PROSPECTUS – ALTERATION
PATRICK V. McNAMARA FEDERAL BUILDING GARAGE
DETROIT, MI

Prospectus Number: PMI-0133-DE17
Congressional District: 14

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake critical structural and related system upgrades of the Patrick V. McNamara Federal Building parking garage, located at 477 Michigan Avenue in Detroit, MI. The proposed project will correct serious life safety deficiencies and operability issues of the rapidly deteriorating garage.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) $10,720,000

Major Work Items

Superstructure repairs and demolition; fire protection and electrical upgrades; and plumbing and heating ventilation, and air conditioning (HVAC) replacement/upgrades

Project Budget

Design	$1,058,000
Estimated Construction Cost (ECC)	8,822,000
Management and Inspection (M&I)	840,000
Estimated Total Project Cost (ETPC)	**$10,720,000**

*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 2019

Building

The McNamara Federal Building, built in 1972, is 27-stories above grade with two basement levels, a mezzanine, and a rooftop mechanical penthouse. The parking garage, which abuts the federal building, was also constructed in 1972 and provides mission-critical parking for federal agencies housed in the McNamara Federal Building. The five-story, steel reinforced concrete Garage structure is approximately 119,000 gross square feet with 215 parking spaces. Three of the five levels are below grade, one level is at grade, and one level is above grade. There is an entrance from the second level of the garage to the basement of the federal building.

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Tenant Agencies

Department of Justice, Department of Homeland Security, Judiciary, Department of Veterans Affairs, GSA, U.S. Army Corps of Engineers, Health and Human Services, Department of Housing and Urban Development, Equal Employment Opportunity Commission, National Labor Relations Board, Railroad Retirement Board, Small Business Administration, Department of the Treasury, and Congress – Senate

Proposed Project

The proposed project includes replacement, with concrete, of portions of the slab, as well as the asphalt driving surfaces. A waterproof membrane will be installed to protect the structural concrete from water infiltration, and the exterior concrete stairs will also be repaired. The project will also include replacement of signage, and improvements to the storm drain, plumbing, electrical, fire protection, and mechanical systems, including the exhaust ventilation system.

Major Work Items

Superstructure Repairs and Demolition	$7,015,000
Fire Protection Upgrades	243,000
Plumbing Replacement/Upgrades	405,000
HVAC Replacement/Upgrades	760,000
Electrical Upgrades	399,000
Total ECC	**$8,822,000**

Justification

The McNamara Federal Building parking garage provides mission-critical parking for federal agencies housed in the federal building, including secure parking for federal law enforcement agencies. Original to the construction of the garage, the existing concrete slab structure is rapidly deteriorating with spalling concrete and rusted reinforced steel visible where sections of concrete have fallen from slabs. The asphalt-topped concrete decks are in very poor condition, with large potholes that have the potential to damage vehicles and injure pedestrians. Portions of the garage have been temporarily closed due to spalling concrete and water–related degradation. Interim repairs put in place over the years are also susceptible to spalling due to the continued water penetration and de-icing salts. Presently, GSA identified two areas that have potential for further structural failure that are being closely monitored. Short-term repairs undertaken over the past 10 years with minor repair and alteration program funds are in need of a permanent solution. In addition to the structural repairs needed, the storm drain, fire and life safety, electrical

and mechanical, and emergency lighting systems are all failing due to age and conditions and are non-compliant with current codes. The majority of storm drains are cracked and inoperable, which forces water to seep through cracks in the concrete, causing further degradation of the structure. Sprinkler pipes and drain lines are corroded throughout the garage, and the incidence of failure is increasing over time. Ruptures in the sprinkler pipe have caused water damage in occupied space in the basement of the federal building due to the inoperable storm drains.

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 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
PATRICK V. McNAMARA FEDERAL BUILDING GARAGE
DETROIT, MICHIGAN
PMI-0133-DE17

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 undertaking of critical structural and related system upgrades of the Patrick V. McNamara Federal Building parking garage, located at 477 Michigan Avenue, Detroit, Michigan, at a cost not to exceed $1,058,000 for design; $8,822,000 for construction; and a management and inspection cost of $840,000, for a total cost of $10,720,000, 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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