PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION - JAMES M. ASHLEY AND
THOMAS W. L. ASHLEY U. S. COURTHOUSE
TOLEDO, OH

Prospectus Number: POH-CTC-TO16
Congressional District: 9

FY 2016 Project Summary

The General Services Administration (GSA) proposes design and construction of an annex of approximately 96,000 gross square feet, including approximately 20 inside parking spaces, and repair and alteration of the James M. Ashley and Thomas W.L. Ashley U.S. Courthouse at 1716 Spielbusch Avenue in Toledo, OH. The project will meet the 10-year space needs of the court and court-related agencies and the structure/site will allow for expansion to meet 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 Toledo, OH.

Through Public Law 108-199 (FY 2004), Congress appropriated a total of $6,500,000 for site preparation and design of a new stand-alone courthouse in Toledo, OH, 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 Ashley Courthouse in conjunction with the construction of a new courthouse annex can best meet the space requirements of the district and bankruptcy courts with the application of the Judiciary's courtroom sharing policies and allowing for continued occupation of the historic Ashley Courthouse.

FY 2016 Committee Approval Requested

(Annex – Additional Site, Design, Construction, Management & Inspection) $60,363,000
(Ashley Courthouse – Site, Design, Construction, Management & Inspection) $37,421,000
Total (Design, Construction, Management & Inspection) **$97,784,000**

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

(Design, Construction, Management & Inspection) **$97,784,000**

Overview of the Project

The Ashley Courthouse, built in 1932, is located on the northern end of Toledo's Civic Mall. GSA has not conducted a major renovation to the building since construction. The building is listed in the National Register of Historic Places. GSA will modernize the existing Ashley Courthouse in conjunction with the construction of a new adjoining courthouse annex to meet the Judiciary's current and long-term needs in Toledo. When complete, the new annex and renovation of the Ashley 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. The project includes a total of six courtrooms and eight chambers. The project reflects senior district and magistrate judge

sharing policies, does not include courtrooms for projected new judgeships, and has no exceptions to the U.S. Courts Design Guide. The project will also support the needs of the United States Attorneys and the United States Marshals Services and court support services.

GSA will first construct the new annex and once complete, the Ashley Courthouse will be vacated during the renovation. The new annex will be constructed on the site received under exchange in 2001. Alteration work within the Ashley Courthouse includes upgrades to heating, ventilating, and air conditioning, electrical systems, lighting, plumbing, life safety systems (including fire alarm replacement); elevator replacement; accessibility upgrades; tenant improvements; façade repairs; roof replacement; and hazardous material abatement.

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Site Information[1]

Government-Owned ..... Approximately 9.5 acres

Annex Building Area[2]

GSF Annex (excluding inside parking) 86,000
GSF Annex (including inside parking) 96,000
Inside parking spaces 20

Ashley Building Area

GSF (excluding inside parking) 91,767

[1] The Government-owned site includes approximately 7.5 acres of land acquired in 2001 through a property exchange with the City of Toledo and approximately 2 acres for the Ashley Courthouse site.
[2] 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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Estimated Project Budget[3]

Estimated Site Preparation and Design

Site Preparation (FY 2004)	$1,200,000
Additional Site Preparation Annex	$225,000
Additional Site Preparation Ashley	$1,005,000
Design (FY 2004)	$5,300,000
Additional Design Annex	$3,498,000
Design Ashley CT	$3,030,000
Total Design	**$14,258,000**

Estimated Construction Cost (ECC)

Annex ($553/gsf, including inside parking)	$53,080,000
Ashley CT	$30,442,000
Total ECC	**$83,522,000**

Estimated Management and Inspection (M&I)

Annex	$3,560,000
Ashley CT	$2,944,000
Total M&I	**$6,504,000**

Estimated Total Project Cost (ETPC)* ..... **$104,284,000**[4]

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

[3] Original budget for site and design totaled $6,500,000. $5,497,000 was used for the design of a larger stand-alone courthouse. The remaining $1,073,000 will be used on the project proposed in this prospectus.

[4] As noted in the estimated project budget 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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Schedule

	Start	End
Design and Construction	FY 2016	FY 2023

Tenant Agencies

U.S. District Court, Probation & Pretrial Services, U.S. Bankruptcy Court, U.S. Marshals Service, Office of the U.S. Attorney, U.S. Trustees, trial preparation space for Federal Public Defender, and GSA.

Estimated Major Work Items (Ashley Courthouse)

Interior Alterations	$10,812,000
HVAC Upgrades	6,945,000
Electrical Upgrades	4,645,000
Exterior Construction	3,334,000
Life Safety Upgrades	860,000
Roof Replacement	856,000
Site Preparation	767,000
Swing Space	753,000
Security/Blast Mitigation	572,000
Elevator Replacement	463,000
Plumbing Upgrades	435,000
Total ECC	**$30,442,000**

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Justification

The existing Ashley 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. The courthouse does not have secure circulation for judges or separate circulation for the public and prisoners. In addition, the building's systems are beyond their useful life, do not comply with fire/life safety standards, and do not meet the Architectural Barriers Act Accessibility Standards.

In 2001, a site was acquired in an exchange with the City of Toledo, and, in 2004, design funds were appropriated for a new courthouse project. Requirements for the original stand-alone new courthouse concept were driven by the projected need for courtrooms and chambers for existing and projected new judges. Design development was completed, but the project did not move forward at that time. The proposed project to reconfigure the existing space in the Ashley Courthouse and to construct a new courthouse annex in lieu of the previously proposed stand-alone courthouse is based on several factors, including space reduction efforts undertaken by the Judiciary and reduction in U.S. Marshals Service space requirements. GSA worked in close collaboration with the Court to determine that alteration of the existing Ashley Courthouse in conjunction with the construction of a new courthouse annex can best meet the space requirements of all impacted offices. In addition, the Office of the U.S. Attorney will move from leased space to the Ashley Courthouse, resulting in savings of $594,000 in future annual lease payments to the private sector. The new requirements also reduce the Courts' space needs to meet the Judiciary courtroom sharing policies and do not include courtrooms for projected new judgeships. The project scope includes a reduction of two courtrooms from the original housing plan in support of the new stand-alone courthouse.

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Space Requirements of the U.S. Courts

	Current*		Proposed	
	Courtrooms*	**Judges**	**Courtrooms**	**Judges**
District				
- Active	2	2	2	2
- Senior	1	2	1	2
- Visiting**	0	1	0	1
Magistrate	1	1	1	1
Bankruptcy	2	2	2	2
Total:	**6**	**8**	**6**	**8**

* Four of the six spaces used as courtrooms in the Ashley Courthouse are significantly undersized and do not meet minimum U.S. Courts Design Guide (USCDG) standards. The two district judge courtrooms that do meet USCDG standards will be retained and re-purposed for use as bankruptcy courtrooms.
** Per USCDG standards, dedicated courtrooms are not provided for visiting judges.

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	$6,500,000	Site Preparation & Design
114-113*	2016	$97,784,000	Additional Site Preparation and Design; ECC and M&I
Appropriations to Date		**$104,284,000**	

*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 Toledo is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Toledo is $97,784,000.

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Proposed Project**
Senate EPW	9/26/2002	$5,993,000	Site preparation, Design for 219,136 gsf; 35 inside parking spaces
House T&I	7/24/2002	$5,993,000	Site preparation, Design for 206,828 gsf; 20 inside parking spaces

Recommendation

CONSTRUCTION

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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 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
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POH-CTC-TO16

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 96,000 gross square feet, including approximately 20 inside parking spaces, and repair and alteration of the James M. Ashley and Thomas W.L. Ashley U.S. Courthouse at 1716 Spielbusch Avenue in Toledo, Ohio, for a total of $97,784,000, 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

Barbara Boxer
Ranking Member

Adopted: May 18, 2016

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