PROSPECTUS – ALTERATION
MISSISSIPPI RIVER COMMISSION
VICKSBURG, MS

Prospectus Number: PMS-0071-VI22
Congressional District: 02

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the modernization of the Mississippi River Commission Building (MRC) located at 1400 Walnut Street in Vicksburg, MS. The proposed project will provide for upgrades to or replacement of aged building systems, building envelope, and historic windows, and address accessibility and life-safety issues.

FY 2022 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection) $23,749,000

Major Work Items

Heating, ventilation, and air conditioning (HVAC); fire protection, electrical, conveyance and plumbing systems replacement/upgrades; exterior construction; interior construction; and sitework.

Project Budget

Design	$1,981,000
Estimated Construction Cost (ECC)	20,113,000
Management and Inspection (M&I)	1,655,000
Estimated Total Project Cost (ETPC)*	**$23,749,000**

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

Schedule	Start	End
Design and Construction	FY 2022	FY 2025

Building

The MRC is an outstanding example of Richardsonian Romanesque Revival architecture. The property is listed in the National Register for Historic Places as a contributing structure within the Uptown Vicksburg Historic District. This district was entered into the National Register in 1993; this district and this building are listed for the significance of the architecture. The primary exterior features include a grey slate roof, octagonal tower, molded brick, terracotta, granite stairs/newels, iron and copper details, and original windows. Of special interest is an eight-sided tower that surmounts the roof at the northeast corner and is topped with a conical roof.

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The building was constructed in 1890-1891 and an addition was constructed in 1915. In 2004, the attic space was built into storage space, and the stairwell was built up to the attic level. The building is five stories, including the attic and basement, totaling 59,832 gross square feet. There are 26 surface parking spaces for employees and guests surrounding the perimeter of the building.

Tenant Agencies

U.S. Army Corps of Engineers

Proposed Project

This project proposes upgrades to or replacement of the mechanical, electrical, plumbing, conveyance (elevators), and fire protection systems. Interior and exterior lights will be upgraded, and the electrical emergency power systems will be replaced. This project also includes corrective measures to the building envelope, such as replacement or repair of the roof and the historic windows, to prevent further moisture damage. During construction, tenants may be temporarily relocated to leased space in phases to accommodate construction needs.

Life-safety and accessibility will be addressed by modifying the current sprinkler system and upgrading the communications and alarm systems' emergency lighting and signage. The current fire stairs will be upgraded and new safety egress stairs will be added.

Major Work Items

HVAC Upgrades/Replacement	$5,656,000
Exterior Construction	5,542,000
Fire Protection Upgrades/Replacement	2,818,000
Interior Construction	2,556,000
Electrical Upgrades/Replacement	1,754,000
Sitework	648,000
Conveyance System Upgrades/Replacement	604,000
Plumbing Upgrades/Replacement	535,000
Total ECC	**$20,113,000**

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Justification

The MRC requires significant modifications and alterations resulting from, but not limited to, code deficiencies, deteriorated envelope condition, and components and building systems at the end of their useful life cycle.

The MRC building needs significant repair to maintain the integrity of this historic asset and to provide long-term use of the building. This project is needed to address failing building systems at the end of their useful life cycle. This project will address notable code violations and deficiencies related to the building systems, life-safety, and accessibility.

The most critical and time-sensitive elements of repair are the building's envelope and historic windows. The building envelope is the major contributing factor to moisture intrusion and potentially unhealthy conditions for the occupants. The state of the envelope and windows also creates increased energy consumption.

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

This project will design 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.

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: $24,983,000
Lease: $57,284,000
New Construction: $27,287,000

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The 30-year, present-value cost of alteration is $2,304,000 less than the cost of new construction, with an equivalent annual cost advantage of $108,615.

Recommendation

ALTERATION

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