



**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  
J.J. PICKLE FEDERAL BUILDING  
AUSTIN, TX  
PTX-0227-AU14**

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pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for modernizations, including outdated HVAC, fire alarm, electrical and plumbing systems as well as exterior improvements, at the J.J. Pickle Federal Building located at 300 East 8<sup>th</sup> Street in Austin, Texas, at a design cost of \$3,452,000, an estimated construction cost of \$33,154,000, and a management and inspection cost of \$3,655,000 for a total estimated project cost of \$40,261,000, 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  
J. J. PICKLE FEDERAL BUILDING  
AUSTIN, TX**

Prospectus Number: PTX-0227-AU14  
Congressional District: 25

**FY2014 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to modernize the J. J. Pickle Federal Building (Pickle FB), located at 300 East 8<sup>th</sup> Street, in Austin, TX. Alterations include modernizing outdated HVAC, fire alarm, electrical and plumbing systems as well as exterior improvements such as roof and window system replacements and plaza repairs.

**FY2014 Committee Approval and Appropriation Requested**

**(Design, ECC, and M&I) .....\$40,261,000**

**Major Work Items**

HVAC/mechanical replacement, plumbing replacement, electrical replacement, life safety/emergency system replacement; roof replacement; interior construction; exterior construction

**Project Budget**

Design .....	\$3,452,000
Estimated Construction Cost (ECC) .....	33,154,000
Management and Inspection (M&I) .....	3,655,000
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$40,261,000</b>

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

**Schedule**

	Start	End
Design and Construction	FY2014	FY2017

**Building**

The Pickle FB, constructed in 1964, is an approximately 275,000 gross square foot concrete building of 11 stories which includes a partially below-grade ground level and a basement level. In addition to the Federal office space provided within the building, the FB also houses a suite of rooms used by President Lyndon B. Johnson during his term of office. The significance of the suite makes the Pickle FB building eligible for the National Register of Historic Places. The building is part of a master facility that includes a large plaza and is connected by an underground tunnel to the smaller Homer Thornberry Building.

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**Tenant Agencies**

Internal Revenue Service, Department of Homeland Security, Department of Transportation, U.S. Department of Agriculture, Congressional Offices and other smaller agencies.

**Proposed Project**

This project includes modernizing a number of outdated internal building systems as well as some exterior work. HVAC work includes replacement of the entire distribution system and replacing the restroom exhaust system. The window systems will be replaced with an energy efficient insulated glass that will be sensitive to the historical aspect of the building's façade. Damaged plaster caused by window leaks will be corrected. The roof will be replaced with a more energy efficient roof system with a davit and fall protection system. The entire existing fire alarm system will be replaced. Electrical system components will be replaced. The underground storage tank for the emergency generator is over 20 years old and must be replaced. Exterior cleaning and replacement of exterior caulking and correction of cracks in the plaza slab are also part of the project. Swing space needed to accommodate tenant moves during construction is included in the project.

Because some of the Pickle FB systems proposed for upgrade function jointly with those of the neighboring Homer Thornberry Building, some of the upgrades will impact the system functionality of that building as well.

**Major Work Items**

HVAC/ Mechanical Replacement	\$10,895,000
Exterior Construction	10,031,000
Electrical Replacement	3,696,000
Interior Construction	3,523,000
Life Safety /Emergency System Replacement	2,200,000
Plumbing Replacement	1,573,000
Roof Replacement	1,236,000
<b>Total ECC</b>	<b>\$33,154,000</b>

**Justification**

The building systems are outdated and have reached the end of their useful life. Outdated HVAC control system and related electronic components need frequent repairs and parts are no longer available. The majority of the components of the facility's central plant are approaching the end of their useful life, thereby requiring the removal and replacement of boilers, cooling towers, and a chiller. Upgrades to the building's exterior include roof replacement as well as



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work on the windows and the plaza. The fire alarm is outdated and needs to be replaced to ensure life safety. The windows have been leaking at the Pickle building for some time, causing damage to plaster in tenant space. In addition, window glazing is extremely stained and window gaskets are near the end of their useful lives. Installation of a waterproof membrane is needed in the plaza between the Pickle and Thornberry Buildings to prevent further water infiltration. This will prevent leakage into Pickle FB office space beneath the plaza.

Additionally, replacement of the emergency generator's aging underground storage tank used for the storage of fuel is a critical part of the project to prevent leak or tank failure which would be very costly and environmentally hazardous.

**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)**

New Construction .....	\$118,832,000
Alteration .....	\$64,883,000
Lease .....	\$228,464,000

The 30 year, present value cost of alteration is \$53,949,000 less than the cost of new construction, an equivalent annual cost advantage of \$3,045,000.

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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

**Housing Plan  
J.J. Pickle Federal Building**

PTX-0227-AU14  
Austin, TX

Locations	CURRENT			PROPOSED		
	Personnel	Usable Square Feet (USF) <sup>1</sup>		Personnel	Usable Square Feet (USF)	
	Office	Total		Office	Total	
<b>J. J. PICKLE FEDERAL BUILDING</b>						
Labor Office Of Apprenticeship	4	4	434	4	4	434
Corporation For National & Community Services	31	31	4,486	31	31	4,486
DOD Defense Contract Audit Agency	17	17	2,447	17	17	2,447
DHS Immigration And Customs Enforcement (ICE)	62	62	8,797	62	62	8,797
DHS National Protection & Programs Directorate FPS	5	5	760	5	5	760
DHS US Secret Service	22	22	3,239	22	22	3,239
DHS Intelligence & Analysis	2	2	237	2	2	237
DOT Federal Highway Administration	81	81	11,554	81	81	11,554
House Of Representatives	4	4	522	4	4	522
Internal Revenue Service	603	603	74,249	603	603	74,249
Joint Use	-	-	5,072	-	-	5,072
National Agricultural Statistics Service	71	71	11,012	71	71	11,012
GSA	20	20	6,919	20	20	6,919
Senate	6	6	870	6	6	870
Vacant	-	-	3,987	-	-	3,987
Labor Wage And Hour Division	8	8	1,199	8	8	1,199
<b>Total</b>	<b>936</b>	<b>936</b>	<b>135,784</b>	<b>936</b>	<b>936</b>	<b>135,784</b>

Office Utilization Rate (UR)		
Current	Proposed	
106	106	

UR=average amount of office space per person  
Current UR excludes 26,995 usf of office support space  
Proposed UR excludes 26,995 usf of office support space

Special Space		USF
ADP		1,235
Conference/Training		15,679
Fitness Center		3,209
Food Service		1,280
Health Unit		339
Holding Cells/Decontamination		3,361
Restrooms		1,439
<b>Total</b>		<b>26,542</b>

NOTES:

<sup>1</sup>USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup>Calculation excludes Judiciary, Congress and agencies with less than 10 people

113<sup>th</sup> Congress  
2<sup>nd</sup> Session

**United States Senate**  
**COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS**

**COMMITTEE RESOLUTION**

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AUSTIN, TX  
PTX-0227-AU14**

**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 that will modernize outdated HVAC, fire alarm, electrical and plumbing systems, as well as exterior building improvements, for the J.J. Pickle Federal Building, located at 300 East 8<sup>th</sup> Street, in Austin, TX, at a cost not to exceed \$3,452,000 for design; \$33,154,000 for construction; and \$3,655,000 for management and inspection, for a total cost of \$40,261,000, 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**