

AMENDED PROSPECTUS – ALTERATION  
AUSTIN FINANCE CENTER  
AUSTIN, TX

Prospectus Number: PTX-1618-AU19  
Congressional District: 25

**FY 2019 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to modernize the existing Austin Finance Center (AFC), located at 1619 Woodward Street in Austin, Texas. The project will replace building systems and improve energy efficiency.

This prospectus amends Prospectus No. PTX-1618-AU17. GSA is requesting approval of an additional \$5,941,000 to account for cost escalation due to time and market conditions, and a tenant improvement component.

**FY 2019 Committee Approval Requested**

(Construction) ..... \$5,941,000<sup>1</sup>

**FY 2019 Appropriation Requested**

(Design, Construction, and Management & Inspection).....\$28,722,000

**Major Work Items**

Interior construction; exterior construction; electrical, heating, ventilation and air conditioning (HVAC), mechanical, life safety/emergency, and plumbing replacement; and sitework

**Project Budget**

Design .....\$ 2,070,000  
Estimated Construction Cost (ECC).....24,994,000  
Management & Inspection (M&I) ..... 1,658,000  
**Estimated Total Project Cost (ETPC)\* .....\$28,722,000**

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

<sup>1</sup> The House and Senate committees approved Design, M&I and Construction of \$22,781,000 in Prospectus No. PTX-1618-AU17. The approval requested in this FY 2019 amended prospectus reflects the balance needed for the project, assuming reallocation of the previously approved \$1,190,000 from Design and M&I to Construction.

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<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design and Construction	FY 2019	FY 2022

**Building**

AFC was constructed in 1969 as an office building and was purchased by the United States in 1985. It is located on a 40-acre Federal campus in southeast Austin, along with the federally owned Department of the Treasury – Internal Revenue Service (IRS) Service Center, the Department of Veterans Affairs Automation Center and a leased IRS office/warehouse. It consists of a single, freestanding, one-story building of approximately 85,000 gross square feet. The building is home to the Department of the Treasury – Bureau of the Fiscal Service.

**Tenant Agencies**

Treasury Department – Bureau of the Fiscal Service

**Proposed Project**

The project includes HVAC replacement, separation of storm and sanitary lines, domestic water line replacement, main electrical switchboard replacement, window replacement, and power distribution system replacement.

**Major Work Items**

Interior Construction	\$ 7,511,000
Exterior Construction	5,132,000
Electrical Replacement	5,211,000
HVAC/Mechanical Replacement	4,906,000
Plumbing Replacement	872,000
Life Safety/Emergency System Replacement	842,000
Sitework	<u>520,000</u>
<b>Total ECC</b>	<b>\$24,994,000</b>

**Justification**

Historically, the building has been used by Treasury as one of four regional check printing and distribution facilities for Federal obligations to vendors and the general public. Treasury's transition to electronic transfer of funds resulted in the removal of all check printing and distribution functions, and has significantly altered the type and amount of space the agency requires.

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The 48-year-old building has undergone various renovation projects over the years, but never a complete modernization, including upgrades. The space, converted from light industrial to office use, does not include the appropriate lighting, HVAC, ceilings, or finishes for office space. Window replacement will provide energy efficiency and costs savings. The building systems are outdated and have reached the end of their useful lives. The old main switchboard needs replacement to comply with the National Electric Code. The control system and related electronic components need frequent repairs, and parts are no longer available. The original power distribution system is inadequate for the electrical loads that are now required. The HVAC equipment has reached or surpassed its life expectancy. The storm water and sanitary lines do not meet current code and need to be separated. Runoff from heavy rains often floods the loading dock's storm drain, causing flooding in the building when floor drains back up. All the domestic water lines are old and corroded and need to be replaced.

**Summary of Energy 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 above the minimum performance criteria.

**Prior Appropriations**

None

**Prior Committee Approvals**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
Senate EPW	5/18/16	\$22,781,000	Design = \$2,535,000; ECC=\$17,863,000; M&I=\$2,383,000
House T&I	5/25/16	\$22,781,000	Design = \$2,535,000; ECC=\$17,863,000; M&I=\$2,383,000
<b>Approvals to Date</b>		<b>\$22,781,000</b>	

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

None

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

Alteration: .....	\$43,770,000
Lease .....	\$98,737,000
New Construction: .....	\$46,636,000

The 30-year, present value cost of alteration is \$54,967,000 less than the cost of leasing, with an equivalent annual cost advantage of \$2,732,000.

**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 February 12, 2018

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration