

**AMENDED PROSPECTUS– ALTERATION
WILLIAM J. HOLLOWAY, JR. U.S. COURTHOUSE
AND
U.S. POST OFFICE AND COURTHOUSE
OKLAHOMA CITY, OK**

Prospectus Number: POK- 0046/0072-OK22
Congressional District: 5

FY 2022 Project Summary

The General Services Administration (GSA) proposes the construction of the first of a two-phase repair and alteration project for the William J. Holloway, Jr. United States Courthouse (Holloway CT) at 200 Northwest Fourth Street, Oklahoma City, OK, and the United States Post Office and Courthouse (PO-CT) at 215 Dean A. McGee Avenue. These two buildings are part of a three-building Federal complex that also includes the Federal parking garage. Alterations to the Holloway CT and PO-CT include interior alterations; exterior improvements, such as stone repair and roof and window system replacements; modernization of outdated mechanical, electrical, fire alarm, and plumbing systems; and sitework.

FY 2022 Committee Approval Requested

(Additional Design and Construction) \$4,672,000¹

This prospectus amends Prospectus No. PTX-0046/0072-OK20. GSA is requesting approval of additional design cost of \$1,355,000 and additional estimated construction cost of \$3,922,000 for cost escalation due to time and market conditions. A reduction of \$605,000 for management and inspection cost is a result of project phasing changes.

FY 2022 Appropriation Requested

**(Additional Design, Phase I Construction and
Phase I Management & Inspection)\$86,325,000**

¹ Prospectus PTX-0046/0072-OK20 was approved by the Committee on Environment and Public Works of the Senate and the Committee on Transportation and Infrastructure of the House of Representatives on December 17, 2019, and September 30, 2020, respectively, for design cost of \$12,129,000, an estimated construction cost of \$125,257,000, and a management and inspection cost of \$7,060,000, for a total cost of \$144,446,000. While GSA was unable to fund the entire FY 2020 alteration project within the enacted level of the FY 2020 budget, GSA’s FY 2020 Major R&A Spending Plan did provide \$12,129,000 for Design of both phases.

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Major Work Items

Interior construction; building envelope upgrades, including window replacement; heating, ventilation, and air conditioning (HVAC)/mechanical replacement; electrical system replacement; fire/life-safety replacement and upgrades; plumbing upgrades; and site work upgrades.

Project Budget

Design (FY 2020)

Holloway U.S. Courthouse	\$7,301,000
PO-CT	<u>4,828,000</u>
Total Design	\$12,129,000

Additional Design (FY 2022)

Holloway U.S. Courthouse	\$762,000
PO-CT	<u>593,000</u>
Total Additional Design	\$1,355,000

Estimated Construction Cost (ECC)

Holloway U.S. Courthouse and PO-CT exterior (Phase I) (FY 2022)	\$81,385,000
PO-CT (Phase II) (future FY request)	<u>47,794,000</u>
Total ECC	\$129,179,000

Management & Inspection (M&I)

Holloway U.S. Courthouse and PO-CT exterior (Phase I) (FY 2022)	\$3,585,000
PO-CT (Phase II) (future FY request)	<u>2,870,000</u>
Total M&I	\$6,455,000

Estimated Total Project Cost (ETPC)* **\$149,118,000**

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

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<u>Schedule</u>	Start	End
Design (Phases I and II)	FY 2020	FY 2022
Construction (Phase I)	FY 2022	FY 2024
Construction (Phase II)	TBD	TBD

Buildings

The Holloway CT is located at 200 Northwest Fourth Street in downtown Oklahoma City. The site is located immediately to the south of the former Alfred P. Murrah Federal Office Building that was destroyed in the 1995 bombing.

Constructed in 1960, the 5-story building contains 316,360 gross square feet and is eligible for listing in the National Register of Historic Places. The exterior walls are composed of cast concrete panels with limited ornamental detailing and marble veneer at the upper portion of the front facade. A full basement includes a small parking garage. A steel-framed skywalk connects this building to the PO-CT at the third-floor level.

The PO-CT, located at 215 Dean A. McGee Avenue, opened in 1912. It was the first monumental building in Oklahoma City and was designed in the Beaux-Arts style. The building was expanded in 1919 and again in 1932. In 1988, GSA restored the public areas, including the former postal lobby, second floor courtroom (1912), and sixth floor courtroom (1932).

The 220,438 gross square foot building was listed in the National Register of Historic Places in 1974 and is an early symbol of the Federal presence in the State of Oklahoma. It is a massive, nine-story (plus basement) structure.

Tenant Agencies (both buildings)

Judiciary, Department of Justice–U.S. Marshals Service, Department of the Interior, Department of Labor, Department of Agriculture, Department of Defense, GSA, and other smaller agencies.

Proposed Project

Design funding was received in FY 2020. The first construction phase is the full repair and alteration of the Holloway CT and exterior repairs to the PO-CT. The Holloway CT requires modernization of outdated building systems, including a complete HVAC replacement. Proposed interior construction in this building includes the replacement of

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finishes and fixtures in restrooms and common areas, reconfiguration of underground parking areas, and upgrades to comply with the Architectural Barriers Act Accessibility Standards (ABAAS). Electrical system components and the building's lighting system will be replaced. Building envelope upgrades to both the Holloway CT and the PO-CT include exterior stone restoration and window systems improvements. Fire and life-safety upgrades include replacement of the entire fire alarm system, installation of additional stairwells for egress, and seismic upgrades. Plumbing fixtures and associated piping will be replaced. Site improvements include replacement of caulking and correction of cracks in the plaza slab, landscape and lighting replacement, and accessibility upgrades.

The second phase includes the remaining repair and alteration of the PO-CT. Proposed interior construction includes replacement of finishes and fixtures in restrooms and common areas, as well as repair of water damage to interior woodwork and stone. The HVAC system also will be upgraded. Electrical work includes additional lighting and replacement of electrical panels. The mechanical penthouse roof will be replaced and the walls repaired. Fire and life-safety upgrades include seismic modifications and enhancements to the fire sprinkler system. Plumbing fixtures will be replaced in all restrooms and a basement drainage system installed. Site improvements include walkway repair, landscaping upgrades, and the installation of an accessible entry landing and ramp at the main building entry.

Major Work Items

Interior Construction	\$ 41,029,000
Building Envelope Upgrades	29,785,000
HVAC Replacement	28,251,000
Electrical Replacement	20,314,000
Fire/Life-Safety Replacement/Upgrades	5,477,000
Plumbing Replacement/Upgrades	3,497,000
Site Upgrade	826,000
Total	\$129,179,000

Justification

Water infiltration has caused damage to building interiors. Interior stairwells are required to bring emergency egress into compliance with fire safety codes. Reconfiguration of underground parking areas will maximize efficiency. The potential failure of the stone exterior in both buildings is a serious life-safety concern and needs to be addressed in the

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first phase. The HVAC systems have exceeded their useful lives and need to be replaced for tenant comfort and efficient operation. Outdated HVAC control systems and related electronic components need frequent repairs, and parts are no longer available. In addition, new controls will support separate control of air on different floors, which will improve tenant comfort and satisfaction. The supply, return, ventilation, and exhaust fans are all original to the buildings and nearing the end of their useful lives. In both buildings, public restrooms, elevator lobbies, and common areas need upgrades for ABAAS compliance.

A replacement of lighting systems and electrical system components is needed to increase efficiency and comply with current code. Together, the buildings obtain only marginal energy performance. Inefficient and leaking windows are original to both buildings. Correction of window system deficiencies, along with repair to plaster, woodwork, and stone damaged by window leaks, is essential to the project. The fire alarm system is outdated and needs to be replaced. Seismic upgrades are included to address increased seismic activity in the area.

Plumbing components have exceeded their useful lives, and replacement parts are difficult to locate. Site work is needed to eliminate tripping hazards and comply with ABAAS.

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 encourages design opportunities to increase energy and water efficiency (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

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Prior Appropriations

Appropriations			
Public Law	Fiscal Year	Amount	Purpose
116-93	2020	\$12,129,000	Design (Phases I and II) = \$12,129,000

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	12/17/19	\$144,446,000	Design (Phases I and II) = \$12,129,000 Phase I Construction = \$125,257,000 Phase I M&I = \$7,060,000
House T&I	9/30/20	\$144,446,000	Design (Phases I and II) = \$12,129,000 Phase I Construction = \$125,257,000 Phase I M&I = \$7,060,000

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

Alteration:\$203,420,000
 New Construction:\$262,543,000
 Lease:\$605,302,000

The 30-year, present value cost of alteration is \$59,123,000 less than the cost of new construction, with an equivalent annual cost advantage of \$2,787,000.

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 6/15/2021

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration