

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

Prospectus Number: PTX-0019-BE24  
Congressional District: 14

**FY 2024 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 The project will address the building’s deteriorating envelope and mitigate impact of humid climate; modernize outdated mechanical, electrical, plumbing, and conveyance systems; preserve historic attributes; repair damaged portions of the interior; and undertake site and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 2024 Committee Approval Requested**

**(Additional Design, Construction, and Management & Inspection)..... \$29,496,000<sup>1</sup>**

This prospectus amends Prospectus No. [PTX-0019-BE22](#). GSA is requesting approval of additional design cost of \$1,971,000, additional estimated construction cost of \$26,442,000 and additional management and inspection cost of \$1,083,000, for a total additional cost of \$29,496,000 for cost escalation due to time, labor, and market conditions.

**FY 2024 Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$86,701,000**

**Major Work Items**

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

**Project Budget**

Design .....	\$ 6,724,000
Estimated Construction Cost (ECC) .....	76,072,000
Management and Inspection (M&I).....	<u>3,905,000</u>
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$86,701,000</b>

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

<sup>1</sup> Prospectus No. PTX-0019-BE22 was approved by the Committee on [Transportation and Infrastructure](#) of the House of Representatives and the Committee [on Environment and Public Works](#) of the Senate on October 27, 2021, and January 12, 2022, respectively, for design cost of \$4,753,000, estimated construction cost of \$49,630,000, and management and inspection costs of \$2,822,000, for a total cost of \$57,205,000; however, no appropriations were received.

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<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
Design and Construction	FY 2024	FY 2028

**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.

**Tenant Agencies**

Judiciary–District Court, Bankruptcy, Magistrate, Probation; U.S. Department of Justice–U.S. Marshals Service; Department of Labor; U.S. Postal Service; and 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, and alterations for temporary interior moves. 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-compliant improvements to mechanical spaces and stairways.

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**Major Work Items**

Exterior Construction	\$27,402,000
HVAC Replacement	15,592,000
Electrical Replacement	10,236,000
Interior Construction	7,952,000
Plumbing Replacement	4,006,000
Life-Safety	3,938,000
Elevator Modernization	3,577,000
Site work	<u>3,369,000</u>
<b>Total ECC</b>	<b>\$76,072,000</b>

**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 façade has been netted to protect pedestrians below. The building's multiple roofing systems are approaching the end of their useful lives and 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 *PBS-P100, 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, 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**

None

**Prior Committee Approvals**

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	10/27/21	\$57,205,000	Design = \$4,753,000 Construction = \$49,630,000 M&I = \$2,822,000
Senate EPW	1/12/22	\$57,205,000	Design = \$4,753,000 Construction = \$49,630,000 M&I = \$2,822,000

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

None

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

Alteration: .....\$70,409,000  
Lease: .....\$88,900,000  
New Construction: .....\$214,463,000

The 30-year, present value cost of alteration is \$18,491,000 less than the cost of new construction, with an equivalent annual cost advantage of \$895,000.

**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 3/14/2023

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration