



**Committee on Transportation and Infrastructure  
U.S. House of Representatives**

**Washington, DC 20515**

**Bill Shuster  
Chairman**

**Nick J. Rahall, III  
Ranking Member**

**COMMITTEE RESOLUTION**

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

**ALTERATION  
RICHARD C. LEE U.S. COURTHOUSE  
NEW HAVEN, CT  
PCT-0024-NH14**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to resolve severe wear and deterioration of the windows at the Richard C. Lee U.S. Courthouse located at Church and Court streets in New Haven, Connecticut, at a design cost of \$453,000, an estimated construction cost of \$3,975,000, and a management and inspection cost of \$371,000 for a total estimated project cost of \$4,799,000, a prospectus for which is attached to and included in this resolution.*

*Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.*

Adopted: March 13, 2014

Bill Shuster, M.C.  
Chairman

**PROSPECTUS - ALTERATION  
RICHARD C. LEE U.S. COURTHOUSE  
NEW HAVEN, CT**

Prospectus Number: PCT-0024-NH14  
Congressional District: 03

**FY2014 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to resolve severe wear and deterioration of the windows at the Richard C. Lee U.S. Courthouse (Lee Courthouse). The Lee Courthouse, located at Church and Court streets in downtown New Haven, Connecticut is eligible for listing on the National Register of Historic Places.

**FY2014 Committee Approval and Appropriation Requested**

**(Design, Construction and M&I) .....\$4,799,000**

**Major Work Items**

Window repair/replacement; window blast film installation

**Project Budget**

Design .....	\$453,000
Estimated Construction Cost (ECC) .....	3,975,000
Management and Inspection (M&I).....	371,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$4,799,000</b>

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

**Schedule**

<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
Design and Construction	FY2014	FY2016

**Building**

The Lee Courthouse is a three-story 117,000 gross square foot classically-styled stone and concrete clad U.S. Courthouse building constructed in 1919 as a post office and federal building.

It contains 100,772 rentable and 69,037 useable square feet of rental space on three above-grade floors, a mezzanine level, and a basement floor. The Lee Courthouse is adjacent to the historic New Haven Green opposite Yale University in an area with several other government buildings, including the recently renovated Robert N. Giaimo Federal Building. The courthouse is eligible for listing on the National Register of Historic Places.

Slated for demolition as part of a 1960's urban renewal program, the Lee Courthouse was saved by a coalition of federal judges and local preservationists. After much negotiation, it was restored

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and converted in the early 1980's for use solely as a courthouse. The building was renamed the Richard C. Lee U.S. Courthouse in 1998 after a former Mayor of New Haven.

**Tenant Agencies**

U.S. Courts, U.S. Marshals Service, GSA

**Proposed Project**

The proposed project consists of the repair/replacement of the windows, including the installation of tempered exterior glazing and ballistic-laminate interior glazing, and perimeter sealant; refinishing of exterior frames; replacement of the hardware; and remediation of potential hazardous materials.

**Major Work Items**

Window Repair/Replacement	<u>\$3,975,000</u>
<b>Total ECC</b>	<b>\$3,975,000</b>

**Justification**

The Courthouse windows are severely deteriorated. They are up to 90 years old and require a high degree of maintenance, as they are plagued by material failures, e.g., shrinking and rotted wood sashes, crumbling sealant, etc., which periodically causes glass panes to dislodge from the units, posing a potential safety threat to pedestrians near the property. New window technology will also greatly enhance building energy efficiency.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service 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**

None

**Prior Committee Approvals**

None

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**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 single system renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on April 4, 2013

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration

113<sup>th</sup> Congress  
2<sup>nd</sup> Session

**United States Senate**  
**COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS**

**COMMITTEE RESOLUTION**

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RICHARD C. LEE U.S. COURTHOUSE  
NEW HAVEN, CT  
PCT-0024-NH14**

**RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF  
THE UNITED STATES SENATE**

that pursuant to title 40 U.S.C. §3307, a prospectus providing for a repair and alteration project to resolve severe wear and deterioration of the windows at the Richard C. Lee U.S. Courthouse, located at Church and Court streets in downtown New Haven, CT, at a cost not to exceed \$453,000 for design; \$3,975,000 for construction; and \$371,000 for management and inspection, for a total cost of \$4,799,000, a description of which is attached hereto and by reference made part of this resolution, is approved.

*Provided*, that the Administrator shall not delegate to any other agency the authority granted by this resolution.



**Chairman**



**Ranking Member**

**Adopted: February 6, 2014**