# PROSPECTUS – ALTERATION
# HENRY M. JACKSON FEDERAL BUILDING
# SEATTLE, WA

Prospectus Number: PWA-0101-SE25
Congressional District: 07

## FY 2025 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Henry M. Jackson Federal Building (JFB) located at 915 2nd Avenue, Seattle, WA. The proposed project will replace the fire alarm control system and fire pumps.

## FY 2025 Committee Approval and Appropriation Requested

**(Design, Construction, and Management & Inspection).....$17,487,000**

The fire alarm scope requested herein was submitted previously as part of a larger building-wide proposed prospectus project in FY 2023. Although this prospectus was approved by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works on July 20, 2022, and July 27, 2022, respectively, no funds were appropriated. Due to the emergent need and life safety concerns with the fire alarm system, GSA is now seeking approval and appropriation for a stand-alone fire alarm project.

## Major Work Items

Fire protection and associated electrical upgrades; interior alterations and hazardous materials abatement

## Project Budget

| | |
|---|---|
| Design | $1,237,000 |
| Estimated Construction Cost (ECC) | 15,481,000 |
| Management and Inspection (M&I) | 769,000 |
| **Estimated Total Project Cost (ETPC)** | **$17,487,000** |

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

| Schedule | Start | End |
|---|---|---|
| Design and Construction | FY 2025 | FY 2028 |

## Building

The JFB, constructed in 1974, is a steel frame construction with cellular steel floor decking and an exterior of precast concrete. The 865,000 gross square foot building contains 37 stories plus a basement, includes 44 indoor parking spaces, and is surrounded by 2 main

plazas connected by stepped terraces and public walkways along the perimeter of the parcel.

## Tenant Agencies

Department of Commerce; Department of Education; Justice Department; Department of the Treasury; Department of Transportation; Department of Veterans Affairs; Department of Homeland Security; Federal Trade Commission; National Labor Relations Board; Social Security Administration; Department of Agriculture; United States Senate; and GSA

## Proposed Project

The proposed project includes upgrades to the fire alarm system and fire pumps to address deficiencies in the existing systems and meet current code. Spot abatement of hazardous materials will be performed during the removal of the old and installation of the new fire alarm system. Related interior alterations, including interior repairing, patching, and painting, to bring the building back to its original state. Electrical upgrades include replacing the motors, controllers, and electrical feeders associated with the fire pumps. New pumps will be installed to provide the required capacity. The electrical feeders and pump controllers will be protected by new circuit breakers to prevent damage from a potential electrical fault.

## Major Work Items

| | |
|---|---|
| Fire Protection Upgrades | $10,632,000 |
| Hazardous Abatement | 2,912,000 |
| Interior Alterations | 1,165,000 |
| Electrical Upgrades | 772,000 |
| **TOTAL ECC** | **$15,481,000** |

## Justification

The current fire alarm system was installed in 1992 and is at the end of its serviceable life. The head-end replacement was completed in 2012, but serviceability is limited, and parts are no longer being manufactured. The fire alarm control unit is experiencing ongoing failures, and the fire alarm panel has experienced several recent critical failures in the power supply modules. The fire alarm system upgrades are critical to avoid a complete system failure. In the event of a failure, a fire watch will be required, and the facility may need to be vacated for an extended time until system repairs are completed.

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The existing fire pumps, which provide fire suppression service throughout the building, are original and are at the end of their useful life. The motors also need to be replaced. New fire pumps will be installed.

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

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, reduce the environmental impact of materials, and address climate risk liabilities 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 fire alarm replacement, 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 4/1/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Robin Carnahan
Administrator, General Services Administration