

**PROSPECTUS – ALTERATION
JOHN PAUL HAMMERSCHMIDT
FEDERAL BUILDING AND U. S. COURTHOUSE
FAYETTEVILLE, AR**

Prospectus Number: PAR-0084-FA20
Congressional District: 3

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the John Paul Hammerschmidt Federal Building and U. S. Courthouse (Hammerschmidt FB-CT), located at 35 East Mountain Street in Fayetteville, AR. Alterations include modernizing the outdated heating, ventilation, and air conditioning system (HVAC), fire protection system, and electrical and plumbing systems, as well as exterior improvements to the roof and window system. The project will modernize the asset and improve energy efficiency.

FY 2020 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$27,545,000

Major Work Items

Exterior construction; HVAC, mechanical, electrical system, plumbing system, and life safety/emergency system replacements; interior construction; site work; and roof repair

Project Budget

Design	\$2,419,000
Estimated Construction Cost (ECC)	23,594,000
Management and Inspection (M&I)	1,532,000
Estimated Total Project Cost (ETPC)*	\$27,545,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2023

Building

Built in 1974 on 2.2 acres, the Hammerschmidt FB-CT comprises 64,000 gross square feet and consists of five stories and a partially excavated basement. Construction includes an exterior of brown brick walls with exposed concrete columns and beams. The windows are aluminum with mirror glazing.

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Tenant Agencies

Judiciary – District Court, Bankruptcy Court; Department of Justice – Marshals Service, Attorneys, and Probation Office; Department of Defense – Defense Contract Management Agency; Small Business Administration; and GSA

Proposed Project

Major building modernization will increase reliability of systems, reduce maintenance costs, and reduce energy consumption. The project includes new thermal pane windows, tuckpointing brick exterior, improvements to entry checkpoint, enhanced accessibility for individuals with disabilities, new HVAC system (ductwork and air handling units), upgrade of electrical system, including installation of an emergency generator, interior finishes in lobby area, replacement of emergency exit stairs, installation of fire sprinkler system and replacement of fire alarm system, improvements to building grounds, landscaping and site draining system, resurfacing parking lot, plumbing replacement, and replacement of roof components.

Major Work Items

Exterior Construction	\$5,877,000
HVAC/Mechanical Replacement	5,283,000
Electrical Replacement	4,807,000
Interior Construction	3,533,000
Life Safety/Emergency System Replacement	1,792,000
Site work	1,432,000
Plumbing Replacement	446,000
Roof Repair	<u>424,000</u>
Total ECC	\$23,594,000

Justification

The building was constructed in 1974 and has never received significant building-wide upgrade. The exterior envelope consists of a single-pane window system and face brick in need of tuckpointing. The air distribution system consists of duct board ductwork, which is no longer code-compliant. The basement area houses the mechanical systems and main electric gear, and experiences significant flooding with heavy rainfall. The lobby area is in need of security upgrades. Emergency/exit stairways do not comply with the current fire code. Site drainage and flood control improvements are needed to

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mitigate flooding. Additionally, the asphalt surface of the adjacent parking lot is deteriorated and in need of subsurface water management.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective 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)

Alteration	\$22,099,000
Lease	\$61,217,000
New Construction	\$24,054,000

The 30-year, present-value cost of alteration is \$39,118,000 less than the cost of leasing, with an equivalent annual cost advantage of \$1,894,000.

Recommendation

ALTERATION

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Certification of Need

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

Submitted at Washington, DC, on March 18, 2019

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration