

**PROSPECTUS – ALTERATION  
ALMERIC CHRISTIAN FEDERAL BUILDING  
ST. CROIX, VI**

Prospectus Number: PVI-0008-SC20  
Congressional District: At Large

**FY 2020 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Almeric L. Christian Federal Building, located at 3013 Estate Golden Rock in St. Croix, U.S. Virgin Islands. The project proposes replacement of the aging and deteriorating domestic, storm and sanitary systems, installation of a new potable water treatment facility and solar water heater system, and repairs incidental to the replacements.

**FY 2020 Committee Approval Requested**

(Construction, Management & Inspection)..... \$4,600,000<sup>1</sup>

**FY 2020 Committee Appropriation Requested**

(Construction, Management & Inspection)..... \$0<sup>2</sup>

**Major Work Items**

Plumbing and electrical systems upgrades; site, exterior and roof-related repairs; interior construction; selective building demolition

**Project Budget**

Estimated Construction Cost (ECC).....\$4,103,000  
Management and Inspection (M&I).....497,000  
**Estimated Total Project Cost (ETPC).....\$4,600,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Construction	FY 2020	FY 2022

<sup>1</sup> Design was funded using Minor Repairs and Alterations funding.

<sup>2</sup> GSA is not requesting additional appropriated funds in support of this project at this time. Upon approval of this prospectus and a concurrent reprogramming request, GSA will make use of project savings in the Federal Buildings Fund to undertake these proposed repairs and alterations.

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**Building**

The Almeric L. Christian Federal Building, located half a mile from the Caribbean Sea, is the only Federal building on St. Croix, U.S. Virgin Islands. The 76,000 gross square foot, masonry and steel building was constructed in 1992 and houses the St. Croix Division of the District Court of the U.S. Virgin Islands, along with several Federal agencies. It was named after Almeric L. Christian, who was appointed by President Dwight Eisenhower in 1954 to serve on the seven-member commission that would determine which Federal laws should be applicable to the U.S. Virgin Islands.

**Tenant Agencies**

Judiciary–U.S. District and Magistrate Courts, Public Defender, Probation; Department of Homeland Security–U.S. Citizenship and Immigrations Services; Department of Justice–U.S. Marshals Service, U.S. Attorneys; Department of Commerce–National Oceanic and Atmospheric Administration; Small Business Administration

**Proposed Project**

The project proposes to replace the entire domestic and storm water systems and portions of the building's sanitary sewer system. The cast iron piping in the storm water system and portions of the sewer system will be replaced. In addition, a new solar water heater system and a new potable water treatment plant will be installed, and the existing copper piping in the potable water system will be replaced. Incidental repairs to the system replacements will also be undertaken.

Demolition and replacement of the existing water and sewer system piping lines will impact the ground, pavers and concrete around the exterior of the building, the ceilings and the interior of all restrooms and kitchenette areas. Repairs will be made to all disturbed areas, all restrooms noncompliant with the Architectural Barriers Act Accessibility Standards will be replaced to meet current requirements, and all public restroom and kitchenette fixtures will be replaced with water-conserving-type fixtures, faucet and valves.

The existing storm water collection system on the roofs will be replaced, and hot water solar collectors will be installed. Electrical work for the pumps and filtration systems will be undertaken. Incidental repairs due to the major work items will be undertaken.

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**Major Work Items**

Plumbing Replacement/Upgrades	\$2,126,000
Interior Construction	1,517,000
Selective Building Demolition	348,000
Electrical Upgrades	66,000
Site/Exterior/Roof Repairs	<u>46,000</u>
<b>TOTAL ECC</b>	<b>\$4,103,000</b>

**Justification**

The existing domestic water, storm sewer and portions of the sewer piping systems in the Almeric L. Christian Federal Building and Courthouse are experiencing failures and frequent leaks due to extensive corrosion and cracking from the water quality. Due to the presence of chlorides and low alkalinity, the indoor water is highly corrosive for the piping systems, causing thickening loss of up to 85 percent, extensive pitting and cracking, and numerous leaks. The failures are widespread within the building and have been severe enough to interfere with occupant agency operations, cause damage to furniture and equipment, and leave the space vulnerable to mold growth. The conditions may lead to catastrophic failure at any time, which would result in mandatory building closure. In addition, the potable water supplied to the facility has a yellow or brownish color. Due to the chemicals in the water and its color, the water has been deemed not potable. GSA provides water bottles and has placed five-gallon cooler dispensers throughout the building for building occupants and visitors to the building.

Hurricanes Irma and Maria devastated the U.S. Virgin Islands in September 2017 and caused significant damage to the Almeric L. Christian Federal Building and Courthouse. While the disaster repairs are ongoing, the issues with the existing domestic water, storm sewer and sewer piping systems and the impotability of the water were not caused by the hurricanes and are not a part of the scope of the repairs funded under the supplemental appropriation. This project will be coordinated with the disaster repairs.

**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.

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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)**

There are no feasible alternatives to this project. This project 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

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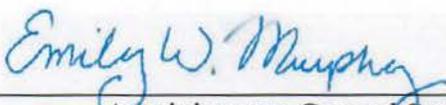
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**Certification of Need**

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

Submitted at Washington, DC, on 9/2/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration