

**AMENDED PROSPECTUS – ALTERATION
TACOMA UNION STATION
TACOMA, WA**

Prospectus Number: PWA-0704-TA24
Congressional District: 06

FY 2024 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project at the Historic Tacoma Union Station (TUS) located at 1717 Pacific Avenue, Tacoma, WA, to address seismic deficiencies, undertake targeted building system modernizations, and address life-safety upgrades. GSA's *Seismic Rating System Report*, released on March 31, 2016, lists TUS as having one of the highest seismic risk ratings in the GSA portfolio. In addition to the critical structural repairs and upgrades, the proposed project will modernize the building's outdated systems, address life-safety upgrades, alter interior space, and undertake exterior repairs. GSA acquired the building from the City of Tacoma on September 21, 2022.

FY 2024 Committee Approval Requested

(Additional Design, Construction and Management & Inspection)..... \$30,641,000¹

This prospectus amends [Prospectus No. PWA-0704-TA22](#). GSA is requesting approval of an additional design cost of \$3,760,000, additional estimated construction cost of \$23,387,000, and an additional management and inspection cost of \$3,494,000, for a total additional cost of \$30,641,000 to account for modifications to scope, and for cost escalation due to time, labor and market conditions.

FY 2024 Committee Approval and Appropriation Requested

(Additional Design, Construction, and Management & Inspection)..... \$79,256,000²

Major Work Items

Heating, ventilation, and air conditioning (HVAC), seismic/structural, and fire protection upgrades; interior construction; exterior construction; and demolition/hazardous materials abatement; and electrical.

¹ Prospectus No. PWA-0704-TA22 was approved by the Committee on Transportation and Infrastructure of the [House of Representatives](#) on July 28, 2021, and the Committee on [Environment and Public Works](#) of the Senate on September 22, 2021, for a total estimated project cost of \$48,615,000.

² The President's FY 2022 Budget request included \$48,615,000 in support of the Tacoma Union Station repairs and alterations project. The Consolidated Appropriations Act, 2022 (P.L. 117-103) provided \$3,395,000 in support of the project.

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Project Budget

Design	\$7,155,000
Estimated Construction Cost (ECC)	
ECC (FY2022)	3,395,000
ECC (FY2024)	66,676,000
Total ECC	70,071,000
Management and Inspection (M&I)	5,425,000
Estimated Total Project Cost (ETPC)*	\$82,651,000

*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 2030

Building

The 219,000 gross square foot TUS is made up of 3 buildings: the Historic Building, the Courts Addition Building, and the Link Building. The focal point of TUS is the 90-foot-high central dome, which rests on a central pavilion with large arched openings on each side. Flat-roofed symmetrical wings flank the pavilion to the north and south. Construction of Union Station began in 1909 and was completed in May 1911 in the Beaux-Arts style of architecture. The historic building was completely renovated and restored, and a three-story addition was constructed.

The United States District Court for the Western District of Washington began occupancy in 1992. Ten courtrooms are provided for the federal courts, two within the north and south wings of the 1911 building and eight in the Courts Addition. After a 35-year renovation lease purchase transaction authorized by Congress in 1987, GSA acquired the TUS from the City of Tacoma upon lease expiration on September 21, 2022. Tacoma Union Station is listed in the National Register of Historic Places.

Tenant Agencies

Judiciary – Bankruptcy, District Court, Magistrate, Probation, Pre-Trail Services; Department of Justice - United States Marshals Service, Office of U.S. Attorneys; Department of Homeland Security - National Protection & Programs Directorate Federal Protective Services; and GSA

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Proposed Project

The proposed project includes a full modernization of major building systems to include HVAC, mechanical, and plumbing upgrades, seismic and progressive collapse mitigation, fire protection, interior and exterior construction, and site improvements.

The HVAC and mechanical work include replacement of most HVAC components nearing the end of their useful life. Components to be replaced include air handling units, low pressure ductwork, ceiling diffusers and grilles, exhaust fans, pressurization fans, fan coil units, and unit heaters. Existing cooling towers, boilers and primary heating water pumps will be replaced. Rooftop pressurization fans on the Courts Addition Building roof and exhaust and return fans in the entire TUS complex will be replaced.

Interior construction includes modifications to accommodate the installation of new shear walls in the Historic Building. The rotunda ceiling will be repaired to address damage caused by water infiltration. Other seismic related interior work includes replacement the ceiling system. Historic terrazzo flooring will be restored, and new building signage will be installed throughout Historic and Courts Addition buildings. A temporary lobby area will be constructed with partitions and teller windows for the bankruptcy courts during the construction process. Location of the temporary lobby will be coordinated during the design process. All art in the TUS will be removed, stored offsite, and reinstalled upon project completion.

Structural upgrades include seismic mitigation and progressive collapse protection in the Historic Building to include the installation of shear walls and a concrete tie beam to support the perimeter masonry walls and rotunda dome. Non-structural seismic mitigation includes the installation of bracing for building systems, piping, and fire sprinkler as well as seismic anchoring of mechanical and electrical equipment in the Historic, Courts Addition and Link buildings.

Exterior construction will include reinforcement of window frame anchoring and application of both blast mitigation and thermal window film. It will also include the replacement of approximately 60 ballistic windows in judicial chambers, offices, and courtrooms in the Historic Building due to the failing window seals. Roofing upgrades will include parapet work on both the Historic and Courts Addition Building roofs. The roof membrane on the upper roofs of the Historic Building will be replaced. The proposed work also includes installation of a fall protection system on Courts Addition building roof.

Exterior sitework includes excavation and restoration of courtyard planters and installation of new drains in support of new waterproofing membranes for the prisoner transfer tunnel, cooling tower enclosure, and mechanical chase. It will also include additional security barriers around the existing parking lot.

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Fire protection upgrades include replacement of the existing fire alarm system and installation of a new fire command center. The dry system compressor will be replaced with a nitrogen generator. A new active smoke control system will be added to the rotunda.

Plumbing upgrades include fixture retrofits, replacement of hot water tanks, and the installation of energy efficient piping insulation. New family accessible restroom and lactation room will be installed in the Courts Addition Building. Electrical upgrades include replacement of all major electrical distribution equipment, panel boards, motor control centers, circuit breakers, transformer feeder wiring, and conduit. All interior and exterior lighting except historic fixtures will be replaced with new light emitting diode (LED) lighting.

Major Work Items

HVAC/Mechanical/Plumbing Upgrades	\$17,782,000
Interior Construction	17,466,000
Seismic/Structural Upgrades	15,365,000
Exterior Construction	7,032,000
Fire Protection Upgrades	4,764,000
Demolition/Hazardous Materials Abatement	2,137,000
Electrical Upgrades	<u>2,130,000</u>
Total ECC	\$66,676,000

Justification

Investment in TUS is needed to keep this historic building in the Federal inventory, comply with Executive Order 13717 ("Establishing a Federal Earthquake Risk Management Standard"), and protect building occupants and visitors by meeting current safety codes. GSA's *Seismic Rating System Report*, released on March 31, 2016, lists TUS as having one of the highest seismic risk ratings in the GSA portfolio.

The building systems have reached or exceeded their useful life, are experiencing failures and are more costly to repair. Most building systems were over 30 years old at the time of the building purchase in September 2022. The project will also address life-safety issues, water intrusion, security requirements, seismic code and compliance, and other identified deficiencies.

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

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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

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
117-103	2022	\$3,395,000	Construction
Appropriations to Date		\$3,395,000	

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	09/22/2021	\$43,289,000	Design = \$3,395,000 ECC = \$43,289,000 M&I = \$1,931,000
House T&I	07/28/2021	\$43,289,000	Design = \$3,395,000 ECC = \$43,289,000 M&I = \$1,931,000
Approvals to Date		\$ 48,615,000	

Prior Prospectus-Level Projects in Building (past 10 years)

None

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

Alteration	\$73,986,000
Lease	\$170,212,000
New Construction	\$165,097,000

The 30-year, present value cost of alteration is \$96 million less than the cost of leasing with an equivalent annual cost advantage of \$7,340,000.

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