PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - CHARLES R. JONAS COURTHOUSE
CHARLOTTE, NC

Prospectus Number: PNC-CTC-CH16
Congressional District: 12

FY 2016 Project Summary

The General Services Administration (GSA) proposes design and construction of an annex of approximately 198,000 gross square feet, including approximately 83 parking spaces, and repair, along with alteration of the Charles R. Jonas Courthouse at 401 West Trade Street in Charlotte, NC. GSA will acquire the site from the City of Charlotte. The project will meet the 10-year space needs of the court and court-related agencies and the site will accommodate the anticipated 30-year needs of the court. The Judiciary's Courthouse Project Priorities list (approved by the Judicial Conference of the United States on September 17, 2015) includes a courthouse project in Charlotte, NC.

Through Public Law 108-199 (FY 2004), Congress appropriated a total of $8,500,000 for site acquisition and design of a new stand-alone courthouse in Charlotte to house the long-term needs of the U.S. District Court. GSA, in collaboration with the Court, has determined that alteration of the existing Jonas Courthouse, in conjunction with the construction of a new courthouse annex can best meet the space requirements of the district courts, with the application of the Judiciary's courtroom sharing policies and allowing for continued occupation of the historic Jonas Courthouse.

FY 2016 Committee Approval Requested

(Annex – Additional Design, Construction, Management & Inspection) $108,848,000
(Jonas Courthouse – Design, Construction, Management & Inspection) $47,312,000
(Design, Construction, Management & Inspection) $156,160,000

FY 2016 Funding (as outlined in the FY 2016 Spend Plan)

(Design, Construction, Management & Inspection) $156,160,000

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Overview of Project

The original Jonas Courthouse was constructed in 1918 and was extended to more than double its size in 1934. The building consists of six courtrooms (two district, one senior, one magistrate, and two bankruptcy). The major tenants in the building are the U.S. District, Bankruptcy Courts, and U S Marshals Service. The building is listed in the National Register of Historic Places.

The construction of the annex will provide additional space needed by the Courts to meet 10-year space needs. The annex will be linked functionally and by building systems to the existing Jonas Courthouse, and will be located on the current parking lot, directly southwest of the existing Courthouse. GSA will reacquire the Jonas courthouse as part of an exchange with the City of Charlotte. The annex and Jonas Courthouse will provide 10 courtrooms and 15 chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. When complete, the new annex and renovation of the Jonas Courthouse will provide for the 10-year space requirements, and the structures/site will allow for expansion to meet the anticipated 30-year needs of the U.S. District Court in Charlotte.

Renovation of the Jonas Courthouse will address several critical building needs, focusing on replacement and repair of the building's major systems, including plumbing, fire protection and electrical systems, which all require extensive refurbishment or replacement due to their age and lack of energy efficiency. The renovations will also include interior construction and interior finishes.

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Site Information

To Be Acquired by Exchange ..... Approximately 3 acres

Annex Building Area[1]

GSF Annex (excluding inside parking) 161,000
GSF Annex (including inside parking) 198,000
Inside parking spaces 83

Jonas Building Area

GSF 134,428

Estimated Project Budget

Estimated Site and Design

Site (FY 2004) $400,000
Design Annex (FY 2004) $8,100,000
Additional Design Annex $635,000
Design Jonas CT $4,649,000
Total Design $13,784,000

Estimated Construction Cost (ECC)

Annex ($517/gsf, including inside parking) $102,338,000
Jonas CT $38,256,000
Total ECC $140,594,000

Estimated Management and Inspection (M&I)

Annex $5,875,000
Jonas CT $4,407,000
Total M&I $10,282,000

Estimated Total Project Cost (ETPC)* ..... $164,660,000[2]

[1] Square footages and number of parking spaces are approximate. The actual project may contain a variance in gross square footage from that listed in this prospectus.

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

Schedule	Start	End
Design and Construction (Annex/R&A)	FY 2017	FY 2023

Tenant Agencies
U.S. District and Magistrate Court, U.S. Bankruptcy Court, Probation, Court of Appeals, Office of the U.S. Attorney, U.S. Marshals Service, trial preparation space for the Federal Public Defender and the Office of the U.S. Attorney, and GSA.

Estimated Major Work Items (Jonas Courthouse)	
HVAC Replacement	$9,711,000
Interior Construction	$7,963,000
Electrical Replacement	$7,553,000
Interior Finishes	$6,436,000
Fire Protection	$2,158,000
Plumbing Replacement	$1,726,000
Elevator Replacement	$1,549,000
Special Construction	$901,000
Site work	$259,000
Total ECC	**$38,256,000**

[2] As noted in the estimated project above, GSA identified sub-totals comprising the estimated project budget which are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ than what is represented in this prospectus by the various subcomponents.

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Justification

The existing Jonas Courthouse is unable to meet the current and future requirements of the Judiciary. The current space and building infrastructure do not meet today's standards for security, operational functionality, accessibility, and environmental efficiency. Originally, the proposed strategy for satisfying the long-term needs of the courts in Charlotte was to consolidate the U.S. District Court for the Western District of North Carolina and various other Court-related agencies into one, newly constructed structure.

As a site acquisition solution in 2004, GSA and the City of Charlotte exchanged the Jonas Courthouse for a 3.2 acre site located at 501 E. Trade Street. To continue housing and operations for the courts until the new stand-alone courthouse could be constructed, GSA leased the Jonas Courthouse back from the city.

At the request of the local court in Charlotte in 2012, GSA began to examine the possibility of satisfying the Courts' requirements through the reacquisition of the Jonas Courthouse from the City (via a return exchange of the 501 E. Trade Street site), and the construction of a new annex. The proposed annex will be constructed on the Jonas Courthouse parking lot. This option allows the Federal Government to reacquire the currently occupied historic facility and continue its long-term use, as well as decrease the size and scope (from the previously authorized 390,724 gsf) of the potential new construction in Charlotte.

Due to the age of the existing Jonas Courthouse, upgrades or replacement of major building systems, including plumbing, heating, ventilating, and air conditioning, electrical, and life safety, are needed to enable continued operation for the Courts and to address energy efficiency. There is no restricted circulation path for judges and they must use the freight elevator and public corridors to access their chambers. The freight elevator and public corridors are also used to transport prisoners, there is no sallyport, and the number of holding cells for courtrooms is inadequate. The addition of the annex will meet the long-term space needs of the Courts, while also addressing security and circulation deficiencies that currently exist in the Jonas Courthouse.

Together, the new annex and renovation of the Jonas Courthouse will improve security, create discrete circulation, provide for future growth, co-locate the court family, and positively impact downtown Charlotte.

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Design Guide Exceptions

The following exception to the U.S. Courts Design Guide was approved by the Judicial Conference of the United States on September 15, 2015:

- Regional urinalysis laboratory (additional 1,499 usable square feet) with costs for this exception at approximately $1,157,000.

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	**Judges**	**Courtrooms**	**Judges**
District				
- Active	2	4	4	4
- Senior	1	1	2	4*
- Visiting	0	0	0	1
Magistrate	1	2	2	2
Bankruptcy	2	3	2	3
Circuit	0	1	0	1
Total:	**6**	**11**	**10**	**15**

*There are currently 4 active judges that will take senior status by the time of project completion.

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.

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Prior Appropriations

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Proposed Project**
108-199	2004	$8,500,000	Site and Design
114-113*	2016	$156,160,000	Design, ECC, M&I
Appropriations to Date		**$164,660,000**	**Site and Design**

*Public Law 114-113 funded $947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities list, of which, Charlotte is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Charlotte is $156,160,000.

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Proposed Project**
House T&I	7/24/2002	$7,401,000	Site and Design for 347,097 gsf; 50 inside parking spaces
Senate EPW	9/26/2002	$7,401,000	Site and Design for 347,097 gsf; 50 inside parking spaces
House T&I	7/23/2003	$1,034,000	Site and Design for 390,724 gsf; 60 inside parking spaces
Senate EPW	6/23/2004	$1,034,000	Site and Design for 390,724 gsf; 60 inside parking spaces
House & Senate Approvals to Date		**$8,435,000**	

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Recommendation

CONSTRUCTION

Certification of Need

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

Submitted at Washington, DC, on APR 22 2016

Recommended: _____

Commissioner, Public Buildings Service

Approved: _____

Administrator, General Services Administration

JAMES M. INHOFE, OKLAHOMA, *CHAIRMAN*

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United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS
WASHINGTON, DC 20510–6175

114th Congress

2nd Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

CONSTRUCTION
NEW U.S COURTHOUSE ANNEX
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CHARLOTTE, NORTH CAROLINA
PNC-CTC-CH16

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 the design and construction of an annex of approximately 198,000 gross square feet, including approximately 83 parking spaces, and repair, along with alteration of the Charles R. Jonas Courthouse at 401 West Trade Street in Charlotte, North Carolina, for a total of $156,160,000, 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: May 18, 2016

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