PROSPECTUS
NEW U.S. COURTHOUSE
SAN ANTONIO, TEXAS

Prospectus Number: PTX-CTC-SA16
Congressional District: 20

FY 2016 Project Summary

The General Services Administration (GSA) proposes the design and construction of a new U.S. Courthouse of approximately 305,000 gross square feet, including approximately 83 inside parking spaces, in San Antonio, Texas. GSA will construct the courthouse to 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. Construction of the San Antonio courthouse project is on the Judiciary's Courthouse Project Priority list (approved by the Judicial Conference of the United States on September 17, 2015).

FY 2016 House and Senate Committee Approval Requested

(Construction, Management & Inspection).....$130,581,000

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

(Design, Construction, Management & Inspection) $132,581,000

Overview of Project

The courts currently occupy space in the John H. Wood Jr. Courthouse, the Adrian A. Spears Training Center, and the Federal Building. The site for the new courthouse is the former City Police Headquarters site, located at 214 West Nueva Street. Consistent with the agreement between GSA and the City of San Antonio, the Wood Courthouse and the Spears Training Center will be transferred to the City of San Antonio in exchange for the former Police Headquarters site.

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The new courthouse will consolidate all of the district court and associated U.S. Marshals Service space into one facility. The new courthouse will provide eight courtrooms and thirteen chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. The new courthouse will meet the 10-year needs of the courts and the site will accommodate the anticipated 30-year needs.

Site Information

To Be Acquired by Exchange ..... 7 acres

Building Area[1]

Building without parking ..... 268,000 gsf
Building with parking ..... 305,000 gsf
Structured parking spaces 83

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

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Estimated Project Budget

Allocated Site Cost (FY 2010)	5,000,000
Design (FY 2004 & FY 2010)	$7,000,000
Estimated Additional Design	$2,000,000
Estimated Construction Cost (ECC) ($404/gsf including inside parking)	$123,142,000
Estimated Management and Inspection (M&I)	$7,439,000
Estimated Total Project Cost (ETPC)*	**$144,581,000**[2]

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

Schedule	Start*	End
Design and Construction	FY 2011	FY 2021

***Design began in 2011 and proceeded to Design Development for the core and shell of the new building. Design will restart upon approval of this prospectus.**

Tenant Agencies

Court of Appeals, U.S. District Court, Pretrial Services, Probation Office, Judiciary Training Center, United States Marshals Service, and trial preparation space for the Federal Public Defender and the Office of the U.S. Attorney, and GSA.

[2] GSA requests approval for a total project cost. The sub-totals comprising the estimated project budget 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 Wood Courthouse is an adaptive reuse of a theater built for the 1968 HemisFair. The circular building has no exterior windows except for the glass façade of the main entry. The current judges are all housed in the Wood Courthouse and utilize eight available courtrooms. There are four active district judges, one senior district judge, and three magistrate judges in San Antonio. Three district judges will be eligible for senior status in the 10-year planning period and will require replacement. In addition to the courtrooms and chambers, the court also occupies over 69,000 usable square feet (usf) in the Federal Building for clerks, probation office, pretrial services, and other support space. The U.S. Marshals occupy over 7,300 usf in the Federal Building.

The Wood courthouse does not lend itself to the courts' and Marshals' security needs. There is no separate circulation for the public, judges, and prisoners, no sallyport, and inadequate space for the number of prisoners awaiting court proceedings. The building's circular design reduces the space efficiency factor, results in pie-shaped courtrooms which lack adequate spectator seating, and the curved corridors are narrow with many blind spots. The courtroom holding cells open directly into the restricted corridor, and a majority of the holding cells are too small to adequately meet the requirements for prisoner holding. The main entries to judges' chambers are located off the main public lobby. Due to space constraints, district clerk operations are split between the Wood Courthouse and the adjacent Federal Building. This project will provide for co-location of the courts and related agencies into one location for more efficient and secure operations.

The previously approved courthouse construction project is for a smaller site (3-4 acres), larger building (334,335 gsf), and fewer inside parking spaces (37). Due to changes in program, courtroom sharing, and exclusion of projected new judgeships, the proposed project is approximately 305,000 gsf with approximately 83 inside parking spaces on approximately 7 acres.

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After considering more than 18 possible locations and conducting a series of public hearings, the new courthouse site, which was the former location of the San Antonio Police Headquarters, was selected as the site with the greatest benefit to the Federal Government. GSA entered into an exchange arrangement with the City of San Antonio to exchange the Wood Courthouse and the Spears Training Center for the former Police Headquarters site. The larger courthouse site also offers compatibility with the city's Master Plan and potential for future consolidation of federal activities in a city with a growing federal presence. The site has been cleared of all existing structures, the utilities (gas line, storm sewer, sanitary sewer) have all been relocated, and the site has been environmentally cleaned and graded and is ready for construction.

Design Guide Exceptions

The following exceptions to the U.S. Courts Design Guide were approved by the Fifth Circuit Council on March 5, 2016 and by the Judicial Conference of the United States on March 15, 2016:

- Regional urinalysis laboratory (additional 838 usable square feet)
- Expanded jury assembly suite (additional 1150 usable square feet)

Associated costs for these exceptions are approximately $1,199,000.

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Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	**Judges**	**Courtrooms**	**Judges**
District				
- Active	4	4	4	4
- Senior	1	1	2	4
Magistrate	3	3	2	3
Court of Appeals		2*		2
Total:	**8**	**10**	**8**	**13**

*The Court of Appeals judges are currently in leased space.

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

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Proposed Project**
108-199	2004	$8,000,000	Site and Design
111-117	2010	$4,000,000	Design
114-113*	2016	$132,581,000	Design, ECC, M&I
Appropriations to Date		**$144,581,000**	

*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, San Antonio is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for San Antonio is $132,581,000.

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Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Proposed Project**
Senate EPW	9/26/2002	$6,926,000	Design for 325,113 gsf; 37 inside parking spaces
House T&I	9/26/2002	$6,926,000	Design for 325,113 gsf; 37 inside parking spaces
House T&I	7/23/2003	$1,251,000	Additional Design for 377,691 gsf; 37 inside parking spaces
Senate EPW	6/23/2004	$19,251,000	Site and Additional Design for 377,691 gsf; 37 inside parking spaces
House T&I	7/21/2004	$18,000,000	Site for 377,691 gsf; 37 inside parking spaces
House T&I	11/5/2009	$4,000,000	Additional Design for 334,335 gsf; 83 inside parking spaces
Senate EPW	2/24/2010	$4,000,000	Additional Design for 334,335 gsf; 83 inside parking spaces
House Approvals to Date		**$30,177,000**	
Senate Approvals to Date		**$30,177,000**	

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
NEW U.S COURTHOUSE
SAN ANTONIO, TEXAS
PTX-CTC-SA16

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 approximately 305,000 gross square feet, including approximately 83 inside parking spaces, in San Antonio, Texas, for a total of $130,581,000, 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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