PROSPECTUS – ALTERATION
MINTON-CAPEHART FEDERAL BUILDING
INDIANAPOLIS, IN

Prospectus Number: PIN-0133-IN17
Congressional District: 7

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake structural and related system upgrades of the parking garage at the Minton-Capehart Federal Building located at 575 North Pennsylvania Street Indianapolis, IN. The proposed project will address safety and operability issues of the rapidly deteriorating garage.

FY 2017 Committee Approval and Appropriation Requested

(Design, Estimated Construction Cost, Management & Inspection) $10,784,000

Major Work Items

Superstructure repairs and demolition; electrical and fire protection replacement/upgrades

Project Budget

Design	$1,099,000
Estimated Construction Cost (ECC)	8,807,000
Management and Inspection (M&I)	878,000
Estimated Total Project Cost (ETPC)*	**$10,784,000**

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

Schedule	Start	End
Design and Construction	FY 2017	FY 2020

Building

The Minton-Capehart Federal Building, built in 1974, is six stories above grade and includes a mezzanine and basement. The attached parking garage, which is original to the building, is two stories, with the first story partially below grade and partially exposed to the elements. The garage provides 464 parking spaces, which are occupied by law enforcement and Government-owned vehicles, including 75 parking spaces for the nearby Birch Bayh Courthouse Federal tenants. The upper deck serves as a partial cover for the lower deck. The garage is elevated and entirely open to the atmosphere and elements. The garage's upper deck is joined to the federal building's first floor entry and plaza. The lower level has a dock area that is attached to the federal building.

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Tenant Agencies

Department of Housing and Urban Development, Department of Justice, Department of the Treasury, Department of Veterans Affairs, Department of Labor, Federal Railroad Administration, Department of Homeland Security, GSA, Department of Transportation, National Labor Relations Board, Social Security Administration, and Judiciary (parking only)

Proposed Project

The proposed project scope includes concrete repairs and upgrades to lateral load resistance which will extend the life of the parking structure for several decades. The upper level slab will be replaced and a new traffic-bearing membrane will be installed over the top of the new slab. Existing beams will be repaired at locations where concrete has spalled. New concrete shear walls will be constructed. The project also includes improvements to the supporting columns, shear walls and exterior stairwells, as well as improvements to the lighting and fire protection and installation of bollards at the garage entrance and exits.

Major Work Items

Superstructure Repairs and Demolition	$5,970,000
Electrical Replacement/Upgrades	2,563,000
Fire Protection Replacement/Upgrades	274,000
Total ECC	**$8,807,000**

Justification

The garage is over 40 years old and is in urgent need of a major renovation. The garage is suffering from multiple concrete related failures including: delamination on the floor slabs and beams and slab reinforcement with extensive section loss; concrete spalling, and delamination at some column facades; water leakage on the underside of the supported level; and, deteriorated expansion joints. The current electrical infrastructure will be upgraded/replaced to meet current codes. The installation of bollards on both the entrance and exit ramps of the garage will enhance security.

Interim short-term repairs have been undertaken with minor repair and alteration program funds over the past decade in an attempt to address immediate safety measures. The corrosion, spalling, and delamination of the structure is threatening tenant and property safety. Sections of the garage have been closed down due to the risk. Currently, there are two parking spaces closed in the lower level due to falling concrete. Ten additional

parking spaces are closed in the lower level due to water leaks from the upper deck, which have damaged several vehicles. Until a major repair is completed, tenant safety will continue to be threatened, continued and expanded closures of sections of the garage will be required, and continued degradation of the garage deck will occur.

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)

Prospectus	Description	FY	Amount
P.L. 111-5 (ARRA)	Modernization	2009	$48,086,000

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 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
MINTON-CAPEHART FEDERAL BUILDING
INDIANAPOLIS, INDIANA
PIN-0133-IN17

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 structural and related system upgrades of the parking garage at the Minton-Capehart Federal Building, located at 575 North Pennsylvania Street, Indianapolis, Indiana, at a cost not to exceed $1,099,000 for design; $8,807,000 for construction; and a management and inspection cost of $878,000, for a total cost of $10,784,000, 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

Ranking Member

Adopted: May 18, 2016

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