PROSPECTUS – ALTERATION
GOODFELLOW FEDERAL COMPLEX
ST. LOUIS, MO

Prospectus Number: PMO-00AF-SL15
Congressional District: 01

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake critical life safety infrastructure renovations to the Goodfellow Federal Complex (Goodfellow) located at 4300 Goodfellow Boulevard, St. Louis, MO.

The electrical vaults and utility tunnel systems are in critical disrepair and in violation of OSHA guidelines. Updating the infrastructure of the complex is essential to its long term viability.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $36,742,000

Major Work Items

Electrical system replacement, maintaining land repairs, and building structure repairs.

Project Budget

Design	$2,851,000
Estimated Construction Cost (ECC)	31,674,000
Management and Inspection (M&I)	2,217,000
Estimated Total Project Cost (ETPC)	**$36,742,000**

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

Schedule	Start	End
Design and Construction	FY2015	FY2017

Complex

The Goodfellow Federal Complex consists of 24 buildings constructed out of steel frame and concrete floors with masonry exterior walls. The complex was built in 1941 by Department of Defense and was utilized as an Army Small Arms Munitions Plant to support the World War II effort. On July 1, 1996, the ownership and operation of this complex was transferred from the Army to GSA. GSA renovated the complex into a suburban office park.

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Tenant Agencies

Department of Defense (DoD)- Defense Information System Agency (DISA), Social Security Administration, Veterans Administration, Department of Army, Department of Commerce, and GSA Field Office

Proposed Project

The proposed project will address and correct the fire and life safety and occupational safety/health violations for the electrical vaults system and substations, along with ensuring greater power reliability.

Proposed repairs to the tunnel include waterproofing the exterior concrete tunnels; removing of all debris and abandoned utilities; cleaning the tunnel interior; mold remediation; repairing the interior with various concrete, mortar, and epoxy resin sealants; replacing the electrical lighting and components; replacing of the sump pumps and fans; connecting to Building Automation System; repairing leaking piping and re-insulation; replacing of equipment; and installing new access gates, including panic hardware.

The building structure repairs for Building 103 will focus on dehumidification of the crawl space and repairing deteriorated column connections. The building structure repairs will also address electrical issues with lighting and panels; and removal of pipes, supports and wiring that have been abandoned.

Major Work Items

Electrical Systems Replacement	$20,972,000
Building Structure/Site Repairs	10,702,000
Total ECC	**$31,674,000**

Justification

The electrical vaults and utility tunnel systems are in critical disrepair. Currently, the vaults and tunnel are in violation of OSHA regulation 29CFR 1910 and NFPA life safety 101 guidelines for the electrical vaults system. Access to the vaults has been severely restricted due to safety concerns.

The 60 year old utility tunnels, which house electrical, telecom network cabling, domestic potable and fire protection water supplies for various buildings on the campus are underground and due to insufficient water proofing of the exterior, are experiencing

water infiltration. The infiltration is causing delamination of the interior tunnel walls; corrosion of structural steel piping supports, lighting fixtures, and some stream piping; mold and humidity issues which are having a negative impact on the indoor air quality of the buildings above. These deteriorating elements are at risk of causing leaks and loss of water supply for domestic and fire protection water. Loss of any of these utility services would impact the 24/7 mission critical operations for many of the tenants. Also, since many of the tenants, including DISA, run various utility lines in the tunnels, the condition of the tunnels present an unsafe environment for employees and contractors who are required to perform work in the tunnels.

Water infiltration is also impacting the crawl space of Building 103 and is causing humidification issues, negative air quality impacts to the tenant spaces above the crawl space and deterioration of the column connections and electrical issues.

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 Complex (past 10 years)

Prospectus	Description	FY	Amount
PMO-0609/0612-SL06	Amend Prospectus PMO-02004	2006	$4,125,000
P.L. 111-15	ARRA-partial sewer replacement	2009	$16,000,000

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.

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Recommendation

ALTERATION

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on March 6, 2014

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration