



UNITED STATES GENERAL ACCOUNTING OFFICE  
WASHINGTON, D.C. 20548

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PROCUREMENT, LOGISTICS,  
AND READINESS DIVISION

B-206761

March 22, 1982

The Honorable Robert T. Stafford  
Chairman, Committee on Environment  
and Public Works  
United States Senate

Dear Mr. Chairman:

Subject: Status of Selected GSA Repair  
and Alteration Projects Relating  
to the Omnibus Judgeship Act  
(PLRD-82-63)

In February 1982, the General Services Administration (GSA) provided your Office the status of 20 repair and alteration projects, which relate to the Omnibus Judgeship Act. Because of concern about the accuracy of the information provided, your Office asked us, on February 18, 1982, to determine the status of the projects. On March 11, 1982, we briefed your Office on the current status of 9 of the 20 projects in question. As a result of that briefing, your Office asked us to provide you a written report on the results of our work on these nine projects.

This report reflects information we obtained on the status of the nine projects from GSA regional office files and through conversations with appropriate GSA headquarters and regional office personnel. Because of time limitations, we did not verify the information obtained.

A comparison of GSA's estimated completion dates for design and construction of the projects, which GSA presented to your Office in February 1982, and our estimated dates, which we obtained from GSA files and headquarters and regional office personnel, showed a number of differences (see enc. I). For seven of the nine projects, the information we obtained showed estimated construction completion dates were 2 to 22 months later than the information GSA provided. For one of the remaining two projects, the information we obtained showed the estimated completion date as being 2 months earlier than shown by the information GSA provided.

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According to a GSA headquarters official, GSA used quarterly status reports submitted to GSA headquarters by regional or assistant regional administrators as the sources for the status information that it provided your Office in February. The status information that we obtained on the projects is current and was obtained directly from those GSA regional office personnel responsible for the projects.

As requested in the March 11 meeting, we are also providing, for the nine projects we covered, information on the amounts of (1) actual appropriations through fiscal year 1982, (2) appropriations requested for fiscal year 1983, and (3) actual obligations as of September 30, 1981 (see enc. II).

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We did not obtain GSA's comments on matters discussed in this letter. As agreed with your Office, we are sending copies of this report to the Administrator of General Services.

Sincerely yours,



Donald J. Horan  
Director

Enclosures - 2

COMPARISON OF ESTIMATED DESIGN AND CONSTRUCTION  
DATES FOR SELECTED REPAIR AND ALTERATION PROJECTS  
RELATING TO THE OMNIBUS JUDGESHIP ACT

<u>Building</u>	Estimated completion dates			
	<u>Design</u>		<u>Construction</u>	
	<u>GSA</u>	<u>GAO</u> <u>(note a)</u>	<u>GSA</u>	<u>GAO</u> <u>(note a)</u>
<u>Projects under construction (note b):</u>				
U.S. Post Office - Courthouse, Miami, Fla.	-	-	11/81	<u>c</u> /4/83
Courthouse - Federal Office Building Annex, Miami, Fla.	-	-	4/83	<u>d</u> /4/83
Federal Building - U.S. Courthouse, Savannah, Ga.	-	-	3/82	<u>e</u> /6/84
<u>Projects under design:</u>				
Federal Building - U.S. Courthouse and Down- town Postal Station, Tampa, Fla.	4/82	10/82	6/83	11/83
Edward A. Garmatz Building, Baltimore, Md.	<u>f</u> /3/81	<u>f</u> /8/81	1/83	3/83
Federal Building - U.S. Courthouse, Greenville, S.C.	5/82	9/82	9/83	2/84
Post Office and Court- house, Huntington, W.Va.	1/82	5/82	6/83	<u>g</u> /1/84
Charles R. Jonas Federal Building, Charlotte, N.C.	5/82	9/82	9/83	7/83
U.S. Post Office and Courthouse, Alexandria, Va.	6/82	4/83	10/83	8/84

a/GAO's data was obtained from GSA files and headquarters and regional office personnel without verification.

b/No estimated design completion dates provided since these projects are already under construction.

c/GSA estimates that work will begin on phase II of this project in April 1983. GSA is doing this project in two phases. Phase I work was accomplished by force-account personnel while phase II is to be contracted out. Phase II construction will not begin until the Courthouse Annex (see below) is completed.

d/This project involves construction of a new building.

e/GSA expects the initial phase of work on this project to be completed in 1982. All work is not expected to be complete until June 1984.

f/This is an actual completion date.

g/The estimated completion dates are for work for which funds have been appropriated to date. Additional work may be scheduled.

SUMMARY FINANCIAL DATA FOR  
SELECTED REPAIR AND ALTERATION PROJECTS  
RELATING TO THE OMNIBUS JUDGESHIP ACT

<u>Building</u>	<u>Amount of prospectus</u>	<u>Fiscal year</u>	<u>Appropriations</u>		<u>Obligations as of 9/30/81</u>	<u>Remarks</u>
			<u>Appropriated</u>	<u>Requested</u>		
	--(000)--		----- (000) -----			
U.S. Post Office - Courthouse, Miami, Fla.	\$ 5,451	1980 1981 1982 1983	\$ 904 2,670 600	\$1,400	\$ 1,473	According to a GSA headqua appropriations included so Therefore, total appropria 1983 request (\$5,574,000) prospectus.
Courthouse - Federal Office Building Annex, Miami, Fla.	19,102	1976 1980	14,700 6,400		21,052	A 1975 prospectus and 1976 \$14.7 million. Because ex bi and also subsequently exce lion prospectus, the Congr tional \$6.4 million in fis million total appropriatic escalation of the approved allowed by law.
Federal Building - U.S. Courthouse, Savannah, Ga.	1,250	1981	1,363		665	The appropriations amount escalation of the prospect
Federal Building - U.S. Courthouse and Downtown Postal Station, Tampa, Fla.	2,001	1981	2,008		26	Appropriations included \$1 work.
Edward A. Garmatz Building, Baltimore, Md.	1,595	1980	1,518		7	
Federal Building - U.S. Courthouse, Greenville, S.C.	1,750	1982	1,750		98	
Post Office and Courthouse, Huntington, W.Va.	3,248	1980	2,305		28	GSA's original prospectus reduced the prospectus amc recognize a switch from th to one multipurpose court the prospectus at the low
Charles R. Jonas Federal Building, Charlotte, N.C.	3,576	1982	3,376		7	
U.S. Post Office and Courthouse, Alexandria, Va.	1,550	1983		1,550	0	