

**PROSPECTUS – ALTERATION
WILLIAM COLMER FEDERAL BUILDING AND U.S. COURTHOUSE
HATTIESBURG, MS**

Prospectus Number: PMS-0072-HA22
Congressional District: 4

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the William M. Colmer Federal Building and U.S. Courthouse (Colmer CT) located at 701 North Main Street in Hattiesburg, MS. The proposed project will improve physical security at the building, address the building’s deteriorating envelope, and upgrade multiple building systems.

FY 2022 Committee Approval Requested

(Design, Construction, Management & Inspection.....\$27,000,000

FY 2022 Appropriations (Public Law 117-103, March 15, 2022)

(Design, Construction, Management & Inspection) \$27,000,000¹

Major Work Items

Physical security improvements; exterior construction; interior construction; fire protection; electrical; heating, ventilation and air conditioning (HVAC), plumbing and conveyance upgrades; demolition and hazardous materials abatement

Project Budget²

Design	\$2,146,000
Estimated Construction Cost (ECC)	23,531,000
Management and Inspection (M&I)	1,323,000
Estimated Total Project Cost (ETPC)*.....	\$27,000,000

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

Schedule

	Start	End
Design and Construction	FY 2023	FY 2026

¹ Public Law 117-103 (FY 2022) funded \$27,000,000 for repair and alteration of the building.

² Project design to follow 2007 United States Courts Design Guide (as partially revised in 2016).

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Building

The Colmer CT, named after former Congressman William Meyers Colmer (1890-1980), was constructed in 1974 and contains 64,228 gross square feet of space over three stories plus basement. The Colmer CT has been evaluated as potentially eligible for listing in the National Register of Historic Places.

Tenant Agencies

Judiciary - U.S. District Court, U.S. Bankruptcy Court, U.S. Probation Office; U.S. Department of Justice - U.S. Marshals Service (USMS), Office of the U.S. Attorney; U.S. Department of the Treasury - Internal Revenue Service; U.S. Department of the Army - Army Recruiting Command; U.S. Department of Labor - Office of Inspector General, Wage and Hour Division; GSA

Proposed Project

The proposed project will address security deficiencies identified in the Administrative Office of the U.S. Courts September 2020 Capital Security Program Study. The project will also address needed repairs to the exterior envelope and upgrades to multiple building systems, including necessary fire and life-safety system upgrades and upgrades to existing restrooms.

The project will address elements that improve the separation of circulation for the public, judges, and prisoners, such as adding doors, reconfiguring or adding corridors, reconfiguring or adding elevators and sally ports, constructing physical or visual barriers and associated demolition, improving physical security, abating hazardous materials, and undertaking systems upgrades.

Fire and life-safety improvements include the construction of a new fire egress stair to support life-safety code emergency exiting requirements for occupants of the building and upgrades to the fire alarm and sprinkler system. The project will also address various building-related concerns and deficiencies, including, without limitation, the replacement of exterior windows, repairs related to improving the overall integrity of the building's envelope, and the replacement or repair of the public restroom fixtures.

Major Work Items

Physical Security Improvements	\$9,332,000
Exterior Construction	6,025,000
Fire Protection Upgrades	3,674,000
Interior Construction	3,107,000

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Electrical/HVAC/Plumbing/Conveyance Upgrades	1,189,000
Demolition/Hazardous Materials Abatement	<u>204,000</u>
TOTAL	\$23,531,000

Justification

The Colmer CT serves the United States District Court for the Southern District of Mississippi and houses one senior U.S. district court judge, one U.S. magistrate judge, two visiting district court judges, and one visiting bankruptcy judge for hearings approximately once a week. The building does not have appropriate separate circulation for judges, prisoner movement, and the public. The building lacks a USMS sallyport, detention-grade elevators, secure parking, and a dedicated elevator for judges. The building also requires additional holding cells and improvements to the lobby security station.

The fire alarm system is 21 years old and beyond its useful life. The notification strobes are not placed in accordance with the latest National Fire Protection Association 72 safety standards or the Architectural Barriers Act Accessibility Standard (ABAAS). Smoke and heat detectors also do not meet current standards.

Exterior envelope repairs will enhance the building's integrity. The existing windows, some of which leak, have low-efficiency glass single panes with no thermal break frames. New insulated glass and frames will decrease the heating and cooling load by decreasing the heat transfer through the envelope of the building, resolving water intrusion and preventing further damage. The decreased building heating and cooling load will reduce the overall HVAC system electricity consumption. The building also lacks a lightning protection system.

Restroom fixtures and finishes, including sinks, stall partitions and accessories, which date back to the building's construction, do not meet ABAAS. The partitions are being held in place at the bottom by jacks and interim repairs have resulted in a non-uniform appearance.

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 will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

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Prior Appropriations

Appropriations			
Public Law	Fiscal Year	Amount	Purpose
117-103	2022	\$27,000,000	Design, Construction and M&I

Prior Committee Approvals

None

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

None

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

This project provides funding to address security deficiencies in an existing Federal facility in a timely and less costly manner than constructing or leasing a new courthouse.

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 9/12/2022

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration