PROSPECTUS – ALTERATION
IRS SERVICE CENTER
MEMPHIS, TN

Prospectus Number: PTN-0005-ME18
Congressional District: 9

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to address degraded roof issues at the Internal Revenue Service (IRS) Service Center (Service Center) located at 5333 Getwell Road in Memphis, TN. The proposed project will provide for the complete replacement of the roof system for the entire Service Center property.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection)..............................**$35,009,000**

Major Work Items

Roof replacement

Project Budget

Design	$ 577,000
Estimated Construction Cost (ECC)	32,674,000
Management and Inspection (M&I)	1,758,000
Estimated Total Project Cost (ETPC)	**$35,009,000**

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2021

Building

The Service Center is a large, single-level cement structure with a large, guarded surface parking lot that fronts Getwell Street. The building is comprised of one level and a plaza, which are both completely above ground, and the facility is segmented into 10 "modules." The property is located several miles away from the Central Business District of Memphis. Constructed as a purchase contract in 1996 for its current use, the Service Center encompasses approximately 906,000 gross square feet of office and related space and is delegated to the IRS for operation and maintenance. The building also houses a child care facility for use by IRS employees.

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Tenant Agencies

IRS and Department of the Treasury Inspector General for Tax Administration

Proposed Project

The project proposes a complete replacement of the roof system over all 10 sectional modules, including the 2 primary data center/computer room modules (modules J and K). The specific type of roof replacement will be dependent upon design, using the design-build project approach.

Major Work Items

Roof Replacement	$32,674,000
Total ECC	**$32,674,000**

Justification

The roofing system of the Service Center, which is original to its 1996 construction, is at the end of its useful life and has deteriorated to the point of needing replacement. The two data center/computer room modules house IRS's primary data processing equipment for both local and some national tax processing activities. To facilitate the continued operations of the Service Center's tax processing mission, it is imperative that the roofs of the modules be replaced and the water leak issues resolved to avoid the potential of water damage to the computer equipment. The potential damage could be catastrophic and the buildings could be down for several weeks, thereby affecting tax processing operations.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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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

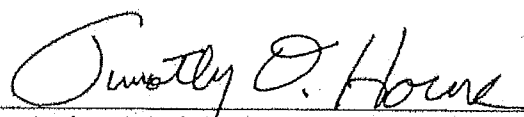The proposed project is the best solution to meet a validated Government need.

May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____
Acting Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration