

AMENDED PROSPECTUS – ALTERATION
SAM NUNN ATLANTA FEDERAL CENTER
ATLANTA, GA

Prospectus Number: PGA-1007-AT24
Congressional District: 05

FY 2024 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Sam Nunn Atlanta Federal Center (SNAFC), located at 100 Alabama Street SW in Atlanta, GA. The proposed project will upgrade critical electrical systems, clean, and remediate the air conveyance system, and repair and upgrade outdoor air systems.

FY 2024 Additional Committee Approval Requested

(Construction) \$8,414,000¹

This prospectus amends Prospectus No. [PGA-1007-AT23](#). GSA is requesting approval of an additional estimated construction cost of \$8,414,000, for a total additional cost of \$8,414,000 and an estimated total project cost of \$80,429,000 for cost escalation due to time, labor, and market conditions.

FY 2024 Appropriation Requested

(Construction) \$70,200,000²

Major Work Items

Electrical and heating, ventilation, and air conditioning (HVAC) upgrades

Project Budget

Design (FY 2023)	\$5,547,000
Estimated Construction Cost (ECC) (FY 2024)	70,200,000
Management and Inspection (M&I) (FY 2023)	4,682,000
Estimated Total Project Cost (ETPC)*	\$80,429,000

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

Schedule

	Start	End
Design and Construction	FY 2023	FY 2027

¹ Prospectus No. PGA-1007-AT23 was approved by the Committee on [Environment and Public Works](#) of the Senate and the Committee on [Transportation and Infrastructure](#) of the House of Representatives on July 27, 2022 and July 20, 2022 respectively for a total estimated project cost of \$72,015,000.

² GSA’s FY 2023 appropriation as part of P.L. 117-328 included \$10,229,000.

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Building

Named after former Georgia U.S. Senator Sam Nunn, the SNAFC was constructed in 1997 and is one of two capital leases in GSA Region 4. Located in the heart of the downtown Atlanta Five Points area, the SNAFC is adjacent to the Richard B. Russell Federal Building and U.S. Courthouse and the Martin Luther King, Jr. Federal Building at the south end of the Government Walk Corridor, where Federal, State, county, and city governments are located. SNAFC is home to more than 50 bureaus with approximately 3,000 Federal employees in 2.4 million gross square feet (GSF). The facility comprises four buildings: the high-rise with 24 floors, the mid-rise with 11 floors, the bridge with 6 floors, and the historic Rich's Building (1924 Building) with 7 floors. Except for the bridge, all buildings include one level below grade. SNAFC includes a 21,149 usable square foot childcare center with capacity for 130 children. The building has inside parking for 1,599 vehicles. The Downtown Development Authority of the City of Atlanta, a governmental entity created by state statute, acts as the lessor for this facility. The lease is triple net in nature, and GSA is responsible for all repair and alterations in the building over the life of the lease.

At the time of the lease signing, the City made a separate Offer of Donation to GSA, dated December 22, 1993, which was signed, approved by both parties, and is recorded in the official land records of Fulton County. GSA plans to acquire the asset through donation upon lease expiration and take ownership of SNAFC on October 1, 2023.

Major Tenant Agencies

U.S. Department of Labor; Department of Education; Social Security Administration; Department of Health and Human Services; Department of Transportation; and Environmental Protection Agency

Proposed Project

The proposed project will address the need to replace or repair the elements of the electrical distribution system, to resolve outage issues, replace the three facility generators, and provide for a dedicated electrical lighting distribution system for the facility.

The project will add blower coil units, ductwork, piping and heaters for each mechanical room, at variable frequency drives to the existing outside air supply fans and air handler control modules needed to operate the required new equipment for the dedicated outdoor air system. In addition to the electrical system upgrades, the project will completely mitigate the propagation of mold and dust throughout the air conveyance systems of the SNAFC. Though the levels of mold and dust were found to be at safe levels and are

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regularly monitored and tested to ensure the safety of building occupants, this project is needed to fully address and prevent this issue from developing further.

Major Work Items

Electrical Upgrades	\$51,510,000
HVAC Upgrades	<u>18,690,000</u>
Total ECC	\$70,200,000

Justification

At 2.4 million GSF, the SNAFC is one of the largest buildings in the GSA portfolio. Housing the regional headquarters for several executive branch agencies, its consistent, uninterrupted operations are vital to the continued missions of the Federal Government.

The SNAFC has been experiencing system and infrastructure-related issues that need to be addressed. Foremost are the electrical distribution system's damaged electrical busways. They have caused several outages in SNAFC in the past six years. When an outage occurs, it shuts down SNAFC, requiring GSA to send the tenant agency employees home, interfering with operations, and usually results in GSA providing costly concessions to the tenant agencies to make up for the lost productivity. Likewise, the facility's three generators are nearing the end of their useful life, and one is currently offline. Replacing the generators ensures GSA has the backup power necessary in case of a facility-wide power outage. The electrical system is critical to maintaining the building's functionality, as the emergency lighting system is essential to maintaining the safety of the facility's occupants. The failure or shutdown of this system would significantly impair the Government's ability to operate.

In addition, the completed assessment of the SNAFC HVAC system concluded that the air conveyance system at the facility was not up to current industry standards as described in the National Air Duct Cleaners Association Standard ACS- 2013. Dusty conditions and minor mold growth were evident throughout the air conveyance systems of the building. Based on the amount of dust and mold found, the HVAC system is not meeting current industry standards. Although found to be safe, GSA proposes this work to ensure proper levels of air flow and filtration to meet current standards and prevent further accumulation. In the interim, GSA has engaged in regular testing, monitoring, and remediation, where necessary, for safe air quality levels. However, given the size of the SNAFC's HVAC system, complete facility-wide cleaning and upgrades are needed to mitigate this issue.

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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 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

Appropriations			
Public Law	Fiscal Year	Amount	Purpose
117-328	2023	\$10,229,000	Design = \$5,547,000 M&I = \$4,682,000

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	7/27/22	\$72,015,000	Design = \$5,547,000 Construction = \$61,786,000 M&I = \$4,682,000
House T&I	7/20/22	\$72,015,000	Design = \$5,547,000 Construction = \$61,786,000 M&I = \$4,682,000

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