

**AMENDED PROSPECTUS – ALTERATION  
AUSTIN FINANCE CENTER  
AUSTIN, TX**

Prospectus Number: PTX-1618-AU21  
Congressional District: 25

**FY 2021 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, replace the roof, improve energy efficiency, and convert vacant light industrial space to office space for the Department of Veterans Affairs (VA). Relocation of VA to this building provides an annual lease cost avoidance of approximately \$1,000,000.

**FY 2021 Committee Approval Requested**

**(Design, Construction, and Management & Inspection)..... \$7,720,000<sup>1</sup>**

This prospectus amends Prospectus No. PTX-1618-AU19. GSA is requesting approval of additional design cost of \$235,000, additional estimated construction cost of \$7,248,000, and additional management and inspection cost of \$237,000 for a total additional cost of \$7,720,000 to account for cost escalation due to time and market conditions, a roof replacement, and vacant space recapture for VA.

**FY 2021 Appropriation Requested**

**(Design, Construction, and Management & Inspection)..... \$36,442,000<sup>2</sup>**

**Major Work Items**

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

**Project Budget**

Design .....	\$ 2,305,000
Estimated Construction Cost (ECC).....	32,242,000
Management & Inspection (M&I) .....	1,895,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$36,442,000</b>

<sup>1</sup> Prospectus No. PTX-1618-AU19 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 September 27, 2018, and June 19, 2019, respectively, for a reduction in design cost of \$465,000, an estimated construction cost of \$7,131,000, and a reduction in management and inspection cost of \$725,000, for a total of \$5,941,000.

<sup>2</sup> GSA was unable to fund the approved FY 2019 repair and alteration project within the enacted level of the President's FY 2019 Budget.

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

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design and Construction	FY 2021	FY 2024

**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; VA

**Proposed Project**

The project includes main electrical switchboard and power distribution system, HVAC, domestic water line, window and roof replacement. Additionally, the project includes renovation of restrooms, separation of storm and sanitary lines, a new wet pipe fire suppression system, and conversion of vacant light industrial space to usable office for VA.

**Major Work Items**

Interior Construction	\$ 9,954,000
Exterior Construction	5,558,000
Electrical Replacement	5,379,000
HVAC/Mechanical Replacement	5,775,000
Roof Replacement	2,726,000
Plumbing Replacement	1,183,000
Life Safety/Emergency System Replacement	1,200,000
Sitework	<u>467,000</u>
<b>Total ECC</b>	<b>\$32,242,000</b>

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**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.

The 50-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. Conversion of the vacant light industrial space into usable office space for VA will prevent the need to lease additional space to alleviate overcrowding in their current leased location. Approximately \$1,000,000 in annual lease costs will be avoided by relocating VA from leased space into the Austin Finance Center.

Window replacement will provide energy efficiency and costs savings. The roof has exceeded its useful life and needs replacement. 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 cost effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

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**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
House T&I	9/27/2018	\$5,941,000	Design reduction = (\$465,000); Additional Construction = \$7,131,000; M&I reduction = (\$725,000)
Senate EPW	6/19/19	\$5,941,000	Design reduction = (\$465,000); Additional Construction = \$7,131,000; M&I reduction = (\$725,000)
<b>Approvals to Date</b>		<b>\$28,722,000</b>	

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

None

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

Alteration: .....\$37,492,000  
Lease .....\$139,560,000  
New Construction: .....\$42,661,000

The 30-year, present value cost of alteration is \$5,169,000 less than the cost of new construction, with an equivalent annual cost advantage of \$244,000.

**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 4, 2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration