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

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

NEW U.S. COURTHOUSE
DES MOINES, IOWA
PIA-CTC-DM16

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 courthouse of approximately 229,000 gross square feet, including approximately 42 parking spaces, in Des Moines, Iowa at a site cost of $6,000,000, a design cost of $9,571,000, a total estimated construction cost of $114,969,000, and total management and inspection cost of $6,062,000 at a total estimated project cost of $136,602,000, 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 nine courtrooms, including three for District Judges, two for Senior District Judges, two for Magistrate Judges and two for Bankruptcy Judges.

Provided further, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.

Adopted: **September 14, 2016**

Bill Shuster, M.C.
Chairman

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
DES MOINES, IOWA
PIA-CTC-DM16

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 acquisition of a site and the design and construction of a new U.S. Courthouse of approximately 229,000 gross square feet, including approximately 42 inside parking spaces, in Des Moines, Iowa, for a total of $136,602,000, 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: November 15, 2016

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PROSPECTUS
NEW U.S. COURTHOUSE
DES MOINES, IOWA

Prospectus Number: PIA-CTC-DM16
Congressional District: 03

FY 2016 Project Summary

The U.S. General Services Administration (GSA) proposes the acquisition of a site and the design and construction of a new U.S. Courthouse of approximately 229,000 gross square feet (GSF), including 42 inside parking spaces, in Des Moines, IA. 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. 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 Des Moines, IA.

FY 2016 House and Senate Committee Approval Requested

(Site, Design, Construction, Management & Inspection).....$136,602,000

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

(Site, Design, Construction, Management & Inspection).....$136,602,000

Overview of Project

The courts and related agencies currently occupy space in the existing historic U.S. Courthouse in downtown Des Moines and in an adjacent leased Courthouse Annex. The new courthouse will consolidate all of the district court and court-related space into one facility, with the exception of the U.S. Department of Justice–Office of the U.S. Attorney, which will remain in leased space. The new courthouse will provide 9 courtrooms and 13 chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. The site for the new courthouse is still to be determined.

PROSPECTUS
NEW U.S. COURTHOUSE
DES MOINES, IOWA

Prospectus Number: PIA-CTC-DM16
Congressional District: 03

Site Information

To Be Acquired ..... 3-5 acres

Building Area[1]

Gross square feet (excluding inside parking) ..... 210,000 GSF
Gross square feet (including inside parking) ..... 229,000 GSF
Inside parking spaces 42

Estimated Project Budget

Estimated Site $6,000,000
Estimated Design $9,571,000
Estimated Construction Cost (ECC) ($502/GSF, including inside parking) .. $114,969,000
Estimated Management and Inspection (M&I) $6,062,000
Estimated Total Project Cost (ETPC)* ..... **$136,602,000**[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 2016	FY 2022

Tenant Agencies

U.S. District Court, U.S. Court of Appeals, U.S. Probation Office, U.S. Pretrial Services, U.S. Bankruptcy Court, U.S. Department of Justice–Marshals Service, trial preparation space for both the Federal Public Defender and the Office of the U.S. Attorney, and GSA.

[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.

[2] As noted in the estimated project budget above, GSA identified 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 from what is represented in this prospectus by the various subcomponents.

PROSPECTUS
NEW U.S. COURTHOUSE
DES MOINES, IOWA

Prospectus Number: PIA-CTC-DM16
Congressional District: 03

Justification

The existing U.S. Courthouse, constructed in 1929, does not meet the U.S. Courts Design Guide standards, does not provide for future expansion, and lacks adequate security. The existing prisoner sallyport and secured elevator provide access to only half of the courtrooms. Due to lack of available space in the U.S. Courthouse, several court functions and court-related agencies currently occupy space in the leased Courthouse Annex. The District court and Bankruptcy court operations are split between the two buildings, also causing a split of U.S. Marshals Service operations. In addition, secured parking is only available in the leased Courthouse Annex, across a parking lot from the U.S. Courthouse.

The new courthouse will allow for co-location of court operations, separate circulation for the public, judges, and prisoners, thereby improving security as well as efficiency of court operations. Relocation of agencies from leased space to the new courthouse will result in savings of approximately $1,795,000 in future annual lease payments to the private sector.

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	**Judges**	**Courtrooms**	**Judges**
District				
- Active	3	3	3	3
- Senior	1	5	2	4
-Visiting				1
Bankruptcy	2*	2*	2	2
Magistrate	2	2**	2	2**
Court of Appeals	0	1*	0	1
Total:	**8**	**13**	**9**	**13**

*The Court of Appeals and Bankruptcy judges are currently in the leased Courthouse Annex.
**In addition to the active Magistrate judges, a recalled Magistrate judge shares a courtroom and chambers.

PROSPECTUS
NEW U.S. COURTHOUSE
DES MOINES, IOWA

Prospectus Number: PIA-CTC-DM16
Congressional District: 03

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.

Future of Existing Federal Building[3]

The Federal tenancy in Des Moines does not support the need for two courthouses; therefore, GSA will explore alternatives associated with the disposal of the existing courthouse. Some of these alternatives include donation or exchange.

Prior Appropriations

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Proposed Project**
114-113*	2016	$136,602,000	Site, Design, ECC, M&I
Appropriations to Date		**$136,602,000**	

*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, Des Moines is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Des Moines is $136,602,000.

Prior Committee Approvals

Prior Committee Approvals			
NONE			

[3] This section is included to address recommendations in the following GAO Report: Federal Courthouses: Better Planning Needed Regarding Reuse of Old Courthouses (GAO-14-48).

PROSPECTUS
NEW U.S. COURTHOUSE
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Prospectus Number: PIA-CTC-DM16
Congressional District: 03

Certification of Need

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

Submitted at Washington, DC, on JUN 16 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

Housing Plan
New U.S. Courthouse

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)[1]				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Government Owned Locations												
New U.S. Courthouse												
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	21	21	3,174	1,578	37,636	42,388
U.S. Bankruptcy Court (courtrooms/chambers)	-	-	-	-	-	-	8	8	482	554	9,831	10,867
U.S. Bankruptcy - Clerk	-	-	-	-	-	-	26	26	5,831	3,056	1,112	9,999
Circuit Libraries	-	-	-	-	-	-	2	2	663	461	4,463	5,587
U.S. District Court - Grand Jury	-	-	-	-	-	-	-	-	961	-	472	1,433
U.S. District Court - Magistrate	-	-	-	-	-	-	8	8	891	554	10,386	11,831
U.S. District Court - Clerk	-	-	-	-	-	-	39	39	12,478	3,677	4,291	20,446
U.S. Probation Office / U.S. Pretrial Services Office	-	-	-	-	-	-	53	53	11,262	1,137	1,358	13,757
DOJ - U.S. Marshals Service	-	-	-	-	-	-	46	46	5,789	1,594	9,902	17,285
U.S. Court of Appeals	-	-	-	-	-	-	6	6	-	121	2,361	2,482
Court of Appeals - Central Legal Staff	-	-	-	-	-	-	1	1	759	156	494	1,409
GSA Public Buildings Service, Field Offices	-	-	-	-	-	-	2	2	220	-	-	220
Federal Public Defender	-	-	-	-	-	-	-	-	450	-	-	450
DOJ - Office of the U.S. Attorney	-	-	-	-	-	-	-	-	1,500	-	-	1,500
Joint Use	-	-	-	-	-	-	-	-	-	-	880	880
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**212**	**212**	**44,460**	**12,888**	**83,186**	**140,534**
Des Moines U.S. Courthouse, 123 East Walnut												
U.S. District Court (courtrooms/chambers)	19	19	4,401	-	20,623	25,024	-	-	-	-	-	-
U.S. District Court - Clerk	34	34	9,138	1061	1644	11,843	-	-	-	-	-	-
U.S. District Court - Magistrate	8	8	104	-	4,389	4,493	-	-	-	-	-	-
DOJ - U.S. Marshals Service	19	19	4,786	695	5,849	11,330	-	-	-	-	-	-
DOJ - Office of the U.S. Attorney	-	-	1,374	-	-	1,374	-	-	-	-	-	-
Federal Public Defender	-	-	526	-	-	526	-	-	-	-	-	-
Subtotal	**80**	**80**	**20,329**	**1,756**	**32,505**	**54,590**	**-**	**-**	**-**	**-**	**-**	**-**
Lease Locations						-						
New Lease												
DOJ - Office of the U.S. Attorney	-	-	-	-	-	-	53	53	25,159	-	-	25,159
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**53**	**53**	**25,159**	**-**	**-**	**25,159**
Courthouse Annex												
DOJ - Office of the U.S. Attorney	53	53	25,159	-	-	25,159	-	-	-	-	-	-
U.S. Bankruptcy Court (courtrooms/chambers)	8	8	11,780	-	-	11,780	-	-	-	-	-	-
U.S. Bankruptcy - Clerk	26	26	15,520	-	-	15,520	-	-	-	-	-	-
Circuit Libraries	2	2	7,940	-	-	7,940	-	-	-	-	-	-
U.S. Court of Appeals	6	6	3,605	-	-	3,605	-	-	-	-	-	-
U.S. Probation Office / U.S. Pretrial Services	49	49	9,766	-	-	9,766	-	-	-	-	-	-
U.S. District Court - Clerk	2	2	866	-	-	866	-	-	-	-	-	-
DOJ - U.S. Marshals Service	22	22	8,548	-	-	8,548	-	-	-	-	-	-
Subtotal	**168**	**168**	**83,184**	**-**	**-**	**83,184**	**-**	**-**	**-**	**-**	**-**	**-**
Total	**248**	**248**	**103,513**	**1,756**	**32,505**	**137,774**	**265**	**265**	**69,619**	**12,888**	**83,186**	**165,693**

Special Space	USF
Holding Cells	5,040
Sallyport	2,535
Physical Fitness	1,560
Restrooms	3,144
Conference Rooms	7,687
ADP	1,050
Courtrooms	31,674
Judicial Chambers	22,927
Food Service	2,225
Mail Room	1,012
Library	4,332
Total	**83,186**

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