

PROSPECTUS – ALTERATION
U.S. POST OFFICE AND COURTHOUSE
CLARKSBURG, WV

Prospectus Number: PWV-0313-CL22
Congressional District: 01

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the full modernization of the U.S. Post Office and Courthouse (POCT) located at 500 West Pike Street in Clarksburg, WV. In September 2020, the United States, acting by and through GSA, purchased the POCT from the U.S. Postal Service (USPS). The proposed project enables the U.S. District Court (USDC) to remain in-place, satisfying the court’s long-term housing needs by renovating the historic courthouse and repurposing space that USPS vacated by converting vacant space into new court spaces, right-sizing the existing courtroom and associated support spaces, creating secure corridors, replacing major building systems, repairing the building envelope, correcting structural deficiencies, improving energy efficiency, and preserving historic building elements.

FY 2022 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$55,400,000

Major Work Items

Demolition and hazardous materials abatement; exterior construction; electrical, heating, ventilation and air conditioning (HVAC), plumbing, conveyance, and fire protection systems upgrades; interior construction; sitework; structural upgrades

Project Budget

Design\$4,230,000
Estimated Construction Cost (ECC)49,191,000
Management and Inspection (M&I).....1,979,000
Estimated Total Project Cost (ETPC)*\$55,400,000

*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 2028

Building

The Clarksburg POCT is located at the western edge of Clarksburg’s commercial downtown district at the northwest corner of West Pike and North Sixth Streets. The building was constructed in 1932 and replaced the functions of a smaller 1886 structure

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that was located a few blocks to the east of the present courthouse and that has been demolished. The building is located in the historic district of Clarksburg and is listed in the National Register of Historic Places. It was built to house a post office and mail sorting facility on the first floor and to serve as a district courthouse on the upper two floors. In 1972, a first-floor Annex addition was constructed, increasing the building to a total of 78,629 square feet. The building came into the GSA inventory in FY 2020, when it was acquired by the United States from USPS.

Tenant Agencies

U.S. District Court (USDC), U.S. Marshals Service (USMS)

Proposed Project

The proposed project is an occupied comprehensive multi-phased renovation of the existing facility. The project includes: converting first-floor space vacated by USPS into additional courtroom, office and support space for USDC; addressing existing security deficiencies with separate restricted and secure circulation throughout the building for the public, judges and prisoners, thereby improving circulation so that the building works as a coherent whole; improving the layout of the existing USMS space on the first floor, and integrating all USMS spaces more effectively with the rest of the building; retaining, restoring and incorporating surviving historic spaces, such as the main lobby, the public corridors and the second-floor courtroom, into the building program. The project will also provide new window components, structural and seismic repairs, elevator expansion and modifications, and a comprehensive replacement of the mechanical, electrical, fire protection, and plumbing systems.

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Major Work Items

Demolition/Hazardous Materials Abatement	\$15,564,000
Exterior Construction	10,999,000
Electrical Upgrades	6,626,000
HVAC Upgrades	5,523,000
Interior Construction	5,174,000
Plumbing Upgrades	1,492,000
Sitework	1,198,000
Conveyance Upgrades	945,000
Fire Protection Upgrades	876,000
Structural Upgrades	<u>794,000</u>
Total ECC	\$49,191,000

Justification

The POCT in Clarksburg came into the GSA inventory in 2020 after having been under the custody and control of USPS. Over the years, USPS's need for the facility diminished, and as a result, significant portions of the building are vacant. USPS was unable to make any meaningful reinvestment in the building, and due to years of deferred maintenance, many of the building systems are failing and beyond the end of their useful lives. These failing systems have created significant issues for USDC, which has a long-term need to be located in Clarksburg. As such, the building comes into GSA's inventory with significant reinvestment needs that cannot be addressed without this project.

In addition to the operational and infrastructure needs at the courthouse, USDC has a near-term need for a new courtroom and chambers to accommodate a senior judge. The current facility is served by a single undersized courtroom, which is shared by two district judges. Due to the lack of space, the magistrate judge has been relocated to another courthouse over an hour's drive away, significantly impacting the court's operations. Execution of this project will allow the return and colocation of the magistrate judge with the provision of a courtroom, chamber and support spaces. Execution of this project will also allow for the correction of circulation and security concerns.

The existing HVAC system is over 47 years old, is increasingly prone to failure and consumes far more energy than a modern system. The control systems do not function properly, and the air handling units and duct systems—along with the chillers, cooling towers and pumps—are beyond their useful lives and need to be replaced.

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Like the HVAC system, the majority of the electrical and lighting systems were installed in 1972, are energy inefficient and have surpassed their life expectancy. The plumbing system is also in need of replacement, as many of the fixtures, piping, valves, and appurtenances are failing. Major leaks have occurred at the facility over the past several years, resulting in the closure of restrooms, flooding of the basement and damage to occupant agency space. Since GSA assumed jurisdiction, custody and control of the property in September 2020, minor repairs have been completed; however, replacement is needed beyond the short term to prevent system failure and to enable the occupant agencies in the building to continue their operations without interruption. Currently, USMS holding cells on the second floor are not operational due to plumbing leaks. Similarly, there are partial closures of restrooms and janitorial closets throughout the facility. The basement drain lines have collapsed, and pumps are being used to prevent the flooding of the boiler room. Many valves throughout the system are not operational, and significant corrosion has been observed in both the plumbing and mechanical lines. If piping corrosion continues, the possibility of a pipe failure and shutdown of the property will become more likely.

Similarly, the building envelope has active leaks, and over the years, the envelope has allowed a significant amount of water infiltration, causing moisture, mold and other indoor air quality issues.

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 (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles and (c) 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

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Prior Prospectus-Level Projects in Building (past 10 years):

None

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

Alteration:	\$38,380,000
New Construction:	\$43,733,000
Lease:	\$126,897,000

The 30-year, present value cost of alteration is \$5,353,000 less than the cost of new construction, with an equivalent annual cost advantage of \$229,000.

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 9/9/2021

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration