



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

**Bill Shuster**  
**Chairman**

**Washington, DC 20515**

**Peter A. DeFazio**  
**Ranking Member**

Christopher P. Bertram, Staff Director

**COMMITTEE RESOLUTION**

Katherine W. Dedrick, Democratic Staff Director

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

*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 new U.S. courthouse of approximately 305,000 gross square feet, including approximately 83 inside parking spaces, in San Antonio, Texas, at a total estimated construction cost of \$123,142,000, and total management and inspection cost of \$7,439,000 at a total additional authorization of \$130,581,000 for a total estimated project cost, including prior authorizations, of \$144,581,000, for which a prospectus is attached to and included in this resolution.*

*Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, 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 contains no more than eight courtrooms, including four for District Judges, two for Senior District Judges, and two for Magistrate Judges.*

*Provided further, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide, except as reflected in the attached prospectus.*

Adopted: **May 25, 2016**

Bill Shuster, M.C.  
Chairman

**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<sup>1</sup>**

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

<sup>1</sup> 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
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$144,581,000<sup>2</sup></b>

\*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.

<sup>2</sup> 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
<b>Total:</b>	<b>8</b>	<b>10</b>	<b>8</b>	<b>13</b>

\*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**

<b>Prior Appropriations</b>			
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
<b>Appropriations to Date</b>		<b>\$144,581,000</b>	

\*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**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Proposed Project</b>
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
<b>House Approvals to Date</b>		<b>\$30,177,000</b>	
<b>Senate Approvals to Date</b>		<b>\$30,177,000</b>	

**Recommendation**

CONSTRUCTION

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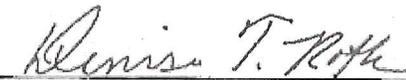
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**Certification of Need**

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

Submitted at Washington, DC, on APR 22 2013

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration



Special Space	USF
ADP	4,484
Library	2,732
Laboratory	1,282
Food Service	120
Courtroom	25,553
Judicial Hearing	787
Jury Room	3,530
Judicial Chambers	10,784
Fitness Locker Room	3,101
Mail Rooms	1,031
Break Rooms	4,633
Vaults	1,146
Equipment Storage	2,958
File Storage	4,086
Vestibules	839
Sallyport	3,133
Secured Room	2,275
Holding Cell	5,380
Conference/Training	14,603
Restroom	3,632
<b>Total:</b>	<b>96,089</b>

<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.

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