



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

Washington, DC 20515

Bill Shuster
Chairman

Nick J. Rahall, III
Ranking Member

Christopher P. Bertram, Staff Director

AMENDED COMMITTEE RESOLUTION

James H. Zoia, Democrat Staff Director

CONSTRUCTION & ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL
PAL-0039-MO14

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 the design and construction of a U.S. Courthouse of up to 155,600 gross square feet (including 38 inside parking spaces), located in Mobile, Alabama, at additional design costs of \$8,503,000, a total estimated construction cost of \$71,050,000, and management and inspection costs of \$6,388,000 at a proposed total cost of \$85,941,000, for which a fact sheet is attached to, and included in, this resolution. This resolution amends the Committee on Transportation and Infrastructure resolution of November 5, 2009 authorizing appropriations pursuant to a May 11, 2000 11(b) report and fact sheet, and amending the Committee on Transportation and Infrastructure resolution of July 23, 2003.

Further resolved, that appropriations are authorized for the repair and alteration of the John A. Campbell U.S. Courthouse located at 113 St. Joseph Street in Mobile, Alabama, at a design cost of \$3,406,000, an estimated construction cost of \$26,611,000, and a management and inspection cost of \$2,555,000 for a total estimated project cost of \$32,572,000, a prospectus and fact sheet, amending the prospectus, for which is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse and renovation of space in the John A. Campbell U.S. Courthouse, combined, comply, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

Provided further, that the Administrator of General Services shall ensure that the construction of the new courthouse and renovation of space in the John A. Campbell U.S. Courthouse, combined, contains no more than nine courtrooms, including four for District and Senior District Judges, three for Magistrate Judges, and two for Bankruptcy Judges.

Provided further, that the Administrator of General Services submit a flood plain mitigation plan to the Committee on Transportation and Infrastructure on the new courthouse prior to construction award.

Provided further, that the design of the new courthouse shall conform with the requirements of the U.S. Courts Design Guide.

Adopted: July 16, 2014



Bill Shuster, M.C.
Chairman

**PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL**

Prospectus Number: PAL-0039-MO14
Congressional District: 01

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alterations of the John A. Campbell U.S. Courthouse (Campbell CT) at 113 St. Joseph Street in Mobile, Alabama.

Through Public Laws 107-67 (FY2002) and 111-117 (FY2010), Congress previously approved a total of \$61,290,000 for site acquisition, design, and construction of a new standalone courthouse in Mobile, AL, which was to work in conjunction with the Campbell CT to house the long-term needs of the Judiciary. GSA, in collaboration with the Courts has determined that alteration to the existing Campbell Courthouse in conjunction with the construction of a Courthouse annex can meet the Courts' needs.

This prospectus proposes alteration of the Campbell CT to work in conjunction with a smaller adjoining courthouse annex in lieu of the originally planned standalone courthouse. The revised project will result in an estimated savings of \$16,083,000 to the taxpayer.

FY2014 Campbell CT Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$41,000,000

(Approve the continued development of the Courthouse Complex in Mobile, AL to meet the reduced requirements of the Judiciary in that location in lieu of the originally planned standalone courthouse)

Major Work Items

Selective demolition, abatement of hazardous materials, interior construction, repair/replace HVAC, electrical, lighting, plumbing, fire protection, and roofing systems, repair/replace conveying systems and elevators, and provide fire and life-safety improvements.

Project Budget

Design and Review	\$3,470,000
Estimated Construction Cost (ECC)	34,209,000
Management and Inspection (M&I).....	3,321,000
Estimated Total Project Cost (ETPC)*.....	\$41,000,000

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

**PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL**

Prospectus Number: PAL-0039-MO14
Congressional District: 01

Schedule

Constructing an adjoining annex to the Campbell Courthouse will require the integration of all major building systems and components together to work seamlessly as one building when the project is completed. To accomplish this and to ensure the continued safe and efficient operation of the facility during the construction of the new annex and follow-on repair and alteration work in the existing courthouse, it is necessary that both efforts be completed through a single design-build contract. Doing so will help ensure that the combined facility meets today's stringent energy goals, provides an efficient building for the court that meets their planned housing needs and allows for future changes in operations. Completing this courthouse complex under one contract will also ensure that the project is completed as quickly as possible, at the lowest cost to the American public, while minimizing the disruptions to court operations.

Courthouse Complex (Campbell CT R&A and New CT Annex)

FY2014	Design
FY2014-2019	Construction
FY2019	Occupancy

Building

The John A. Campbell U.S. Courthouse is a five-story, 115,014 GSF building constructed in 1932. The courthouse is limestone and brick construction and is listed on the National Register of Historic Places. This building is part of the John A. Campbell facility which also includes the Federal Building, located at 109 St. Joseph Street, and Combined Parking Facility, located at 167 St. Louis Street.

Tenant Agencies

The Courthouse Complex, Campbell CT and a new courthouse annex, will house a combination of Court and Court-related agencies, which will include: U.S. Court of Appeals; U.S. District Court, U.S. Bankruptcy Court; Federal Public Defender; U.S. Probation Office; U.S. Attorney's Office; and U.S. Marshals Service. Space for Senate and a GSA Field Office will also be included.

**PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL**

Prospectus Number: PAL-0039-MO14
Congressional District: 01

Proposed Project

GSA will reconfigure the existing space within the Campbell CT to work in conjunction with the construction of a new adjoining courthouse annex to provide for the Judiciary's long-term needs in Mobile, AL. The two buildings will meet the 10-year needs of the court and the court-related agencies and the site/building design will accommodate the Courts 30 year needs, including two chambers for the Court of Appeals, four courtrooms and five chambers for the District and Senior District judges, three courtrooms and four chambers for Magistrate judges, and one courtroom and two chambers for Bankruptcy judges. The Bankruptcy Court and Clerk will be relocated from their current leased space into one of these federally-owned facilities. The space within both the Campbell CT and the annex will be configured to address the Courts' design guide standards. The renovation of the Campbell CT will address several critical building needs, including repairs and replacements to the roofing, HVAC, electrical systems and lighting, plumbing, elevators, and the fire protection systems, as well as lobby reconfiguration to accommodate the proposed connection to the new annex.

It is anticipated that the construction of the new courthouse annex will be funded from the \$50,000,000 appropriated in FY 2010 (PL 111-117).

The historic Hannah Houses are located on the site originally acquired for the new standalone courthouse. These historic structures will be rehabilitated under a future separate project and used to house other Federal agencies.

Major Work Items

Interior Alterations	\$16,370,000
Roofing	684,000
HVAC	9,239,000
Electrical System & Lighting	3,128,000
Plumbing	1,647,000
Conveying Systems/Elevators	948,000
Fire & Life Safety	2,040,000
Demolition & Abatement	<u>153,000</u>
Total ECC	\$34,209,000

**PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL**

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Congressional District: 01

Justification

For many years, the Judiciary's Five-Year Courthouse Project Plan included a project to construct a new courthouse in Mobile. The Judiciary's Plan for FY's 2013-2017, which reflects priorities approved by the Executive Committee for the Judicial Conference of the United States in February 2012, includes Mobile as its top priority for construction appropriation. Design for this new courthouse was originally funded in FY 2002 and completed in FY 2004. However, the construction for this project was put on hold during the Judiciary's moratorium on new courthouse from 2004 through 2006, and had not received construction appropriations until FY 2010. The appropriations received in FY 2010, in the amount of \$50,000,000, only constituted a portion of the identified construction appropriation requirement, as the appropriation for the new courthouse was estimated in FY 2010 to be approximately \$190 million. With only partial appropriation, GSA was unable to proceed with the award for the construction of this new courthouse appropriation.

Requirements for the original standalone courthouse concept were largely driven by the projected need for courtrooms and chambers for existing and incoming judges. The proposed changes in scope for the new annex and the Campbell CT renovation are based upon space reduction efforts undertaken by the Judiciary and meet Judiciary courtroom sharing policies and requirements. The US Attorney's Office (originally slated for the new courthouse) is not currently housed in the Complex, and will remain in leased space after the completion of the project, however, the USAO will be provided with trial preparation space.

The Campbell FB-CT currently provides inadequate security. There is no separate circulation for judges and prisoners. There are no courtroom holding cells and no secured parking. The combined projects (new annex and alteration of Campbell) will address separate circulation for the public, judges, and prisoners and secure parking.

The proposed renovation of the Campbell CT and the recommended changes to the project scope for the new courthouse construction reflect senior district and magistrate judge sharing policies and do not include courtrooms for projected new judgeships. The proposed project contains no exception to the US Courts Design Guide. The reconfiguration of existing space in the Campbell CT and the construction of a new courthouse annex in lieu of the previously proposed standalone courthouse will house the Court's current reduced program while reducing taxpayer costs. This strategy will also provide for the continued long-term use of a historic property and maintain GSA's focus on its sustainable design initiatives.

**PROSPECTUS - ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE
MOBILE, AL**

Prospectus Number: PAL-0039-MO14
Congressional District: 01

Explanation of Changes

The project previously approved by the House and Senate Committees was for a new stand-alone courthouse and stipulated use of energy efficient and renewable systems. This project proposes renovation and modernization of the Campbell CT to address needed improvements to the building systems, infrastructure, and security as well as interior space modifications. Assuming construction of a smaller annex in lieu of the originally planned new stand-alone courthouse, the combination of both projects will address the space needs of the proposed tenants while providing energy efficient and renewable systems.

Space Requirements of the U.S. Courts

	<u>Current</u>		<u>Proposed</u>	
	Courtrooms	Chambers*	Courtrooms	Chambers
District	3	3	3	3
Senior District	1	1	1	2
Magistrate	4	4	3	4
Bankruptcy	2	2	1	2
Appeals	0	1	0	2
Total	10	11	8	13

* The Campbell Courthouse also has an additional visiting judge chamber, which is utilized by all visiting judges, regardless of Court.

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 Committee Approval and Appropriation

Campbell CT - No prior Committee approval or appropriation for a renovation of the Campbell CT have been provided by Congress. See appropriation and approvals for new courthouse below.

New Courthouse - Prior Appropriations

Mobile, AL New Courthouse Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
107-67	2002	\$11,290,000	Site, Design
111-117	2010	\$50,000,000	Construction
Appropriation to Date		\$61,290,000	

New Courthouse – Prior Committee Approvals

Mobile, AL New Courthouse Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T & I	7/26/2000	\$7,537,000	Site, Design for 305,361 gsf; 50 inside parking spaces
Senate EPW	7/26/2000	\$7,782,000	Site, Design for 321,722 gsf; 50 inside parking spaces
House T & I	7/18/2001	\$3,753,000	Additional Site and Design for 325,452 gsf; 50 inside parking spaces.
House T & I	7/23/2003	\$85,743,000	Additional Design, Construction, M&I for 342,273 gsf; 50 inside parking spaces

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Senate EPW	9/13/2006	\$130,326,000	Balance of site and design not previously authorized; Construction and M&I for 346,691 gsf; 50 parking spaces.
House T & I	11/5/2009	\$104,788,000	Additional Site = \$2,603,000; Additional Design \$6,009,000; Balance of construction and M&I not previously authorized for 346,691 gsf; 50 parking spaces.
Senate EPW	2/2/2010	\$59,960,000	Balance of site, design, construction and M&I not previously authorized for 346,691 gsf; 50 parking spaces
Approvals to Date*		\$201,821,000	

* Approvals to Date includes a total of \$201,821,000 for both House and Senate

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

None

**PROSPECTUS - ALTERATION
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MOBILE, AL**

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Recommendation

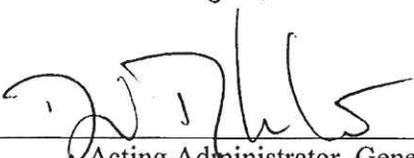
ALTERATION

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

Mobile Fact Sheet
June 2014

Overview

The General Services Administration (GSA) will complete the design and construction of a 155,600 gross square foot New Courthouse, including 38 inside parking spaces, and rehabilitate the John A. Campbell Courthouse (Campbell CT) in Mobile, AL.

The Campbell CT is a five-story, 115,014 GSF building constructed in 1932. The courthouse is limestone and brick construction and is listed on the National Register of Historic Places. This building is part of the John A. Campbell facility which also includes the Federal Building, located at 109 St. Joseph Street, and Combined Parking Facility, located at 167 St. Louis Street.

GSA will construct a New Courthouse across St. Louis Street from the Campbell CT. The two buildings will provide four courtrooms and six chambers for the District and Senior District judges, three courtrooms and four chambers for Magistrate judges, and two courtrooms and two chambers for Bankruptcy judges. The Bankruptcy Court and Clerk will be relocated from their current leased space into one of these federally owned facilities. The space within both the New Courthouse and the Campbell CT will be configured to address the Courts' design guide standards. The rehabilitation of the Campbell CT will address several critical building needs, including repairs and replacements to the roofing, HVAC, electrical systems and lighting, plumbing, elevators, and the fire protection systems.

The Courthouse Complex (Campbell CT and New Courthouse) will house a combination of Court and Court-related agencies, including: U.S. Court of Appeals; U.S. District Court, U.S. Bankruptcy Court; Federal Public Defender; U.S. Probation Office; U.S. Attorney's Office (trial preparation space only); and U.S. Marshals Service. Space for Congressional offices and a GSA Field Office will also be included.

**Mobile Fact Sheet
June 2014**

Building Area

Gross square feet (including inside parking) 155,600 gsf
Gross square feet (excluding inside parking).....138,500 gsf
Structured parking spaces38

Project Budget New Construction

Site Acquisition & Preparation (FY2002 & FY2010)\$5,988,250
Previous Design (346,691 GSF Courthouse).....\$6,288,750

Total Spent for Site and Previous Design\$12,277,000

New Design New Courthouse (155,600 GSF).....\$8,503,000
Estimated Construction Cost (ECC) New Courthouse\$71,050,000
Management and Inspection (M&I) New Courthouse.....\$6,388,000

Total Estimated New Courthouse Cost *\$85,941,000

Project Budget Campbell Rehabilitation

Design\$3,406,000
ECC.....\$26,611,000
M&I.....\$2,555,000

Total Rehabilitation Cost\$32,572,000

Total Costs (New Courthouse and Campbell).....\$130,790,000

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

Location

The site is located in Central Business District of Mobile and bound by St Louis, N. Joachim, St. Anthony, and St. Joseph Streets.

Schedule

Design of New Courthouse	FY2015
Construction of New Courthouse	FY2016
Occupancy of New Courthouse	FY2018
Design of Campbell	FY2017
Construction of Campbell	FY2018
Occupancy of Campbell	FY2020

**Mobile Fact Sheet
June 2014**

Prior Appropriations

Mobile, AL New Courthouse Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
107-67	2002	\$11,290,000	Site, Design
111-117	2010	\$50,000,000	Construction
113-76	2014	\$69,500,000	Construction and Repair to meet housing requirements of Judiciary's Southern District in Mobile
Appropriation to Date		\$130,790,000	

Prior Committee Approvals

Mobile, AL New Courthouse Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T & I	7/26/2000	\$7,537,000	Site, Design for 305,361 gsf; 50 inside parking spaces
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**Mobile Fact Sheet
June 2014**

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Senate EPW	2/2/2010	\$59,960,000	Balance of site, design, construction and M&I not previously authorized for 346,691 gsf; 50 parking spaces
Approvals to Date*		\$201,821,000	

* Approvals to Date includes a total of \$201,821,000 for both House and Senate

Locations	Personnel			Current			Proposed						
	Office	Total	Special	Usable Square Feet (USF)			Usable Square Feet (USF)						
				Office	Storage	Special	Office	Storage	Special				
New U.S. Courthouse													
U.S. District Court Clerk	0	0	0	0	0	0	62	19,717	1,005	1,395	22,117		
U.S. District Judge Chambers/Courtrooms	0	0	0	0	0	0	20	0	0	26,398	26,398		
U.S. Magistrate Judge Chambers/Courtrooms	0	0	0	0	0	0	12	0	0	19,362	19,362		
U.S. District Court	0	0	0	0	0	0	0	1,055	0	2,433	3,488		
United States Marshals Service	0	0	0	0	0	0	64	11,901	0	9,140	21,041		
Joint Use	0	0	0	0	0	0	0	150	0	250	400		
Sub Total	0	0	0	0	0	0	126	32,823	1,005	58,978	92,806		
John A. Campbell U.S. Courthouse													
U.S. Circuit Judge Chambers	0	4	128	0	2,496	2,624	12	12	0	4,675	4,675		
U.S. Circuit Libraries	1	1	2,555	0	2,555	2	2	2	0	2,600	2,600		
U.S. District Court Clerk	28	28	7,523	0	2,373	9,896	0	0	0	0	0		
U.S. District Judge Chambers/Courtrooms	0	13	4,201	0	33,620	37,821	0	0	0	5,266	5,266		
U.S. Magistrate Judge Chambers/Courtrooms	0	15	71	0	10,231	10,302	0	0	0	0	0		
U.S. District Court	0	0	817	0	996	1,813	0	0	0	2,244	2,244		
U.S. Bankruptcy Judge Chambers/Courtrooms	0	0	0	0	0	0	0	6	0	10,868	10,868		
U.S. Bankruptcy Court Clerk	0	0	0	0	0	0	27	27	8,304	1,483	9,787		
U.S. Bankruptcy Court/Administrator	0	0	0	0	0	0	10	10	4,808	450	5,258		
U.S. Probation	0	0	0	0	0	0	82	82	16,108	1,525	17,633		
Federal Public Defender	0	0	0	0	0	0	0	0	450	0	450		
Office of U.S. Attorneys	2	2	548	0	144	692	2	2	350	330	680		
United States Marshals Service	22	22	3,939	0	2,178	6,117	0	0	0	0	0		
Senate	2	2	0	0	813	813	2	2	720	130	850		
Public Buildings Service, Field Offices	0	0	0	0	0	0	5	5	679	550	1,229		
Joint Use	0	0	363	0	0	363	0	0	0	1,250	1,250		
Vacant	0	0	38	0	0	38	0	0	2,236	0	2,236		
Sub Total	55	87	20,183	0	52,851	73,034	142	148	33,655	31,371	65,026		
LEASED LOCATIONS													
201 St. Michael Street													
U.S. Probation Office	53	53	19,095	0	0	19,095	0	0	0	0	0		
Public Buildings Service, Field Offices	5	5	2,430	0	0	2,430	0	0	0	0	0		
Sub Total	58	58	21,525	0	0	21,525	0	0	0	0	0		
Parkview Office Building													
U.S. Bankruptcy Court	8	8	5,816	0	0	5,816	0	0	0	0	0		
Sub Total	8	8	5,816	0	0	5,816	0	0	0	0	0		
201 St. Louis Street													
U.S. Bankruptcy Clerk	17	17	6,973	0	0	6,973	0	0	0	0	0		
U.S. Bankruptcy Court	5	5	4,327	0	0	4,327	0	0	0	0	0		
Sub Total	22	22	11,300	0	0	11,300	0	0	0	0	0		
Riverview Plaza													
Office of U.S. Attorneys	50	50	34,352	0	0	34,352	50	50	34,352	0	34,352		
Sub Total	50	50	34,352	0	0	34,352	50	50	34,352	0	34,352		
Total	193	225	93,176	0	52,851	146,027	318	356	100,830	1,005	90,349	192,184	

The project may contain a variance in gross square footage from that listed in this project upon measurement and review of the completed project.

Special Space	
Courtrooms	42,147
Chambers	24,422
Grand Jury Suite	2,244
Library	2,600
Conference/Training	3,053
Fitness	2,800
Lab	175
ADP	3,623
Mailroom	800
Private Toilets	890
Weapons Vault	200
Holding Cells	5,100
Food Serv/Break Area	2,295
Total	90,349

113th Congress
2nd Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

AMENDED COMMITTEE RESOLUTION

**CONSTRUCTION AND ALTERATION
JOHN A. CAMPBELL U.S. COURTHOUSE AND NEW U.S. COURTHOUSE
MOBILE, AL
PAL-0039-MO14**

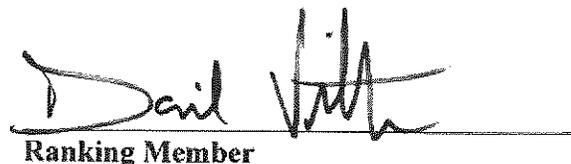
**RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF
THE UNITED STATES SENATE**

that pursuant to title 40 U.S.C. §3307, a prospectus providing for the design and construction of a new U.S. Courthouse of up to a maximum 155,600 gross square feet, and 38 parking spaces, located in Mobile, AL, at a cost not to exceed \$8,503,000 for design; \$71,050,000 for construction; and \$6,388,000 for management and inspection, for a total cost of \$85,941,000, a description and fact sheet amending the original prospectus is attached hereto and by reference made part of this resolution, is approved. This resolution amends the Committee on Environment and Public Works resolutions approved on September 13, 2006 and February 2nd, 2010.

Further resolved, that a prospectus providing for the repair and alteration of the John A. Campbell U.S. Courthouse, located at 113 St. Joseph Street in Mobile, AL, to address critical building infrastructure needs, at a cost not to exceed \$3,406,000 for design; \$26,611,000 for construction; and \$2,555,000 for management and inspection, for a total cost of \$32,572,000, a description and fact sheet, amending the original prospectus, of which is attached and 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: July 30, 2014