

**PROSPECTUS – CONSTRUCTION  
U.S. COURTHOUSE  
YUMA, AZ**

Prospectus Number: PAZ-CTC-YU10  
Congressional District: 07

**Description**

The General Service Administration (GSA) proposes the construction of a new 54,399 gross square foot Courthouse (CT) in Yuma, AZ. No inside parking is included. The CT will replace the existing leased court facility in Yuma.

**Project Summary**

**Site Information**

To Be Acquired..... 3 acres

**Building Area**

Gross Square Feet .....54,399

Inside parking spaces .....0

**Project Budget**

Site .....\$595,000

Design .....1,968,000

Estimated Construction Cost (ECC) (\$395/gsf) .....21,500,000

Management and Inspection (M&I).....1,937,000

**Estimated Total Project Cost\***.....**\$26,000,000**

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

**Authorization Requested**

**(Site, Design, ECC and M&I) .....\$26,000,000**

**Prior Authority and Funding**

None

**Schedule**

**Site and Design  
Construction**

**Start**

FY2010  
FY2011

**End**

FY2010  
FY2012

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**Overview of Project**

The new courthouse will provide one courtroom and chambers for an active Magistrate judge and space for other court and court-related agencies currently housed in a leased facility at 1940 South 3<sup>rd</sup> Street in Yuma.

**Tenant Agencies**

U.S. Bankruptcy Clerk; District Clerk; Magistrate judge; Pretrial Services; Probation; Marshals Service.

**Delineated Area**

The new CT will be constructed on a site on 1<sup>st</sup> Street in Yuma, AZ. The development site is the City of Yuma's desired location for the federal courthouse. The site has been approved by the courts and U.S. Marshals and allows the courthouse to act as anchor to the city's riverfront redevelopment area.

**Justification**

The existing leased courthouse in Yuma is obsolete and no longer meets the mission requirements of the Courts. The Courts, U.S. Marshals Service, and other court-related agencies have outgrown the leased space and need a building that meets security requirements and U.S. Courts Design Guide standards. The current lease will expire on December 12, 2011 requiring design and construction of the new CT in FY 2010.

Although not listed on the Judicial Conference of the United States Courthouse Project Plan, the inherently governmental nature and long term requirement in Yuma makes federal construction a financially responsible solution. A lease construction project would involve annual above-market rent outlays from the government over the life of the lease without any benefit of residual value at the end of the lease.

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**Space Requirements of the U.S. Courts**

	Current		Request	
	Courtrooms	Judges	Courtrooms	Judges
District Magistrate - Active Bankruptcy Circuit	1	1	1	1
<b>Total:</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

**Summary of Energy Compliance**

This project will be designed to conform with the requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet Congressionally-required energy efficiency and performance requirements in effect during design. GSA will encourage exploration of opportunities to gain increased energy efficiency above the measures achieved in the design.

**Alternatives Considered (30-year, present value cost analysis)**

New Construction .....\$29,245,000  
Lease .....\$37,138,000

**Recommendation**

**CONSTRUCTION**

The 30 year, present value cost of new construction is \$7,893,000 less than the cost of lease, an equivalent annual cost advantage of \$508,000.

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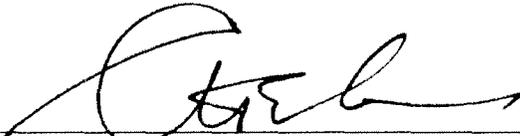
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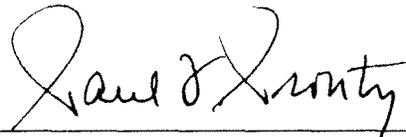
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**Certification of Need**

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

Submitted at Washington, DC, on June 11, 2009

Recommended:   
Acting Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration