

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

Prospectus Number: PTX-0019-BE26
Congressional District: 36

FY 2026 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 The project will address the building's deteriorating envelope and mitigate impact of humid climate; modernize outdated mechanical, electrical, and plumbing systems; preserve historic attributes; repair damaged portions of the interior; and undertake site and life-safety improvements.

FY 2026 House Committee Approval Requested

(Additional Design, Construction, Management and Inspection) \$34,927,000¹

This prospectus amends Prospectus No. [PTX-0019-BE22](#). GSA is requesting approval of additional design cost of \$2,442,000, additional estimated construction cost of \$31,085,000 and additional management and inspection cost of \$1,400,000, for a total additional cost of \$34,927,000 for cost escalation due to time, labor, and market conditions.

FY 2026 Senate Committee Approval Requested

(Additional Design, Construction, Management and Inspection) \$5,431,000²

This prospectus amends Prospectus No. [PTX-0019-BE24](#). GSA is requesting approval of additional design cost of \$471,000, additional estimated construction cost of \$4,643,000 and additional management and inspection cost of \$317,000, for a total additional cost of \$5,431,000 for cost escalation due to time, labor, and market conditions.

FY 2026 Appropriation Requested

(Design, Construction, Management and Inspection) \$92,132,000

¹ Prospectus No. PTX-0019-BE22 was approved by the Committee on [Transportation and Infrastructure](#) of the House of Representatives on October 27, 2021, 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. Prospectus No. PTX-0019-BE24 was submitted in the FY 2024 President's Budget, however was not approved and no appropriations received. See prior committee approvals table for detailed breakout.

² Prospectus No. PTX-0019-BE24 was approved by the Committee on [Environment and Public Works](#) of the Senate on November 20, 2024, for additional design cost of \$1,971,000, additional estimated construction cost of \$26,442,000, and additional management and inspection costs of \$1,083,000, for a total additional cost of \$29,496,000, however no appropriations were received. See prior committee approvals table for detailed breakout.

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Major Work Items

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

Project Budget

Design	\$7,195,000
Estimated Construction Cost (ECC)	80,715,000
Management and Inspection (M&I).....	<u>4,222,000</u>
Estimated Total Project Cost (ETPC)*	<u>\$92,132,000</u>

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

Schedule

	Start	End
Design and Construction	FY 2026	FY 2031

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; Department of Justice–U.S. Marshals Service; U.S. Postal Service; 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. 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 repairs/replacement to parking areas, gates, and bollards; and the addition of a perimeter drainage system. Life-safety improvements

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include upgrades to the building sprinkler system, replacement of door hardware, and code-compliance improvements to mechanical spaces and stairways.

Major Work Items

Exterior Construction	\$30,097,000
HVAC Replacement	20,124,000
Electrical Replacement	11,108,000
Interior Construction	8,919,000
Plumbing Replacement	5,151,000
Life-Safety	4,375,000
Site work	<u>941,000</u>
Total ECC	\$80,715,000

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 facade 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. 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, and High-Performance Green Building Compliance

This project will be designed to conform to requirements of PBS Core Building Standards (CBS). GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs, incorporate sustainable design principles, and reduce the environmental impact of materials in a manner that is life cycle cost effective in accordance with 42 United States Code 6834.

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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
Senate EPW	11/20/24	\$29,496,000	Additional Design = \$1,971,000 Additional Construction = \$26,442,000 Additional M&I = \$1,083,000
Approvals to Date		\$86,701,000 \$57,205,000	Senate EPW House T&I

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

None

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

Alteration:\$66,575,000
New Construction:\$77,334,000
Lease:\$188,252,000

The 30-year, present value cost of alteration is \$10,759,000 less than the cost of new construction, with an equivalent annual cost advantage of \$494,000.

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 6/11/2025

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration