



Committee on Transportation and Infrastructure
U.S. House of Representatives

Bill Shuster
Chairman

Washington, DC 20515

Peter A. DeFazio
Ranking Member

Christopher W. Vieson, Staff Director

COMMITTEE RESOLUTION

Katherine W. Dedrick, Democratic Staff Director

ALTERATION
LEWIS F. POWELL, JR. U.S. COURTHOUSE AND
U.S. COURTHOUSE ANNEX
RICHMOND, VA
PVA-0063-RI18

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for upgrading the exterior envelope at the Lewis F. Powell, Jr. U.S. Courthouse and Courthouse Annex located at 1100 E. Main Street in Richmond, Virginia at a design cost of \$80,000, an estimated construction cost of \$10,683,000 and a management and inspection cost of \$914,000 for a total estimated project cost of \$11,677,000, a prospectus for which is attached to and included in this resolution.

Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Adopted: June 27, 2018

Bill Shuster, M.C.
Chairman

**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 |
| Estimated Total Project Cost (ETPC) | \$11,677,000 |

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.

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

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

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> |
| Total ECC | \$10,683,000 |

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.

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

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

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

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

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

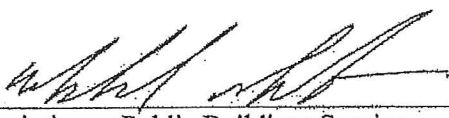
Certification of Need

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

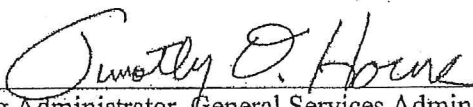
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration