



**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**  
**LEWIS F. POWELL JR. U.S. COURTHOUSE AND ANNEX**  
**RICHMOND, VA**  
**PVA-0062-RI14**

*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 for the reconfiguration and alteration of approximately 18,000 usable square feet of vacant space in the Lewis F. Powell Jr. U.S. Courthouse and Annex located at 1100 E. Main Street in Richmond, Virginia, to allow for the relocation of the Court of Appeals Office of Staff Council from leased space, at an estimated construction cost of \$3,500,000 and a management and inspection cost of \$407,000 for a total estimated project cost of \$3,907,000, a prospectus for which is attached to and included in this resolution.*

*Provided, that the reconfigured space is backfilled by the Court of Appeals Office of Staff Council and the associated leased space is released.*

*Provided further, 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  
LEWIS F. POWELL JR. U.S. COURTHOUSE AND ANNEX  
RICHMOND, VA**

Prospectus Number: PVA-0062-RI14  
Congressional District: 03

**FY2014 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of approximately 18,000 usable square feet (usf) of vacant space in the Lewis F. Powell Jr. U.S. Courthouse and Annex (USCH Complex) at 1100 E. Main Street in Richmond, VA. The Court of Appeals Office of Staff Council (OSC), currently in leased space in Richmond, will relocate to the USCH Complex when their lease expires. Relocating OSC from leased space will allow the Government to reduce costly lease space reducing the Government's rental payment to the private sector by approximately \$500,000 annually.

**FY2014 Committee Approval and Appropriation Requested**

(ECC and M&I) .....\$3,907,000

**Major Work Items**

Interior construction; mechanical, electrical, fire protection and plumbing upgrades

**Project Budget<sup>1</sup>**

Estimated Construction Cost (ECC) .....\$3,500,000  
Management and Inspection (M&I).....\$407,000  
**Estimated Total Project Cost (ETPC)\*.....\$3,907,000**

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

<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
Design	FY2012	FY2013
Construction	FY2014	FY2015

**Building**

The USCH Complex is comprised of the Lewis F Powell USCH and USCH Annex. The USCH Complex is located in the historic downtown area of Richmond, VA. The Powell USCH was originally constructed in 1858, is listed on the National Register of Historic Places and is one of the oldest buildings in GSA's inventory. The USCH Annex was built in 1963 directly adjacent to the existing USCH. The Annex is also listed on the

<sup>1</sup> Design funded by region in FY2012.

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National Register of Historic Places. The two buildings share systems and infrastructure and are physically connected at the basement level and via a 3<sup>rd</sup> floor walkway. The USCH Complex primarily serve the needs of the U.S. Court of Appeals and their support agencies. The USCH is home primarily to the courtrooms, chambers and Circuit Library areas, while the Annex houses the Clerks, Circuit Executives office and GSA. The U.S. Marshals Service has a small presence in both buildings. The USCH Complex formerly housed all of the U.S. Courts functions in the city of Richmond including U.S. District Courts, U.S. Bankruptcy Courts and the Court of Appeals. In 2008, a new U.S. District Courthouse opened, which moved the District and Bankruptcy Court functions out of the USCH Complex and into the new facility.

**Tenant Agencies**

Judiciary, Department of Justice, GSA

**Proposed Project**

Under the current design, the OSC will relocate from leased space into approximately 18,000 USF within the USCH Complex. There is currently vacant space on the 2<sup>nd</sup> and 3<sup>rd</sup> floor of the USCH Annex and the 3<sup>rd</sup> floor of the USCH that will be used to meet the space needs of OSC.

The OSC fit out is primarily private offices, with conference rooms, training rooms and other support space. Interior renovations, mainly consisting of tenant improvement work, are the primary focus of this project. In addition to the tenant fit out, the project requires demolition, HVAC upgrades and electrical distribution system upgrades.

**Major Work Items**

Interior Construction	\$2,143,000
Fire Protection	348,000
Mechanical System Upgrades	205,000
Electrical System Upgrades	772,000
Plumbing System Upgrades	32,000
<b>Total ECC</b>	<b>\$3,500,000</b>

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**Justification**

The OSC is currently housed in leased space located at 600 Main St in Richmond, VA. There is space available at the USCH Complex and the mission of OSC is consistent with and related to the other courts agencies currently located in the complex. Moving OSC into the federal complex will create operational efficiencies for the agencies and will also save money by eliminating leasing costs. Additionally, the government does not have the option to remain at the current location beyond the lease expiration. If this project is not undertaken, OSC will have to move to another leased location resulting in higher long term costs to the taxpayer.

**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

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

None

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

The proposed backfill of space eliminates the cost of leased space and is the most economically feasible alternative.

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**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

Housing Plan  
Lewis F. Powell Jr. U.S. Courthouse and Annex

Locations	CURRENT					PROPOSED						
	Personnel		Usable Square Feet (USF) <sup>1</sup>			Personnel		Usable Square Feet (USF)				
	Office	Total	Office <sup>2</sup>	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
<b>600 Main Street Center (lease)</b>	45	45	9,855	2883	4094	16,832						
Office of Staff Council												
<b>Powell U.S. Courthouse Annex</b>												
Circuit Executive	16	16	6,700	167	1,649	8,516	16	16	6,700	167	1,649	8,516
Court of Appeals Clerk	67	67	20,444	4,506	2,100	27,050	67	67	19,838	4,506	2,100	26,443
GSA	1	1	-	-	1,195	1,195	1	1	-	-	1,195	1,195
Office of Staff Council							64	64	16,901	2,148	3,225	22,274
Joint Use												
Vacant Space												
<b>Subtotal</b>	<b>84</b>	<b>84</b>	<b>43,555</b>	<b>7,848</b>	<b>22,263</b>	<b>73,666</b>	<b>148</b>	<b>148</b>	<b>46,878</b>	<b>9,986</b>	<b>8,633</b>	<b>12,072</b>
<b>Powell U.S. Courthouse</b>												
Court of Appeals	108	108	2,529	-	47,428	49,957	108	108	2,529	-	47,428	49,957
Circuit Executive												
Circuit Library	8	8	14,405	2,227	652	17,284	8	8	14,405	2,227	652	17,284
COA Clerks												
GSA	2	2	815	2,631	121	3,567	2	2	815	2,631	121	3,567
US Marshal	2	2	1,036	-	1,609	2,645	2	2	1,036	-	1,609	2,645
Vacant Space												
<b>Subtotal</b>	<b>120</b>	<b>120</b>	<b>35,460</b>	<b>8,787</b>	<b>55,534</b>	<b>99,781</b>	<b>120</b>	<b>120</b>	<b>35,460</b>	<b>8,787</b>	<b>55,534</b>	<b>99,781</b>
<b>Total</b>	<b>249</b>	<b>249</b>	<b>88,870</b>	<b>19,518</b>	<b>81,891</b>	<b>190,279</b>	<b>268</b>	<b>268</b>	<b>82,338</b>	<b>18,773</b>	<b>72,336</b>	<b>173,447</b>

Special Space	USF
Restrooms	4,035
Courtrooms	15,576
Chambers	42,488
Conference	6,641
Food Service	1,867
ADP	608
Library	814
Floor Cut	182
Structurally Changed	125
<b>Total</b>	<b>72,336</b>

NOTES:

<sup>1</sup>USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
No office utilization rate calculation due to exclusion of Judiciary, Congress and agencies with less than 10 personnel

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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RICHMOND, VA  
PVA-0062-RI14**

**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 for the reconfiguration and alteration of vacant space in the Lewis F. Powell Jr. U.S. Courthouse and Annex, located at 1100 E. Main Street in Richmond, VA, to allow for the relocation of the Court of Appeals Office of Staff Council, at a cost not to exceed \$3,500,000 for construction and \$407,000 for management and inspection, for a total cost of \$3,907,000, 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

  
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Ranking Member

**Adopted: February 6, 2014**