

**PROSPECTUS – ALTERATION
 JACK BROOKS
 FEDERAL BUILDING - U.S. POST OFFICE AND COURTHOUSE
 BEAUMONT, TX**

Prospectus Number: PTX-0019-BE22
 Congressional District: 14

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Jack Brooks Federal Building, U.S. Post Office and Courthouse (FB-PO-CT) at 300 Willow Street in Beaumont, TX. The project will address the building’s deteriorating envelope and mitigate impact of humid climate; modernize outdated mechanical, electrical, plumbing, and conveyance systems; preserve historic attributes; repair damaged portions of the interior; and undertake site and life-safety improvements.

FY 2022 Committee Approval and Appropriation Requested

(Design, Construction, Management and Inspection)\$57,205,000

Major Work Items

Exterior construction; heating, ventilation, and air conditioning (HVAC), electrical, and plumbing replacements; interior construction; elevator modernization; site work; and life-safety

Project Budget

Design	\$ 4,753,000
Estimated Construction Cost (ECC)	49,630,000
Management and Inspection (M&I).....	2,822,000
Estimated Total Project Cost (ETPC)*	\$57,205,000

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

Schedule

	Start	End
Design and Construction	FY 2022	FY 2026

Building

The Jack Brooks FB-PO-CT, constructed in 1934, contains three stories plus an attic and basement. A two-story addition including a basement was completed in 1974. The 159,000 gross square foot building occupies a full city block, is listed in the National Register of Historic Places, and is a contributing element to the Beaumont Commercial Historic District.

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Tenant Agencies

Judiciary–District Court, Bankruptcy, Magistrate, Probation; Department of Justice–U.S. Marshals Service; Department of Labor; U.S. Postal Service; GSA

Proposed Project

The proposed project is a combination of work items that will substantially enhance the preservation, duration, and efficiency of the building. Exterior construction includes comprehensive restoration of all building exterior stonework, roof replacement, and a window component. Modernization of building systems includes HVAC, electrical switchgear, panel, wiring, lighting, domestic water, storm drainage, waste piping, and plumbing fixture replacement, and conveyance upgrades. Interior construction includes restoration of historic finishes and other damaged finishes and restroom and accessibility upgrades. Site work includes replacement of retaining walls; repairs/replacement to parking areas, gates, and bollards; and the addition of a perimeter drainage system. Life-safety improvements include upgrades to the building sprinkler system, replacement of door hardware, and code-compliance improvements to mechanical spaces and stairways.

Major Work Items

Exterior Construction	\$18,187,000
HVAC Replacement	10,666,000
Electrical Replacement	6,952,000
Interior Construction	3,591,000
Elevator Modernization	3,233,000
Plumbing Replacement	2,563,000
Site work	2,259,000
Life-Safety	<u>2,179,000</u>
Total ECC	\$49,630,000

Justification

The building's original cladding is in poor condition with areas of cracks, spalling, and delamination on all elevations. Water flow has deteriorated the stone and washed out mortar joints. Materials on the building's exterior, such as exterior stone and pieces of mortar, are falling off the building and posing a risk to pedestrians. In anticipation of further degradation, the building facade has been netted to protect pedestrians below. The building's multiple roofing systems are approaching the end of their useful lives and

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require replacement to prevent further water intrusion. The HVAC system has had multiple modifications since original construction and needs complete replacement for code compliance and energy efficiency. The electrical system throughout the building is dated and no longer serviceable. Public corridors, elevator lobbies, courtrooms, and public restrooms require maintenance and repair as identified in the historic building preservation plan. The aging elevators require parts that are no longer available. Plumbing systems are a combination of original and retrofit piping and are unsafe to test due to extensive corrosion. Site work will address poor drainage conditions, trip hazards, and deteriorated parking areas. Life-safety work will correct fire rating of doors and walls in mechanical spaces, emergency lighting, the aging fire alarm and sprinkler system, and exit signage.

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

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:	\$31,686,000
Lease:	\$100,429,000
New Construction:	\$59,760,000

The 30-year, present value cost of alteration is \$28,074,000 less than the cost of new construction, with an equivalent annual cost advantage of \$1,202,000.

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Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on 6/15/2021

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration