

**PROSPECTUS – ALTERATION  
JAMES V. HANSEN FEDERAL BUILDING  
OGDEN, UT**

Prospectus Number: PUT-0035-OG20  
Congressional District: 01

**FY 2020 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the James V. Hansen Federal Building (FB) located at 328 25<sup>th</sup> Street in Ogden, Utah. The proposed project will address the failing building facade, improve the seismic resiliency, upgrade elevators, and upgrade the building's main entrance to improve queuing and security.

**FY 2020 Committee Approval and Appropriation Requested**

(Design, Construction, and Management & Inspection).....\$18,764,000

**Major Work Items**

Replace facade; seismic upgrade; elevator replacement; entry lobby upgrades

**Project Budget**

Design .....	\$1,466,000
Estimated Construction Cost (ECC) .....	16,380,000
Management & Inspection (M&I) .....	918,000
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$18,764,000</b>

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

**Schedule**

	Start	End
Design and Construction	FY 2020	FY 2024

**Building**

The Hansen FB was constructed in 1965 in the central business district of Ogden and contains 202,843 gross square feet. The building was built with architectural cast stone and granite mosaic units in the New Formalism style typical of Federal buildings in that era. The building has six stories and an elevator/mechanical penthouse above grade and two floors below ground. The building is eligible for listing on the National Register of Historic Places.

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**Tenant Agencies**

Department of Agriculture–Forest Service; U.S. Department of Justice–U. S. Trustees and U.S. Marshals Service; Department of the Treasury–Internal Revenue Service; Department of Veterans Affairs–Veterans Benefits Administration; Department of Homeland Security–Federal Protective Service; Office of Personnel Management; Social Security Administration; U.S. House of Representatives; U.S. Senate; and GSA.

**Proposed Project**

The project proposes to replace the pre-cast concrete panel facade and windows, construct shear walls throughout the building, replace passenger elevators and the freight elevator, add an entry vestibule to the south end of the main lobby, and reconfigure the lobby interior to provide improved queuing and security.

**Major Work Items**

Facade Replacement	\$10,804,000
Seismic Upgrade	2,147,000
Elevator Replacement	2,071,000
Entry Lobby Upgrade	<u>1,358,000</u>
Total ECC	\$16,380,000

**Justification**

The building's facade is in disrepair with the potential for failure. The precast concrete panels are mounted to a steel support system, and, due to the nature of the finish and improper drainage, the panels are cracking, spalling, and presenting a safety hazard.

A seismic evaluation found major structural deficiencies, including inadequate shear walls, discontinuous walls terminating at the first suspended level (northwest stair tower), and inadequate diaphragm connections to shear walls; and existing facade precast panels and connections cannot accommodate building drift.

The elevators, installed in the early 1990s, are nearing their life expectancy and do not meet the current elevator code.

Security equipment and queuing layout in the entry lobby frequently result in delays and difficulty entering the building. The current layout is causing Federal employees and guests to queue well outside the building for long periods.

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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*. 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)**

Prospectus	Description	FY	Amount
PCA-0001-MUI5	Consolidation (IRS)	2015	\$4,439,575

**Alternatives Considered (30-year, present value cost analysis)**

There are no feasible alternatives to this project. This project 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.

Submitted at Washington, DC, on March 18, 2019

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration