



Feasibility Study for Expansion of a Federal Office Building

Project Data: Feasibility Study

In 2005 Steven Winter Associates, Inc. (SWA) completed a feasibility study for the U.S. General Services Administration (GSA), for the expansion of a 165,000 sq. ft. federal office building for a U.S. government agency tenant.

SWA was contracted to evaluate and present design and cost analyses of four viable design alternatives that met the tenant government agency space needs and GSA owned facility requirements, and to recommend a preferred design alternative.

The alternatives were of varying scope to accommodate different expansion scenarios for the tenant agency. Added to the above were analyses and cost estimates for alteration work associated with linkages between the existing building and any addition alternative.

The analyses included spatial, site work, traffic, parking, and construction cost considerations for parking capacity increases to accommodate the anticipated population increase on site caused by each of the four alternatives.

SWA consultant firms contributing to this feasibility study were: AKRF Engineers, Inc., traffic, parking, and site planning; The Planning Site, space planning analysis; and Cost Calculations, Inc., cost estimating.

Feasibility Study Purpose and Process

Purpose

- Supports request for government funding
- Establishes need for future investment
- Assessment of Needs
- Determine Scope of Work

Process

- Investigation of Existing Facility Data, Conditions, and Documentation
- Research and Establish Program Requirements
- Determination of Proposed Planning Alternatives and Preliminary Cost Estimates
- Client Review of Planning Alternatives and Cost Estimates
- Determination of Preferred Alternative and Implementation Strategy
- Determination of Funding Source and Project Schedule to Occupancy
- Assembly of Supporting Justification for Preferred Alternative
- Advance to Next Stage of Project Development

Client: U.S. General Services Administration
Building Type: Office building
Building Size: 165,000 sq. ft.
Project Status: Complete

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