



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

**Peter A. DeFazio**  
**Chairman**

**Washington, DC 20515**

**Sam Graves**  
**Ranking Member**

Katherine W. Dedrick, Staff Director

Jack Ruddy, Republican Staff Director

**COMMITTEE RESOLUTION**  
**ALTERATION**  
**SAM NUNN ATLANTA FEDERAL CENTER**  
**ATLANTA, GA**  
**PGA-1007-AT23**


*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 of the Sam Nunn Atlanta Federal Center (SNAFC), located at 100 Alabama Street SW in Atlanta, GA, to upgrade critical electrical systems, clean and remediate the air conveyance system, and repair and upgrade outdoor air systems at a design cost of \$5,547,000, an estimated construction cost of \$61,786,000 and a management and inspection cost of \$4,682,000, for a total cost of \$72,015,000, 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.*

*Provided further, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.*

*Provided, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.*

Adopted: **July 20, 2022**

  
**Peter A. DeFazio**  
**Chair**

**COMMITTEE RESOLUTION**

**ALTERATION  
SAM NUNN ATLANTA FEDERAL CENTER  
ATLANTA, GA  
PGA-1007-AT23**

**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 repairs and alterations project for the Sam Nunn Atlanta Federal Center (SNAFC), located at 100 Alabama Street SW in Atlanta, GA at an estimated design cost of \$5,547,000, estimated construction cost of \$61,786,000, and estimated management and inspection cost of \$4,682,000, for a total cost of \$72,015,000, that will upgrade critical electrical systems, clean and remediate the air conveyance system, and repair and upgrade outdoor air systems, a prospectus for which is attached hereto and by reference made part of this resolution, is approved.

*Provided*, that the Administrator shall provide to the Chairman or Ranking Member of the Committee on Environment and Public Works of the Senate, in a timely manner, requested documents and information regarding this prospectus and resulting contractual materials, without redaction other than redactions to exclude business confidential, proprietary, and/or procurement sensitive information.

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

  
Chairman

  
Ranking Member

Adopted: July 27, 2022

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

Prospectus Number:      PGA-1007-AT23  
Congressional District:      05

**FY 2023 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 2023 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$72,015,000**

**Major Work Items**

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

**Project Budget**

Design .....	\$5,547,000
Estimated Construction Cost (ECC) .....	61,786,000
Management and Inspection (M&I).....	4,682,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$72,015,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2025

**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.

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

Prospectus Number: PGA-1007-AT23  
Congressional District: 05

The SNAFC is a leased facility in the City of Atlanta. 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**

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 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	\$45,336,000
HVAC Upgrades	<u>16,450,000</u>
<b>Total ECC</b>	<b>\$61,786,000</b>

**Justification**

At 2.4-million gross square feet, the SNAFC is one of the largest buildings in the GSA portfolio. Housing the regional headquarters for several executive branch agencies, its

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

Prospectus Number: PGA-1007-AT23  
Congressional District: 05

---

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.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *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, to 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**

None

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

Prospectus Number: PGA-1007-AT23  
Congressional District: 05

---

**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 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

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

Prospectus Number: PGA-1007-AT23  
Congressional District: 05


---

**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration