

**PROSPECTUS – ALTERATION
PATRICK V. MCNAMARA FEDERAL BUILDING
DETROIT, MI**

Prospectus Number: PMI-0131-DE24
Congressional District: 14

FY 2024 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Patrick V. McNamara (PVM) Federal Building located at 477 Michigan Avenue in Detroit, MI. The proposed project will complete upgrades to critical building systems by modernizing the passenger and freight elevators, replacing the electrical infrastructure, and perimeter security bollards.

FY 2024 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$46,948,000

Major Work Items

Conveyance upgrades; electrical upgrades; sitework; and demolition/hazardous material abatement

Project Budget

Design\$3,798,000
Estimated Construction Cost (ECC)40,778,000
Management and Inspection (M&I).....2,372,000
Estimated Total Project Cost (ETPC)*.....\$46,948,000

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

Schedule

	Start	End
Design and Construction	FY 2024	FY 2028

Building

The PVM Federal Building, built in 1972, contains 1.1 million gross square feet and is 27 stories above grade with two basement levels, a mezzanine, and a rooftop mechanical penthouse. Named after the late Senator Patrick V. McNamara, the building represents brutalist architecture with a reinforced cast-in-place concrete structure and aluminum-framed insulated glass windows. The building is located on the west edge of Detroit's Central Business District.

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Tenant Agencies

U.S. Department of Justice: Federal Bureau of Investigation; Executive Office of Immigration Review; Department of Veterans Affairs – Veterans Benefits Administration; Department of Homeland Security: Office of the Secretary, U.S. Immigration & Customs Enforcement, Customs and Border Protection Field Operations Facilities, National Protection and Programs Directorate – Federal Protective Service; United States Secret Service; Department of Defense – U.S. Army Corps of Engineers; Department of Housing and Urban Development – Office of the Secretary; U.S. Department of State, Social Security Administration; Equal Employment Opportunity Commission; National Labor Relations Board; Small Business Administration; Congress – U.S. Senate; Department of the Treasury – Treasury Inspector General for Tax Administration; Railroad Retirement Board; Federal Executive Board; Corporation for National and Community Service; and GSA

Proposed Project

The project will modernize the PVM Federal Building’s conveyance systems which include eighteen passenger and two freight elevators, along with controls, cars, and drive systems. The project will also replace the building’s electrical switchgear, motor control centers, and transformers. Lastly, the existing perimeter bollards and deteriorating concrete planters will be replaced.

Major Work Items

Conveyance Upgrades	\$21,436,000
Electrical Upgrades	10,820,000
Sitework	7,766,000
Demolition/Hazardous Material Abatement	<u>756,000</u>
Total ECC	\$40,778,000

Justification

The elevator equipment for the building’s eighteen passenger and two freight elevators is failing and has surpassed its useful life. Component replacement parts are no longer available and instead need to be rebuilt. Elevator shutdowns have reduced service and access to the building’s high-rise floors, occupied by the FBI Field Office. Modernization will improve safety and reliability as well as combat significantly rising elevator maintenance contract costs resulting from aging and failing equipment.

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The electrical infrastructure is original to the PVM Federal Building. Its aging and failing condition are causing performance, power, and balance issues. Transformers are failing at the lower voltage levels, and the building has been exposed to power surges and dips on numerous occasions.

The perimeter security bollards require upgrades, and the planter surrounds are deteriorating. The existing bollards are in the public right of way; replacement of the bollards will address tenant security concerns and improve the pedestrian experience on and around the facility's site.

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of the *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

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 3/14/2023

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration