PROSPECTUS – ALTERATION
TACOMA UNION STATION
TACOMA, WA

Prospectus Number: PWA-0704-TA21
Congressional District: 6

FY 2021 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 and undertake targeted building system modernizations. GSA exercised the purchased option committing the Government to the $1 purchase when the existing lease agreement expires on September 20, 2022. GSA's *Seismic Rating System Report*, released on March 31, 2016, lists the Tacoma Union Station 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 In addition to the critical structural repairs and upgrades, the proposed project will modernize the building's outdated systems, address life safety upgrades, alter interior space, and undertake exterior repairs. The facility is currently under the ownership of the City of Tacoma. When the facility comes into the Federal inventory, the Government will realize an annual lease cost avoidance of approximately $6,400,000.

FY 2021 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....$46,300,000

Major Work Items

Seismic mitigation and progressive collapse protection upgrades; electrical, fire and life safety, heating, ventilation and air conditioning (HVAC) and plumbing upgrades; exterior repairs

Project Budget

Design	$3,395,000
Estimated Construction Cost (ECC)	40,974,000
Management and Inspection (M&I)	1,931,000
Estimated Total Project Cost (ETPC)	**$46,300,000**

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

Schedule	Start	End
Design and Construction	FY2021	FY2025

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Building

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 Federal courts began occupancy in 1992 under a 35-year renovation lease purchase transaction authorized by Congress in 1987.

TUS is made up of three 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. Ten courtrooms are provided for the Federal courts in the 219,000 gross square foot facility, two within the north and south wings of the 1911 building and eight in the addition. 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; GSA

Proposed Project

The proposed project includes seismic mitigation and progressive collapse protection upgrades; electrical, fire and life safety, HVAC, and plumbing upgrades; and exterior repairs.

Structural seismic mitigation and progressive collapse protection is limited to the east elevation of the Historic Building and includes installation of shear walls and a concrete tie beam to support the perimeter masonry walls. Non-structural seismic mitigation includes the installation of bracing for the ceiling systems, piping and fire sprinkler, and seismic anchoring of mechanical and electrical equipment in the Historic, Courts Addition, and Link Buildings. Interior alterations include modification of interior offices in the Historic Building. Floor, wall, and ceiling finishes will address damage caused by water infiltration. The art in the building will be removed, cleaned, and stored off site and will be reinstalled upon project completion.

Electrical upgrades include installation of multiple panelboards, modifications to communication systems, installation of surge protection devices, and other exterior and interior LED lighting upgrades.

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Fire and life safety upgrades include the replacement of the existing fire alarm system. New sprinkler piping coverage and seismic bracing will be installed and a new fire command center will be located in the rotunda.

Building exterior upgrades will address exterior windows, central mail room, dedicated loading dock screening area, and parking area. The project also includes work on the existing parking lot to upgrade the existing security and install bollards and alarms. Tunnel structural repair work will address water infiltration. Roofing upgrades include parapet repair work on both the Historic Building and Courts Addition Building roofs. The roof membrane on the upper roofs of the Historic Building will be replaced. Roof pavers on the Link Building will be cleaned and reinstalled.

The HVAC system upgrade work includes simultaneous replacement of cooling towers with a new 340-ton cooling tower, primary heating water pumps and pressurization, exhaust and return fan replacement, as well as modifications of existing pipework. Plumbing upgrades include energy-efficient fixtures and electric water heaters. New family-accessible restrooms will also be installed.

Major Work Items

Seismic and Progressive Collapse Upgrades	$26,357,000
Electrical Upgrades	$4,525,000
Fire & Life Safety Replacements	$3,572,000
Building Exterior Upgrades	$3,505,000
HVAC and Plumbing Upgrades	$3,015,000
Total ECC	**$40,974,000**

Justification

Investment in the Tacoma Union Station 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 the useful lives, are experiencing failures, and are more costly to repair. Most building systems will be over 30 years old at the time of purchase in September 2022. The project will also address life safety issues,

water intrusion, security requirements, seismic code and compliance, and other identified deficiencies.

Occupants of the Historic Building will be housed in temporary swing space outside of the building while construction occurs. The project in the Historic Building will be completed while the building is empty to reduce risk, lessen the estimated construction timeline, and decrease estimated construction costs. Project work in the Courts Addition Building will be completed while occupied.

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.

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:	$102,380,000
Lease	$129,472,000

The 30-year, present value cost of alteration is over $27,091,000 less than the cost of leasing with an equivalent annual cost advantage of $1,277,000.

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 5, 2020

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration