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 ANNEX
ALTERATION – TOMOCHICHI FEDERAL BUILDING & COURTHOUSE
SAVANNAH, GA
PGA-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 an annex of approximately 46,000 gross square feet, including approximately 25 parking spaces, in Savannah, Georgia at a site and design cost of $3,907,000, a total estimated construction cost of $21,502,000, and total management and inspection cost of $2,418,000 (minus prior authorizations of $8,026,000) at a total additional authorization of $19,801,000 for a total estimated project cost, including prior authorizations, of $27,827,000 and the repair and alteration of the Tomochichi Federal Building and Courthouse located at 125 Bull Street in Savannah, Georgia, at a design cost of $4,380,000, a total estimated construction cost of $68,700,000, and total management and inspection cost of $2,619,000 at a total estimated project cost of $75,699,000, for which a prospectus is attached to and included in this resolution. This resolution amends prior authorizations of May 17, 1994, July 23, 2003, and November 5, 2009 and rescinds prior authorizations in the amount of $51,254,000.

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 annex and renovation of the existing courthouse, combined, contain no more than four courtrooms, including one for District Judges, one for Senior District Judges, one for Magistrate Judges and one for Bankruptcy Judges.

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

Adopted: **September 14, 2016**

Bill Shuster, M.C.
Chairman

PROSPECTUS
NEW U.S. COURTHOUSE ANNEX
ALTERATION – TOMOCHICHI FEDERAL BUILDING & COURTHOUSE
SAVANNAH, GA

Prospectus Number: PGA-CTC-SA16
Congressional District: 1

FY 2016 Project Summary

The General Services Administration (GSA) proposes design and construction of an annex of approximately 46,000 gross square feet, including 25 inside parking spaces, and repair and alteration of the Tomochichi Federal Building and Courthouse (FB-CT) at 125 Bull Street in Savannah, GA. 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 Savannah, GA.

Through Public Law 111-117 (FY 2010), Congress appropriated $7,900,000 for re-design of a new courthouse in Savannah to house the long-term needs of the U.S. District Court. GSA, in collaboration with the court, has determined that alteration of the Tomochichi FB-CT, in conjunction with the construction of a new courthouse annex, can meet the space requirements of the district and bankruptcy courts with the application of the Judiciary's courtroom sharing policies and allowing for the continued occupation of the historic Tomochichi FB-CT.

FY 2016 Committee Approval Requested

(Annex – Design, Construction, Management & Inspection) $19,801,000
(Tomochichi FB-CT- Design, Construction, Management & Inspection) $75,699,000
(Design, Construction, Management & Inspection) ..... $95,500,000[1]

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

(Design, Construction, Management & Inspection) $95,500,000

[1] Previous approvals for a courthouse project in Savannah included a different scope. Approval requested in this prospectus is for the new scope and funding including both construction of a new annex and renovation of the Tomochichi FB-CT.

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Overview of Project

The 1899 Tomochichi FB-CT building is listed in the National Register of Historic Places. The building consists of four courtrooms (two district, one magistrate, and one bankruptcy). The major tenants in the building are the U.S. District and Bankruptcy Courts. GSA will modernize the Tomochichi FB-CT in conjunction with the construction of a new courthouse annex to meet the Judiciary's current and anticipated long-term needs in Savannah.

The proposed project includes demolishing two federally owned buildings in GSA's portfolio (Juliette Gordon Low Federal Buildings A & B), which are located on a site adjacent to the Tomochichi FB-CT, and new construction of the courthouse annex on the site of the demolished buildings. The new courthouse annex will include space for one bankruptcy courtroom and chambers, a Bankruptcy Clerk, and the U.S. Probation Office.

Renovation of the Tomochichi FB-CT will include interior construction for buildout of tenant space for court and related agencies, and common area finishes. In addition, the renovation will address several critical building needs, focusing on replacement or refurbishment of the building's major systems, including: plumbing; electrical; heating, ventilating, and air conditioning (HVAC); elevator; and fire protection systems, which all require extensive replacement or refurbishment due to their age and lack of energy efficiency. The project will also offer the opportunity to prepare vacant space for backfill with agencies currently in leased locations.

The new courthouse annex and renovated Tomochichi FB-CT will together provide four courtrooms and five chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. When complete, the new annex and renovation of the Tomochichi FB-CT 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 and Bankruptcy Courts in Savannah.

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Site Information

Government-Owned.....Approximately 1.4 acres

Annex Building Area[2]

Gross square footage (excluding inside parking) 35,000
Gross square footage (including inside parking) 46,000
Inside parking spaces.....25

Tomochichi FB-CT Building Area

Gross square footage 128,061

Estimated Project Budget

Site Funding to Date

Site (FY 1995 & FY 1996) $3,211,000
Reprogram (FY 2000).....($800,000)
Total Site Balance Remaining.....**$2,411,000**

Design Funding to Date

Design (FY 1995 & FY 2010) $10,286,000
Expended Design ..... ($4,671,000)
Total Design Balance Remaining **$5,615,000**

Total Site and Design Balance Remaining.....**$8,026,000**

Tomochichi FB-CT Estimated Project Cost

Estimated Design $4,380,000
Estimated Construction Cost $68,700,000
Estimated Management and Inspection $2,619,000
Estimated Total Project Cost (Tomochichi FB-CT).....**$75,699,000**

New Annex Estimated Project Cost

Estimated Site $1,500,000

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[2] Square footages and number of parking space are approximate. The actual project may contain a variance in gross square footage from that listed in this prospectus

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Estimated Design	$2,407,000
Estimated Construction Cost ($467/gsf, including inside parking)	$21,502,000
Estimated Management and Inspection	$2,418,000
Estimated Total Project Cost (NewAnnex)	**$27,827,000**
Total Site and Design Funding Balance Remaining	($8,026,000)
FY 2016 Need (Annex)	**$19,801,000**

Estimated Total Project Cost (ETPC)* ..... **$108,197,000**[3]

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

Schedule	Start	End
Design and Construction (Annex/R&A)	FY 2016	FY 2022

Tenant Agencies

U.S. District Court, U.S. Bankruptcy Court, U.S. Probation Office, U.S. Department of Justice – Marshals Service, trial preparation space for the U.S. Department of Justice – Office of the U.S. Attorney, and GSA.

Estimated Major Work Items (Tomochichi FB-CT)

Interior Construction	$23,651,000
Superstructure/Exterior Construction	$19,620,000
Plumbing Replacement	$6,142,000
Electrical Replacement	$5,545,000
HVAC Replacement	$5,375,000
Elevator Replacement	$4,065,000
Life Safety Upgrades	$3,162,000
Site work	$440,000
Demolition	$550,000
Roof Replacement	$150,000
Total ECC	**$68,700,000**

[3] ETPC = $75,699,000 (Tomochichi FB-CT) + $27,827,000 (Annex) + $4,671,000 (Spent to Date). As noted in the estimated project budget above, GSA identified sub-totals comprising the estimated project budget that 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.

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Justification

The existing Tomochichi FB-CT 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, or 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 lives, do not comply with fire/life safety standards, and do not meet the Architectural Barriers Act Accessibility Standards.

Due to the age of the Tomochichi FB-CT, upgrades or replacement of major building systems, including plumbing, HVAC, electrical, and life safety, are needed to enable continued operation for the courts and to address energy efficiency. The addition of the annex will meet the long-term space needs of the courts, while also addressing the current security and circulation deficiencies.

Previously approved prospectuses for Savannah included construction of a larger new courthouse. Application of the Judiciary's courtroom sharing policies, limitation on the provision of space for projected judgeships, and continued use of the historic Tomochichi FB-CT, determined that the court's housing requirements can be accomplished in a smaller project. Together, the new annex and renovation of the Tomochichi FB-CT will improve security, create discrete circulation patterns, provide for future growth, and co-locate the court operations.

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	2	1	1	1
- Senior	0	0	1	1
- Visiting	0	1	0	1
Magistrate	1	1	1	1
Bankruptcy	1*	1*	1*	1*
Total:	4	4	4	5

*In addition to the active Bankruptcy judge, a recalled Bankruptcy judge shares a courtroom and chambers.

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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**
103-329	1995	$3,000,000	Site
104-52	1996	$2,597,000	Additional site and design
Reprogram	2000	($800,000)	Site
111-117	2010	$7,900,000	Additional design
114-113*	2016	$95,500,000	Design, ECC, M&I
Appropriations to Date		**$108,197,000**	

*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, Savannah is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Savannah is $95,500,000.

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Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Proposed Project**
Senate EPW	10/30/1992	$3,200,000	Site acquisition
House T&I	5/17/1994	$5,315,000	Site acquisition & Design for 186,567 gsf; 100 inside parking spaces
Senate EPW	5/26/1994	$5,315,000	Site acquisition & Design for 233,626 gsf; 100 inside parking spaces
Senate EPW	9/23/1998	$46,462,000	Additional Design, construction, M&I for 168,306 gsf
House T&I	7/23/2003	$50,736,000	Additional Design, construction, M&I for 166,955 gsf
Senate EPW	9/13/2006	$1,299,000	Additional Design for 166,955 gsf
House T&I	11/5/2009	$7,900,000	Additional Design for 184,955 gsf
House Approvals to Date		$63,951,000	
Senate Approvals to Date		$56,276,000	

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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 June 16, 2016

Recommended: _____

Commissioner, Public Buildings Service

Approved: _____

Administrator, General Services Administration

Housing Plan
Tomochichi Federal Building and U.S. Courthouse
New U.S. Courthouse Annex

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
Tomochichi Federal Building and U.S. Courthouse, 125 Bull Street												
U.S. Bankruptcy Judge (courtrooms/chambers)	6	6	759	-	3,675	4,434	-	-	-	-	-	-
U.S. Bankruptcy - Clerk	20	20	5,832	260	392	6,484	-	-	-	-	-	-
U.S. Probation / Pretrial Office	25	25	8,409	-	345	8,754	-	-	-	-	-	-
U.S. District Court (courtrooms & chambers)	8	8	11,569	517	6,934	19,020	8	8	-	-	16,211	16,211
U.S. District Court - Magistrate (courtrooms & chambers)	3	3	1,534	20	1,614	3,168	3	3	-	-	5,916	5,916
U.S. District Court - Clerk	24	24	10,303	441	955	11,699	30	30	11,626	-	1,319	12,945
Grand Jury	-	-	389	-	1,313	1,702	-	-	1,433	-	-	1,433
DOJ - Office of the U.S. Attorney	-	-	637	-	-	637	-	-	1,500	-	-	1,500
DOJ - U.S. Marshals Service	36	36	6,903	2,269	1,232	10,404	36	36	7,253	-	6,508	13,761
Potential Leases for Backfill	-	-	-	-	-	-	105	105	19,606	-	-	19,606
Joint Use	-	-	28	-	2,858	2,886	-	-	815	-	-	815
Vacant	-	-	-	2,999	-	2,999	-	-	-	-	-	-
Subtotal	**122**	**122**	**46,363**	**6,506**	**19,318**	**72,187**	**182**	**182**	**42,233**	**-**	**29,954**	**72,187**
New Stand-Alone Annex												
U.S. Bankruptcy Court (courtrooms & chambers)	-	-	-	-	-	-	6	6	-	-	5,253	5,253
U.S. Bankruptcy Court - Clerk	-	-	-	-	-	-	24	24	7,369	-	1,537	8,906
U.S. Probation Office/Pretrial Office	-	-	-	-	-	-	31	31	6,170	-	1,374	7,544
DOJ - U.S. Marshals Service (CSO)	-	-	-	-	-		2	2	250	-	-	250
GSA-Public Buildings Service	-	-	-	-	-	-	1	1	150	-	100	250
Joint Use	-	-	-	-	-	-	-	-	-	-	880	880
Subtotal	**-**	**-**	**-**	**-**	**-**	**-**	**64**	**64**	**13,939**	**-**	**9,144**	**23,083**
Potential Leases for Backfill	105	105	19,606	-	-	19,606	-	-	-	-	-	-
Total	**227**	**227**	**65,969**	**6,506**	**19,318**	**91,793**	**246**	**246**	**56,172**	**-**	**39,098**	**95,270**

Special Space	USF
Courtrooms	3,539
Judicial Chambers	1,664
Vault / Secure Storage	1,302
Mail Room	880
Conference / Training	700
ADP	609
Food Service	200
Restrooms	250
Total	**9,144**

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