

GSA

PBS

**PROSPECTUS – ALTERATION
PAUL G. ROGERS FEDERAL BUILDING & COURTHOUSE
WEST PALM BEACH, FL**

Prospectus Number: PFL-0066-WE27
Congressional District: 22

FY 2027 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Paul G. Rogers Federal Building and Courthouse (Rogers Courthouse) located at 701 Clematis Street in West Palm Beach, FL. The proposed project will upgrade building systems including heating, ventilation, and air conditioning (HVAC), electrical service and distribution, interior lighting, fire alarm, and plumbing. The project will address life-safety deficiencies. Building envelope improvements will be completed, including roof, exterior panels and window replacement, and associated hazardous materials abatement will be executed. Finally, the parking lot will be replaced.

FY 2027 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$74,994,000

Major Work Items

Exterior Construction; HVAC Upgrades; Demolition/Hazardous Abatement; Electrical Upgrades; Sitework; Fire Protection Upgrades; Interior Construction; Plumbing Upgrades

Project Budget

Design	\$5,560,000
Estimated Construction Cost (ECC).....	66,290,000
Management and Inspection (M&I)	3,144,000
Estimated Total Project Cost (ETPC)*	\$74,994,000

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

Schedule

	Start	End
Design and Construction	FY 2027	FY 2032

Building

The Rogers Courthouse is a 90,922 gross square foot building with four stories above grade and partially underground parking. Construction of the building was completed in 1972. The building has a concrete frame and envelope with fiberglass panels, aluminum and glass storefront windows, concrete block, with stone panel cladding at the ground level. The building is eligible for listing in the National Register of Historic Places.

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Tenant Agencies

Judiciary - District Court, District Clerk, Magistrate Court, Grand Jury, Probation;
Department of Justice - U.S. Marshals Service, Office of the U.S. Attorneys.

Proposed Project

The proposed project will replace critical building systems that have reached the end of their useful lives including the HVAC, electrical switchgear and distribution, interior lighting, and the fire alarm system. The project will also address life-safety deficiencies including fire suppression, detection, and egress systems. The project will include plumbing upgrades, restroom improvements including accessibility upgrades, and common area finishes.

Building envelope improvements include the replacement of fiberglass and concrete panels, roof system and stormwater drains, fall protection system, lightning protection, windows and exterior doors. Structural upgrades including replacement of exterior steel columns and supports for the exterior panels will be completed. Spalled concrete will be repaired. Hazardous materials, both on the interior and exterior of the building, will be abated. Site improvements include replacement of the parking lot and its drainage system.

Major Work Items

Exterior Construction	\$18,548,000
HVAC Upgrades	16,157,000
Demolition/Hazardous Abatement	14,473,000
Electrical Upgrade	6,036,000
Sitework	3,711,000
Fire Protection Upgrades	2,600,000
Interior Construction	2,551,000
Plumbing Upgrades	<u>2,214,000</u>
Total ECC	\$66,290,000

Justification

The aging infrastructure in the Rogers Courthouse presents significant challenges that must be addressed to maintain its serviceability and address life-safety and accessibility deficiencies. Several key systems are outdated and in critical need of upgrades to meet modern standards and ensure the building remains a viable asset. The HVAC system does not meet current code or energy efficiency standards and needs a complete overhaul. The electrical system is beyond its useful life. The existing electrical switchgear is obsolete and

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operates near its maximum capacity, leaving little redundancy. One of the main breakers is failing, which could lead to unplanned outage. A delayed trip in one phase will cause overheating, equipment damage, or fire risk. Due to the age of the equipment, replacement parts are scarce or unavailable, which would prolong restoration efforts in the event of failure. A single fault will result in a partial or total loss of power to the building, disrupting critical operations, creating potential safety and security risks, and exposing the facility to extended downtime with limited mitigation options. The finishes in the public corridors need to be refreshed. The peeling wallpaper and moisture adversely affect indoor air quality and respiratory issues. The restrooms require upgrades to meet accessibility requirements. The plumbing systems, a mix of original and retrofitted piping, are at risk of failure due to severe corrosion. Life-safety upgrades are essential, including correcting noncompliant and improper fire rating for doors to increase available egress time and walls in mechanical spaces, updating emergency lighting, replacing the outdated fire alarm and sprinkler system, and ensuring code compliant exit signage.

The building's original cladding is in poor condition with widespread cracks, spalling, and delamination. The failing façade creates a risk for tenants and the public. Deterioration from water flow has caused significant damage to the stone and mortar joints leading to materials falling off the building, creating a hazard to pedestrians below. To mitigate the risk, the façade has been netted for protection; however, a permanent solution is necessary. The exterior contains hazardous materials that require immediate abatement due to increased risk to public safety. Failure to remove hazardous materials will increase the cost of future exterior modernization.

The building's roofing systems are nearing the end of their lifespan and require replacement to prevent further water intrusion and avoid expensive building repairs. The roof has insufficient slope and 13 of 16 drains are failing that contribute to persistent ponding and ongoing leaks. The site improvements to the surface parking lot and pedestrian walkways are required to address poor drainage, trip hazards, and deteriorating parking areas that risk personal injury and damage to vehicles.

Summary of Energy, Water, High-Performance Building Compliance

This project will be designed to conform to GSA's Core Building Standards. 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 U.S.C. 6834.

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Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

Alteration	\$67,849,000
New Construction	\$76,060,000
Lease	\$111,414,000

The 30-year, present value cost of alteration is \$8,211,000 less than the cost of new construction with an equivalent annual cost advantage of \$498,000.

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 3/30/2026

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration