

**PROSPECTUS – ALTERATION
JOHN W. MCCORMACK U.S. POST OFFICE AND COURTHOUSE
BOSTON, MA**

Prospectus Number: PMA-0013-BO18
Congressional District: 8

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to preserve the structural integrity of the John W. McCormack U.S. Post Office and Courthouse (McCormack POCH), located at 5 Post Office Square in Boston, MA. The proposed project will correct failing mortar and masonry deficiencies and undertake necessary roof repairs, while preventing potential danger to pedestrians and vehicles from falling debris in the vicinity of the building.

FY 2018 Committee Approval Requested¹

(Design, Construction, Management & Inspection (M&I)).....\$10,751,000

Major Work Items

Exterior Construction

Project Budget

Design	\$ 721,000
Estimated Construction Cost (ECC).....	9,218,000
M&I	812,000
Estimated Total Project Cost (ETPC)	\$10,751,000

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2020

Building

The McCormack POCH, located in Boston’s Financial District, is a 24-floor building with a common lobby and basement that contains approximately 793,000 gross square feet. Constructed in 1933, the masonry and steel frame building is in the Art Deco style with the distinctive period style on both the exterior and much of the interior and is listed in the National Register of Historic Places.

¹ GSA is not requesting additional appropriated funds in support of this project at this time. Upon approval of this prospectus and a concurrent transfer request, GSA will make use of project savings in the Federal Buildings Fund to undertake these proposed repairs.

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Tenant Agencies

Environmental Protection Agency, Judiciary, Department of Education, Department of Justice, U.S. Tax Court, Social Security Administration, Department of Health and Human Services, GSA.

Proposed Project

The project will consist of masonry repairs, including full re-pointing, as needed, stone re-setting and anchoring, caulking of joints and stone, sealant of stone, including re-coating of terra cotta units, waterproofing, cleaning and spot re-pointing and roof repairs, as needed. Safety rigging, netting, and sidewalk protection will remain in place throughout the proposed project.

Major Work Items

Exterior Construction	<u>\$9,218,000</u>
Total ECC	\$9,218,000

Justification

In January 2017, a large chunk of granite spall fell from the façade of the McCormack POCH, narrowly missing a pedestrian on the sidewalk. The size of the granite spall was approximately 22" x 8" x 5", and it weighed 70 pounds. The granite fell from the 23rd floor. GSA immediately installed sidewalk protection around the perimeter of the building and began a full investigation and survey of the façade. The survey, completed in November 2017, indicated the need for critical façade repairs to prevent further deterioration and envelope failure.

While limited exterior repairs have been undertaken since the building's construction in 1933, both age and location have contributed to the current façade deficiencies. All sides of the building are experiencing failures due to age and weather deterioration of the mortar joints. The impact is most pronounced on the Milk Street façade where temperature changes resulting from exposure to sunlight contributed to the thermal expansion and contraction of the masonry. Additionally, because water expands when it freezes, the infiltration of water into cracks during winter months enabled a freeze-thaw cycle that resulted in the jacking and loosening of stones. The combination of these forces over time completely freed the above-mentioned granite from the building, and it fell to the sidewalk below.

Roof deficiencies—including failed caulking between roof counterflashing and granite, standing water that is causing clogged drains and overflow, and open holes in roof

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membrane that impact insulation and adhesive—are contributing to the water infiltration. Additionally, GSA has found vegetation in the deteriorated areas. Plant roots provide further evidence of the continual presence of moisture. Root growth will further deteriorate mortar joints and accelerate failure. Failures are expected to accelerate over time.

Until this repair can be undertaken, GSA has used Minor Repair and Alteration funds for interim repairs to those mortar joints required for installation of heavy-duty safety netting. These interim measures, along with the sidewalk protection and ongoing monitoring of the façade, reduce the threat of imminent harm to pedestrians and vehicles around the perimeter of the McCormack POCH. These measures are not long-term solutions. Until the proposed repairs are undertaken and the deteriorated conditions are corrected, infiltration will continue, and the masonry and mortar will continue to fail.

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)

There are no feasible alternatives to this project. This project is a limited scope renovation. The cost of the proposed project is less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION


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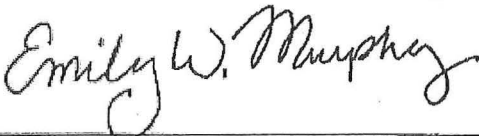
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Certification of Need

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

Submitted at Washington, DC, on June 15, 2018.

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration