



**Committee on Transportation and Infrastructure
U.S. House of Representatives**

Bill Shuster
Chairman

Washington, DC 20515
COMMITTEE RESOLUTION

Nick J. Rahall, III
Ranking Member

Christopher P. Bertram, Staff Director

**ALTERATION
EDWARD A. GARMATZ U.S. COURTHOUSE
BALTIMORE, MD
PMD-1440-BA14**

James H. Zoia, Democrat Staff Director

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to provide upgrades, repairs and replacements to the electrical system in the Edward A. Garmatz U.S. Courthouse in Baltimore, Maryland, at a design cost of \$30,000, an estimated construction cost of \$7,081,000, and a management and inspection cost of \$810,000 for a total estimated project cost of \$7,921,000, a prospectus for which is attached to and included in this resolution.

Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Adopted: February 11, 2014

Bill Shuster, M.C.
Chairman

**PROSPECTUS - ALTERATION
EDWARD A. GARMATZ U.S. COURTHOUSE
BALTIMORE, MD**

Prospectus Number: PMD-1440-NA14
Congressional District: 07

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to provide upgrades, repairs and replacements to the electrical system in the Edward A. Garmatz U.S. Courthouse in Baltimore, MD. The proposed work is necessary to ensure future building functionality and operability and to address code issues. As the Switchgear and motor control centers are original to the 1976 construction, continued delays in upgrading the electrical system puts the Garmatz Courthouse at risk. If the electrical systems were to fail, the building would not be operable and emergency leased space would have to be procured for customers to allow them to continue their mission. Given the security requirements of the Courthouse tenants this would prove extremely difficult in such a short amount of time. Currently, the aged system has lead to inefficiencies and tenants operations will continue to be interrupted as repairs of the electrical panels are quite intrusive.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I)\$7,921,000

Major Work Items

Electrical upgrades; selective demolition; construction and finishes

Project Budget

| | |
|---------------------------------------------------|--------------------|
| Design | \$30,000 |
| Estimated Construction Cost (ECC) | 7,081,000 |
| Management and Inspection (M&I) | 810,000 |
| Estimated Total Project Cost (ETPC)* | \$7,921,000 |

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

Schedule

| | Start | End |
|-------------------------|--------------|------------|
| Design and Construction | FY2014 | FY2016 |

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Building

The Edward A. Garmatz U.S. Courthouse was constructed in 1976 and is situated on a 2.5 acre parcel in downtown Baltimore, MD. The "L" shaped building has over 420,000 RSF and contains nine stories plus a basement. The building is named after U.S. Congressman Edward Alexander Garmatz, who was born in Baltimore and represented the 3rd district of Maryland from 1947-1973. The property is situated between Pratt Street and Lombard Street, with the main entrance facing Lombard Street to the north.

Tenant Agencies

Judiciary, Department of Justice, GSA

Proposed Project

The proposed project will repair, replace and retrofit three major components of the Garmatz Electrical system, the switchgear, the motor control centers and electrical distribution panelboards. The medium voltage switchgear will be refurbished, while the low voltage switchgear will be replaced. New partial discharge relays and hardware equipment will also be added. Existing network transformers and network protectors will be replaced and new power monitoring and control systems will be installed. There are 7 motor control centers in Garmatz, and all will be replaced. Ninety-seven of the existing electrical distribution panelboards will be replaced, and twenty of them will be rewired to correct current splices which are not in compliance with the National Electrical Code (NEC) requirements. Other supplementary work such as; selective demolition, construction, and finishes will be required in conjunction with the proposed scope of work for the electrical system.

Major Work Items

| | |
|--------------------------------------------------|--------------------|
| Electrical upgrades | \$7,081,000 |
| Selective Demolition, Construction, and Finishes | <u>63,000</u> |
| Total ECC | \$7,081,000 |

Justification

In order to ensure building functionality and operability and to address code issues, GSA needs to undertake electrical system upgrades. If the electrical systems were to fail, building operations would be suspended and emergency leased space would need to be procured for the Court tenants. The medium and low voltage switchgear is original to the 1976 construction and several years past its useful life. GSA has concerns with the

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reliability of the switchgear. The motor control centers need to be replaced because they are undersized for the current available fault current of the building. A short circuit study showed that a potentially dangerous electrical hazard exists, especially if a fault were to occur. The electrical panelboards are not up to current code due to splicing present within the panelboards. In addition, the current setup requires de-energization of multiple panelboards to allow work to be done on a single panelboard greater additional risk and inefficiencies.

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 single system renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new courthouse.

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Recommendation


ALTERATION

Certification of Need


The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on April 4, 2013

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

113th Congress
2nd Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS


COMMITTEE RESOLUTION

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BALTIMORE, MD
PMD-1440-NA14**

**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 a repair and alteration project to provide upgrades, repairs, and replacements to the electrical system to ensure future building functionality and to address code issues in the Edward A. Garmatz U.S. Courthouse, located between Pratt Street and Lombard Street in Baltimore, MD, at a cost not to exceed \$30,000 for design; \$7,081,000 for construction, and \$810,000 for management and inspection, for a total cost of \$7,921,000, 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: February 6, 2014