

**AMENDED PROSPECTUS
CONSTRUCTION - NEW U.S. COURTHOUSE ANNEX
ALTERATION - FEDERICO DEGETAU FEDERAL BUILDING AND
CLEMENTE RUIZ NAZARIO U.S. COURTHOUSE
SAN JUAN, PR**

Prospectus Number: PPR-0017-SJ24
Congressional District: N/A

FY 2024 Project Summary

The General Services Administration (GSA) requests approval for additional design, construction, and management and inspection (M&I) of a multi-phase project for design and construction of a new U.S. Courthouse Annex (Annex), along with alteration of the Federico Degetau Federal Building (Degetau) and Clemente Ruiz Nazario (Nazario) U.S. Courthouse Complex (Complex) in the Hato Rey section of San Juan, Puerto Rico.

The proposed Annex, consisting of approximately 188,000 gross square feet (GSF), including 35 inside parking spaces, will be constructed directly adjacent to the Complex and be linked physically, functionally, and systematically with the existing buildings. The Complex will meet the 10-year space needs of the court and court-related agencies, and the Complex 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 in September 2023) includes a courthouse project in San Juan. The Judicial Conference designated Hato Rey as a judicial space emergency, prioritizing it above all new courthouse construction projects.

FY 2024 Committee Approval Requested

(Additional Design, ECC, and M&I)..... \$371,675,000¹

This prospectus amends Prospectus No. PPR-0017-SJ22. GSA is requesting approval of additional design costs of \$3,020,000, an estimated construction cost (ECC) of \$347,663,000, and management and inspection (M&I) costs of \$20,992,000, for a total additional cost of \$371,675,000, for cost escalations due to time, labor, and market conditions and increased square footage to account for inclusion of the District Clerk in the Annex.

¹ Prospectus No. PPR-0017-SJ22 was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate on October 27, 2021, and January 12, 2022, respectively, for the Annex design cost of \$22,476,000.

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FY 2024 Committee Appropriation Requested

(Additional Design, ECC, and M&I)..... \$0²

Buildings

The Degetau Federal Building and Nazario Complex were constructed in 1974 and comprise 435,000 GSF situated on a 27-acre campus (Campus) in the Hato Rey section of San Juan, Puerto Rico. The Campus also includes a standalone childcare center, an independent parking structure, and a standalone Federal Bureau of Investigation (FBI) building. The Campus is the largest facility under GSA's jurisdiction, custody, and control in the Caribbean.

Overview of Project

The proposed Annex will be located on the southwest corner of the Campus, adjoining both Degetau and Nazario. Construction of this Annex will provide 6 new courtrooms and 10 new chambers. Upon completion, the Annex and Nazario, in total, will provide 12 courtrooms and 17 chambers, consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships.

Renovation of Degetau will address several critical building needs, including seismic retrofit, modernization of the building's mechanical systems, and a backfill of approximately 90,000 usable square feet (USF) of space predominantly made vacant by the relocation of the FBI to a standalone building on the Campus and approximately 60,000 USF made vacant by occupant agencies that moved into trailers on the property due to seismic concerns. Future backfill includes components of the court family along with other Federal executive agencies currently located in leased space in San Juan. The project includes minimal renovation of Nazario to facilitate functional operation with the Annex.

² GSA is not requesting additional appropriated funds at this time. The Further Consolidated Appropriations Act, 2024, Public Law 118-47, appropriated \$28,290,000 for the project. The balance of the construction funding needed to complete the project will be requested in a future fiscal year.

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Site Information..... Federally owned site

Annex Building Area³

Gross square feet (excluding inside parking) 172,250 GSF
Gross square feet (including inside parking) 188,000 GSF
Inside Parking Spaces 35

Project Budget (Annex + Nazario)⁴

Design

Design (FY 2022)\$22,476,000
Additional Design (FY 2024)3,020,000

Total Design.....\$25,496,000

Estimated Construction Cost (ECC)

ECC (FY 2024)\$22,743,000
Additional Construction (future fiscal year)324,920,000

Total ECC.....\$347,663,000

Management and Inspection (M&I)

M&I (FY 2024).....\$2,527,000
Additional M&I (future fiscal year).....18,465,000

Total M&I.....\$20,992,000

Estimated Total Project Cost (ETPC)*.....\$394,151,000

³ Square footages are approximate. The project may contain a variance in gross square footage from that listed in this prospectus. Total square footage has increased since Prospectus No. PPR-0017-SJ22 was approved to reflect the inclusion of the District Clerk in the annex.

⁴ New Courthouse building design to follow the 2007 *United States Courts Design Guide* (as partially revised in 2016).

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Project Budget (Degetau) (Future fiscal year request)

Design	\$18,900,000
Estimated Construction Cost (ECC)	242,022,000
Management and Inspection (M&I)	<u>10,251,000</u>
Estimated Total Project Cost (ETPC)*	\$271,173,000

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

<u>Schedule</u>	Start	End
Design (Annex + Nazario)	FY 2022	FY 2025
Construction (Annex + Nazario)	TBD	TBD
Design (Degetau)	TBD	TBD
Construction (Degetau)	TBD	TBD

Tenant Agencies

Annex: Judiciary - U.S. District Court, Grand Jury; U.S. District Clerk; and Department of Justice - U.S. Marshals Service.

Nazario: Judiciary - U.S. District Court; U.S. Magistrate Court.

Degetau: Circuit Library, U.S. Probation; Health and Human Services; Department of Justice - U.S. Marshals Service and Office of the U.S. Attorneys; Department of Homeland Security - Federal Protective Service; Federal Communications Commission; Social Security Administration; GSA; and pending backfill by additional Federal agencies.

Major Work Items (Degetau) (Future fiscal year request)

Work items for the repair and alteration of Degetau will include structural upgrades; exterior construction; interior construction; heating, ventilation, and air conditioning upgrades; plumbing upgrades; electrical upgrades; and demolition/hazardous material abatement.

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Justification

The existing Complex does not meet the 2007 *U.S. Courts Design Guide* Standards (as partially revised in 2016) and lacks adequate security. The existing building configuration does not allow for distinct separation between restricted, secured, and public areas. The current Complex has significant space, security, and operational deficiencies and high seismic risks necessitating the construction of the Annex. The Judicial Conference designated this location as a space emergency, prioritizing it above all new courthouse construction projects.

GSA's *Seismic Rating System Report* lists Degetau as being exceptionally high risk. The report proposed a series of both structural and nonstructural retrofits to enable the buildings to meet established performance criteria for seismic safety. Some occupant agencies have vacated Degetau into temporary housing solutions due to seismic concerns. In addition to structural work, the Degetau building requires upgrades to the plumbing, electrical, and heating, ventilation, and air conditioning systems; and hazardous material abatement as needed with demolition. A future repair and alteration project for Degetau to address seismic and other alteration work, including backfill, will be requested in a future fiscal year.

The new Annex, combined with a future alteration project for Degetau, addresses the long-term needs of the courts, and provides separate circulation for public, judges, and prisoners, thereby improving security as well as efficiency of court operations. In addition, the future alteration project at the Degetau Building addresses seismic and system needs. Furthermore, backfill of vacant space in Degetau allows for improved utilization of federally owned space.

Design Guide Exception

There are no exceptions to the 2007 *U.S. Courts Design Guide* (as partially revised in 2016).

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Space Requirements of the U.S. Courts
(Includes Annex, Nazario, and Jose V. Toledo U.S. Courthouse (Toledo) in old San Juan)

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	7	7	7	7
- Visiting	-	1	1	1
- Senior	1	2	1	5
- Visiting	-	1	1	1
Magistrate	3	5	4	5
Bankruptcy	3	3	3	3
- Visiting	-	1	-	1
Court of Appeals	1	2	1	3
Total:	15	22	18	26

Current: Nazario – 7 courtrooms; 9 chambers; Toledo - 6 courtrooms; 11 chambers
Degetau – 2 courtrooms; 2 chambers

Proposed: Nazario – 6 courtrooms; 7 chambers; Annex – 6 courtrooms; 10 chambers
Degetau – 0 courtrooms; 0 chambers; Toledo - 6 courtrooms; 9 chambers

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of PBS-P100, *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, reduce the environmental impact of materials, and address climate risk liabilities in a manner that is life cycle cost-effective.

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Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
117-103	2022	\$22,476,000	Annex Design
118-47	2024	\$28,290,000	Additional Annex Design, ECC, M&I
Appropriations to Date		\$50,766,000	

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	10-27-2021	\$22,476,000	Annex Design
Senate EPW	1-12-2022	\$22,476,000	Annex Design
Approvals to Date		\$22,476,000	

Recommendation

NEW CONSTRUCTION AND ALTERATION

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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 10/28/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Rolmi Cornahan
Administrator, General Services Administration