

**PROSPECTUS – ALTERATION
WILLIAM J. HOLLOWAY, JR. U.S. COURTHOUSE
AND
U.S. POST OFFICE AND COURTHOUSE
OKLAHOMA CITY, OK**

Prospectus Number: POK- 0046/0072-OK20
Congressional District: 5

FY 2020 Project Summary

The General Services Administration (GSA) proposes the design and construction of the first 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 Alterations to the Holloway CT and PO-CT include interior alterations; modernization of outdated mechanical, fire alarm, electrical, and plumbing systems; and exterior improvements, such as roof and window system replacements.

FY 2020 Committee Approval Requested

(Design, Construction, and Management & Inspection).....\$144,446,000

FY 2020 Appropriation Requested

(Design, Phase I Construction, and Phase I Management & Inspection)...\$93,441,000

Major Work Items

Interior construction; heating, ventilation, and air conditioning (HVAC)/mechanical replacement; fire/life safety replacement and upgrades; electrical system replacement; building envelope upgrades, including window replacement; plumbing upgrades; and site work upgrades.

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Project Budget

Design

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 (Phase I)	\$77,145,000
PO-CT (Phase II) (TBD)	<u>48,112,000</u>
Total ECC	\$125,257,000

Management & Inspection (M&I)

Holloway U.S. Courthouse (Phase I)	\$4,167,000
PO-CT (Phase II) (TBD)	<u>2,893,000</u>
Total M&I	\$7,060,000

Estimated Total Project Cost (ETPC)* \$144,446,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2024

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 five-story building contains 308,691 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.

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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 221,497 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, 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

The project will provide full design for repair and alteration of both the Holloway CT and the PO-CT. The first phase is repair and alteration of the Holloway CT which 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 include window replacement and repair of exterior stone. Fire and life safety upgrades include replacement of the entire fire alarm system, installation of additional stairwells for egress, and seismic upgrades. Plumbing fixtures and associated piping will be replaced. Site improvements proposed include replacement of caulking and correction of cracks in the plaza slab, landscape and lighting replacement, and accessibility upgrades.

The second phase includes 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. Building envelope upgrades include exterior stone restoration and window film for blast and window reinforcement. The mechanical penthouse roof will be replaced and the walls repaired. Fire and life safety upgrades

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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

Interior Construction	\$ 46,472,000
HVAC Replacement	29,683,000
Electrical Replacement	20,927,000
Building Envelope Upgrades	18,035,000
Fire/Life Safety Replacement/Upgrades	5,431,000
Plumbing Replacement/Upgrades	3,792,000
Site Upgrade	<u>917,000</u>
Total	\$125,257,000

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 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 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 potential failure of the stone exterior is a serious life safety concern. The fire alarm system is outdated and needs to be replaced. Seismic upgrades are included to address increased seismic activity in the area.

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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 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

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

Alteration:	\$169,906,000
New Construction:	\$231,311,071
Lease:	\$280,080,639

The 30-year, present value cost of alteration is \$61,404,471 less than the cost of new construction with an equivalent annual cost advantage of \$2,973,018.

Recommendation

ALTERATION

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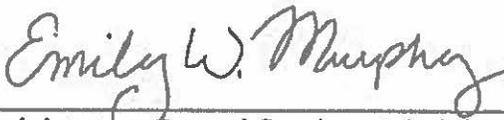
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Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on March 18, 2019

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration