

**PROSPECTUS – ALTERATION  
LEWIS F. POWELL, JR. U.S. COURTHOUSE  
AND U.S. COURTHOUSE ANNEX  
RICHMOND, VA**

Prospectus Number: PVA-0063-RI18  
Congressional District: 03

**FY 2018 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to upgrade the exterior envelope of the Lewis F. Powell, Jr., U.S. Courthouse and Courthouse Annex (Powell Complex) at 1100 E. Main Street in Richmond, VA.

**FY 2018 Committee Approval and Appropriation Requested**

**(Design, Construction and Management & Inspection).....\$11,677,000**

**Major Work Items**

Roof replacement/repairs; window replacement/repairs; plumbing upgrades/repairs; and interior construction/abatement

**Project Budget**

Additional Design .....	\$ 80,000
Estimated Construction Cost (ECC) .....	10,683,000
Management and Inspection (M&I) .....	914,000
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$11,677,000</b>

**Schedule**

	Start	End
Construction	FY 2018	FY 2020

**Building**

The Powell Complex is composed of the Lewis F. Powell, Jr. U.S. Courthouse (Courthouse) and the Lewis F. Powell, Jr. U.S. Courthouse Annex (Annex). The Powell Complex is located in the historic downtown area of Richmond, VA. The Courthouse was originally constructed in 1858 and is one of the oldest buildings in GSA's inventory. The Annex was built in 1936 directly adjacent to the Courthouse. The two buildings are listed in the National Register of Historic Places. The buildings share systems and infrastructure and are physically connected at the basement level and by a third floor walkway. The Powell Complex, which formerly housed all of the U.S. Court functions in the city of Richmond, primarily serves the needs of the U.S. Court of Appeals.

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**Tenant Agencies**

Judiciary, Department of Justice, Social Security Administration, and GSA

**Proposed Project**

The Powell Complex roof project has four primary areas of focus intended to remedy active leaks damaging the interior spaces: the terra cotta roof system, flat roof areas, the gutter system, and storm drains. The scope for the terra cotta roof area includes replacement of the terra cotta tile and wood supports. The underlying concrete deck will be intensively repaired. The scope for the flat roofs includes the replacement of all of the existing roof areas. The cornice gutter system scope includes the installation of a coating system and related system repairs. The plumbing scope includes relining the existing rain leaders.

The windows at both the Courthouse and the Annex are in need of significant rehabilitation to maintain the integrity of the building envelopes and to improve thermal performance. The windows in the worst condition may require immediate rehabilitation to mitigate the potential for complete failure, if observed conditions continue to deteriorate or to backfill vacant space. The rehabilitation will include reuse and restoration, where possible, and replacement, where required. The work is not expected to have an adverse effect on the historic integrity of the building.

**Major Work Items**

Roof Replacement/Repairs	\$ 5,826,000
Windows Replacement/Repairs	2,824,000
Plumbing Upgrades/Repairs	1,369,000
Interior Construction and Abatement	<u>664,000</u>
<b>Total ECC</b>	<b>\$10,683,000</b>

**Justification**

The roofing and related systems are beyond their useful lives. The existing conditions allow for leaks that are causing interior damage and impacting the buildings' operations. The bulk of the windows are in very poor condition, with some units requiring immediate attention. Continued deterioration of the windows will force additional replacements instead of reuse and rehabilitation and further decrease energy efficiency. Completing the roof and window system rehabilitations under the same project affords operational efficiencies for the buildings' tenants and financial efficiencies for the Government.

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**Summary of Energy 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 above the minimum performance criteria.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

Prospectus	Description	FY	Amount
PVA-0062-RI14	OSC Backfill	2014	\$3,907,000

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

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

**Recommendation**

ALTERATION

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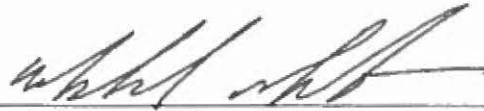
**Certification of Need**

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

May 17, 2017

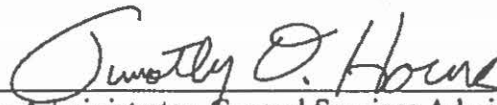
Submitted at Washington, DC, on \_\_\_\_\_

Recommended:



\_\_\_\_\_  
Acting Commissioner, Public Buildings Service

Approved:



\_\_\_\_\_  
Acting Administrator, General Services Administration