

**PROSPECTUS - BUILDING PURCHASE & ALTERATION  
ROBERT T. STAFFORD U.S. POST OFFICE & COURTHOUSE  
RUTLAND, VT**

Prospectus Number: PVT-BPS-RU16  
Congressional District: 01

**FY2016 Project Summary**

The General Services Administration (GSA) proposes the acquisition and alteration of the Robert T. Stafford U.S. Post Office and Courthouse (Stafford POCH) from the United States Postal Service (USPS), located at 151 West Street, Rutland, Vermont. GSA currently leases the building, which is under the custody and control of USPS. Acquisition and alteration of this facility will allow GSA to continue to serve the needs of the Judiciary and other Federal agencies in the city of Rutland.

**FY2016 House and Senate Committee Approval Requested**

**(Building Purchase, Design, Construction, Management & Inspection).....\$12,631,000**

**FY 2016 Funding (as outlined in the FY 2016 Spend Plan)**

**(Building Purchase, Design, Construction, Management & Inspection).....\$12,631,000**

**Estimated Project Budget**

Estimated Building Purchase & Acquisition of Proximate Parcels .....	\$6,000,000
Estimated Study, Design & Review.....	\$900,000
Estimated Construction Cost (ECC) .....	\$5,256,000
Estimated Management & Inspection.....	\$475,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$12,631,000<sup>1</sup></b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Building Purchase & Alteration	FY2017	FY2020

**Overview of Project**

The Stafford POCH, built in 1931, is a five-story masonry structure with a basement and a large addition built in the 1960s. The building is approximately 72,000 gross square feet and located in downtown Rutland. The building and site include approximately 1.3 acres. The original building is historic, and includes a recently renovated historic courtroom, chambers, and a postal lobby with murals commissioned under Treasury Relief Art Project. GSA currently leases space

<sup>1</sup> GSA requests approval for a total project cost. The subtotals comprising the estimated project budget are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ from what is represented in this prospectus by the various subcomponents.

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in the building from USPS. The proposed project includes acquisition of the building from USPS and alteration work.

**Tenant Agencies**

Court of Appeals, District Court, Probation and Pretrial Services, Department of Justice – U.S. Marshals Service and the Office of the U.S. Attorney, and trial preparation space for the Office of the Federal Public Defender.

**Major Work Items**

Repair and alteration work items will consist of interior alterations to accommodate security related work as well as alteration of existing space to accommodate jury assembly and the relocation of Probation. The total available in the FY 2016 budget for alteration is \$6,631,000 (including study, design, construction, and management and inspection). GSA will complete a study to determine full scope of alteration items. A follow-on project to address any potential remaining items may be requested in a future fiscal year. All work will consider the historic features of the building.

**Justification**

The Judiciary has a long-term need for space in Rutland. The building is generally in good condition, but USPS has not been able to fund renovations to meet the changing needs of the tenants, causing the Court and GSA to invest almost \$2,000,000 in renovations over the last several years, including renovation of the historic courtroom.

The USPS operation has become increasingly incompatible with the Judiciary's security requirements. USPS owns another building on an adjacent property, known as the Carrier Annex, and plans to consolidate all USPS operations into the Annex and dispose of the Stafford POCH, providing the opportunity for GSA to acquire the building. Acquisition of the building by GSA will allow for lease cost avoidance of approximately \$660,000 annually.



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**Space Requirements of the U.S. Courts**

	Current		Proposed (10-year)	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	1	1	1	1
- Senior	0	0	0	0
- Visiting*	0	1	0	1
Circuit	0	1	0	1
Magistrate	0	0	0	0
Bankruptcy	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>3</b>

\* Per U.S. Courts Design Guide standards, dedicated courtrooms are not provided for visiting judges.

**Summary of Energy Compliance**

All work in the Stafford POCH will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service (P100) and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

**Prior Appropriations**

Prior Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
114-113*	2016	\$12,631,000	Study, Purchase, Design, ECC, M&I
<b>Appropriations to Date</b>		<b>\$12,631,000</b>	

\*Public Law 114-113 funded \$52,733,000 for new construction and acquisition projects that are joint United States Courthouses and Federal Buildings, including U.S. Post Offices, on the "FY 2015-FY 2019 Five Year Capital Investment Plan" submitted by GSA with the agency's Fiscal Year 2016 Congressional Justification. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 allocation for Rutland is \$12,631,000.

**Prior Committee Approvals**

None

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

None

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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 December 21, 2016

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration