



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
FAIRBANKS FEDERAL BUILDING AND U.S. COURTHOUSE
FAIRBANKS, AK
PAK-0029-FA14

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 alterations to upgrade the heating, ventilation, and air conditioning (HVAC) system in the Fairbanks Federal Building and U.S. Courthouse located at 101 12th Avenue, Fairbanks, Alaska, at a design cost of \$1,182,000, estimated construction cost of \$10,092,000, and a management and inspection cost of \$1,083,000 for a combined estimated total project cost of \$12,357,000, 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
FAIRBANKS FEDERAL BUILDING AND U.S. COURTHOUSE
FAIRBANKS, AK**

Prospectus Number: PAK-0029-FA14

FY2014 Project Summary

The General Services Administration (GSA) proposes an alteration project to upgrade the heating, ventilation, and air conditioning (HVAC) system in the Fairbanks Federal Building and U.S. Courthouse (Fairbanks FBCT) located at 101 12th Avenue, Fairbanks, AK. The extreme temperature fluctuations in Alaska in conjunction with the aging HVAC system make regulating the temperature in the office building challenging. GSA proposes alterations and replacements to the system in order to better regulate the temperature, increase safety of the occupants and better maintain the facility.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC, and M&I)\$12,357,000

Major Work Items

HVAC and electrical upgrades; interior construction

Project Budget

Design	\$1,182,000
Estimated Construction Cost (ECC)	10,092,000
Management and Inspection (M&I)	1,083,000
Estimated Total Project Cost (ETPC)	\$12,357,000

*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

Building

The Fairbanks FBCT, located at 101 12th Avenue, Fairbanks, AK was constructed in 1977 and contains approximately 101,000 rentable square feet (rsf) of space. The office building is built with a steel and glass exterior and has three stories above-grade and a basement below grade. It currently houses approximately 168 employees and has 88 outdoor parking spaces and 147 indoor parking spaces.

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Tenant Agencies

Judiciary, Public Defender, Department of Justice, U.S. Senate, Department of the Interior, Internal Revenue Service, GSA, Social Security Administration.

Proposed Project

The proposed project will upgrade the heating, ventilation, and air conditioning (HVAC) system. The existing air system is not suitable for retrofit; therefore, it must be replaced with new air handling units that can deliver adequate airflow at suitable duct static pressure to all zones in the building. The upgrade will change the air system of the building from constant volume overhead delivery to variable air volume overhead delivery system. The variable air volume terminal-units will have hot water reheat capability along the perimeter of the building. The electrical upgrades are required for the new HVAC equipment to connect the device to the motor control centers.

The building cooling and heating plant will provide both hot water and chilled water to satisfy a range of temperature conditions throughout the building.

Ceiling work is required in areas of the building where the ceiling needs to be removed to install new duct work for the new HVAC system.

Major Work Items

Interior Construction	\$661,000
HVAC Upgrades	7,973,000
Electrical Upgrades	<u>1,458,000</u>
Total ECC	\$10,092,000

Justification

Fairbanks is second largest city in Alaska located in a subarctic location in the Alaskan interior. Extreme temperature ranges from a high of 80 degrees in July to lows of minus 40 degrees in January. The existing HVAC system is antiquated (built in 1975) and does not adequately provide heating, cooling, and ventilation causing significant occupant discomfort. Failure of the HVAC system in this extreme climate will significantly impact tenant agencies' ability to meet their missions, as it will render the building unoccupiable. The proposed system replacements will decrease operational costs, increase energy efficiency, increase safety of the occupants and better maintain the facility.

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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

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 building.

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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

**ALTERATION
FAIRBANKS FEDERAL BUILDING AND U.S. COURTHOUSE
FAIRBANKS, AK
PAK-0029-FA14**

**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 an alteration project to upgrade the heating, ventilation, and air conditioning (HVAC) system in the Fairbanks Federal Building and U.S. Courthouse, located at 101 12th Avenue, Fairbanks, AK, at a cost not to exceed \$1,182,000 for design; \$10,092,000 for construction; and \$1,083,000 for management and inspection, for a total cost of \$12,357,000, 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