components need frequent repairs and parts are no longer available. Upgrades to the exterior include replacement of a 22-year-old roof that has required repair numerous times. The storm water and sanitary lines do not meet current code and need to be separated. Runoff from heavy rains often floods the loading dock's storm drain, causing flooding in the building when floor drains back up. All the domestic water lines are old, corroded, and need to be replaced. Restrooms need

renovation to comply with Architectural Barriers Act Accessibility Standards. The old main switchboard needs replacement to comply with the National Electric Code. Window replacement will provide energy efficiency and costs savings. The original power distribution system is inadequate for the electrical loads that are now required.

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)

Alternation: $46,842,000
Lease $87,694,000
New Construction: $49,509,000

The 30-year, present value cost of alteration is $40,852,000 less than the cost of leasing, with an equivalent annual cost advantage of $2,193,000.

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 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

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United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS
WASHINGTON, DC 20510–6175

114th Congress

2nd Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

ALTERATION
AUSTIN FINANCE CENTER
AUSTIN, TEXAS
PTX-1618-AU17

RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for the repair and alteration to modernize the existing Austin Finance Center, located 1619 Woodward Street, Austin, Texas, at a cost not to exceed $2,535,000 for design; $17,863,000 for construction; and a management and inspection cost of $2,383,000, for a total cost of $22,781,000, a description of which is attached hereto and by reference made part of this resolution, is approved.

Provided, that the Administrator shall not delegate to any other agency the authority granted by this resolution.

Chairman

Barbara Boxer
Ranking Member

Adopted: May 18, 2016

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