

**PROSPECTUS – ALTERATION
JAMES A. McCLURE FEDERAL BUILDING
AND U.S. COURTHOUSE
BOISE, ID**

Prospectus Number: PID-0025-BO26
Congressional District: 02

FY 2026 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the James A. McClure Federal Building and U.S. Courthouse (McClure Courthouse) located at 550 West Fort St., Boise, ID. The proposed project will replace the fire alarm system.

FY 2026 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$4,616,000

Major Work Items

Fire Protection Upgrades; Demolition/Hazardous Material Abatement

Project Budget

Design	\$429,000
Estimated Construction Cost (ECC)	3,775,000
Management and Inspection (M&I).....	<u>412,000</u>
Estimated Total Project Cost (ETPC).....	\$4,616,000

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

Schedule

	Start	End
Design and Construction	FY 2026	FY 2028

Building

The McClure Courthouse is a 273,000 gross square foot building with 7 stories above grade and a basement level that includes a parking garage. It is located approximately 4 blocks northeast of Boise's central business district. Construction of the building was completed in 1966, and its primary function is to serve as a federal courthouse. It has a structural steel frame with precast concrete exterior walls. The building is listed in the National Register of Historic Places.

Tenant Agencies

Judiciary - District Court, Bankruptcy Court, Court of Appeals, Probation, Pretrial Services; Department of Justice - U.S. Marshals Service, Office of the U.S. Attorneys, U.S.

**PROSPECTUS – ALTERATION
JAMES A. McCLURE FEDERAL BUILDING
AND U.S. COURTHOUSE
BOISE, ID**

Prospectus Number: PID-0025-BO26
Congressional District: 02

Trustees; Department of the Treasury - Internal Revenue Service; Department of the Army - Military Entrance Processing Command; and GSA.

Proposed Project

The project proposes to replace the existing fire alarm system. The fire alarm panel will be replaced and the new system will include emergency voice communications features. Localized abatement of hazardous materials will be performed during construction. Interior alterations associated with the project including repairing, patching, and painting finishes will be completed in the areas affected by execution of the project.

Major Work Items

Fire Protection Upgrades	\$2,259,000
Demolition/Hazardous Material Abatement	<u>1,516,000</u>
Total ECC	\$3,775,000

Justification

The existing fire alarm system, installed in 2006, is outdated and does not meet survivability requirements for networking or intelligibility requirements for emergency communications. The system is nearing the end of its useful life and replacement parts are increasingly difficult to obtain. There is a risk of major component failure leading to compromised safety for occupants.

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.

Prior Appropriations

None

Prior Committee Approvals

None

**PROSPECTUS – ALTERATION
JAMES A. McCLURE FEDERAL BUILDING
AND U.S. COURTHOUSE
BOISE, ID**

Prospectus Number: PID-0025-BO26
Congressional District: 02

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

None

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 leasing or constructing a new building.

Recommendation

ALTERATION

**PROSPECTUS – ALTERATION
JAMES A. McCLURE FEDERAL BUILDING
AND U.S. COURTHOUSE
BOISE, ID**

Prospectus Number: PID-0025-BO26
Congressional District: 02

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