

**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-OK24
Congressional District: 5

FY 2024 Project Summary

The General Services Administration (GSA) proposes the construction for Phase II, 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 in Phase II will address work in the PO-CT including interior alterations; exterior improvements, such as roof replacement at penthouse and window system improvements; modernization of outdated mechanical, electrical, fire alarm, and plumbing systems; and sitework.

FY 2024 Committee Approval Requested

(Additional Construction and Management & Inspection – Phases I & II) \$65,674,000¹

This prospectus amends Prospectus No. [PTX-0046/0072-OK23](#). GSA is requesting approval of a reduction in design cost of \$1,355,000, additional estimated construction cost of \$63,786,000 and additional management and inspection cost of \$3,243,000 for cost escalation due to time, labor, and market conditions.

FY 2024 Appropriation Requested

(Additional Phase II (PO-CT) Construction and Management & Inspection).....\$65,926,000

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.

¹ Prospectus PTX-0046/0072-OK23 was approved by the Committee on [Transportation and Infrastructure](#) of the House of Representatives and the Committee on [Environment and Public Works](#) of the Senate on July 20, 2022, and November 29, 2022, respectively, for additional estimated construction cost of \$4,277,000, and management and inspection costs of \$257,000, for a total cost of \$4,534,000.

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Project Budget

Design (FY 2020)

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

Estimated Construction Cost (ECC)

| | |
|--|----------------------|
| Holloway U.S. Courthouse and PO-CT exterior (Phase I) (future FY)..... | \$131,606,000 |
| PO-CT (Phase II) (FY 2023)..... | <u>3,093,000</u> |
| Additional PO-CT (Phase II) (FY 2024) | <u>62,543,000</u> |
| Total ECC | \$197,242,000 |

Management & Inspection (M&I)

| | |
|--|--------------------|
| Holloway U.S. Courthouse and PO-CT exterior (Phase I) (future FY)..... | \$6,572,000 |
| PO-CT (Phase II) (FY 2024)..... | <u>3,383,000</u> |
| Total M&I | \$9,955,000 |

Estimated Total Project Cost (ETPC)*.....\$219,326,000

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

Schedule²

| | Start | End |
|--------------------------|--------------|------------|
| Design (Phases I and II) | FY 2021 | FY 2023 |
| Construction (Phase II) | FY 2024 | FY 2028 |
| Construction (Phase I) | TBD | TBD |

² Phase I Construction was requested in GSA’s FY 2022 budget, however, was not funded. Phase II Construction was requested in GSA’s FY 2023 budget, received partial funding in the amount of \$3,093,000, with remainder of Phase II funding requested in FY 2024. Phase I construction funding to be requested in a future fiscal year.

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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; U.S. 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. Phase I construction addresses the full repair and alteration of the Holloway CT, plus exterior repairs, and an electrical component 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 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, window systems and roof drainage improvements. Fire and life-safety upgrades include replacement of the entire fire alarm

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and sprinkler systems, 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 (PO-CT Phase II only)

| | |
|---------------------------------------|---------------------|
| Interior Construction | \$20,846,000 |
| Building Envelope Upgrades | 15,133,000 |
| HVAC Replacement | 14,355,000 |
| Electrical Replacement | 10,322,000 |
| Fire/Life-Safety Replacement/Upgrades | 2,783,000 |
| Plumbing Replacement/Upgrades | 1,777,000 |
| Site Upgrades | <u>420,000</u> |
| Total | \$65,636,000 |

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 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

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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 *PBS-P100, 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, 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

| Appropriations | | | |
|-----------------------|--------------------|---------------|---|
| Public Law | Fiscal Year | Amount | Purpose |
| 116-93 | 2020 | \$12,129,000 | Design (Phases I and II) = \$12,129,000 |
| 117-328 | 2023 | \$3,093,000 | Phase II Construction = \$3,093,000 |

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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 |
| House T&I | 7/28/21 | \$4,672,000 | Additional Design = \$1,355,000 Additional Construction = \$3,922,000 Reduction M&I = (\$605,000) |
| Senate EPW | 1/12/22 | \$4,672,000 | Additional Design = \$1,355,000 Additional Construction = \$3,922,000 Reduction M&I = (\$605,000) |
| House T&I | 7/20/22 | \$4,534,000 | Additional Construction = \$4,277,000 Additional M&I = \$257,000 |
| Senate EPW | 11/29/22 | \$4,534,000 | Additional Construction = \$4,277,000 Additional M&I = \$257,000 |
| Total Approvals | | \$153,652,000 | |

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

Alteration:\$301,459,000
New Construction:\$347,848,000
Lease:\$493,886,000

The 30-year, present value cost of alteration is \$46,389,000 less than the cost of new construction, with an equivalent annual cost advantage of \$2,246,000.

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 3/14/2023

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration