



## News Release

U.S. General Services Administration

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Northeast & Caribbean Region  
Date: March 10, 2005  
GSA #R2-05-101

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### **GSA Selects Designer, Construction Manager for Upgrade at Historic U.S. Courthouse**

New York City – The U.S. General Services Administration (GSA) and the United States Courts are pleased to announce the selection of design and construction management firms for a \$193 million upgrade of the historic Thurgood Marshall United States Courthouse in lower Manhattan. GSA awarded the project's design contract to the New York City-based firm of Beyer Blinder Belle Architects and Planners and the construction management services contract to Bovis Lend Lease, LMB.

The overall scope of this project will include a significant infrastructure upgrade of the building including exterior window and facade repairs; mechanical, electrical, and plumbing upgrades; some selective demolition; interior construction; and elements of historic preservation. The project will be performed in stages and is expected to be completed by summer 2010.

"We are delighted that the Courts, together with GSA and the Administrative Office of the United States Courts, are in agreement on the necessity and scope of this project and, as partners, have secured the necessary financing to restore this historic Courthouse," stated Chief Judge John M. Walker, Jr. of the U.S. Court of Appeals. "The magnitude of this project, however, has required the full support and commitment of Congress as well as the Executive and Judicial Branches. We greatly appreciate the support and continued assistance of Senators Charles E. Schumer and Hillary Rodham Clinton and Congressman Jerrold L. Nadler for this infrastructure upgrade which will both restore this magnificent structure to its original grandeur as envisioned by architect Cass Gilbert and make it into a functioning courthouse for the 21<sup>st</sup> century and beyond. We are also indebted to a Citizens Committee of community leaders co-chaired by the architect Richard A. Meier and, formerly, the late Senator Daniel Patrick Moynihan,"

GSA Regional Administrator Eileen Long-Chelales said, "With this significant upgrade, the Thurgood Marshall United States Courthouse will be better able to continue to serve the needs of the federal judiciary and our citizens of New York for many years to come."

During the renovation process, court offices and operations in the building will be relocated to nearby facilities. Judges' chambers will move temporarily to the Daniel Patrick Moynihan U.S. Courthouse at 500 Pearl Street. In addition, GSA has also signed a lease with 233 Broadway Owners

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LLC for approximately 169,000 rentable square feet of space in the historic Woolworth Building.

**ABOUT THE BUILDING:** The Thurgood Marshall United States Courthouse at Foley Square, designed by renowned architect Cass Gilbert, is architecturally and historically significant as one of the largest and most distinctive examples of the Federal architecture erected by the government during the 1930's. Opened in 1936, its design embodies a restrained Neoclassicism reflecting the more conservative style that replaced Gilbert's richly decorated earlier works such as the Alexander Hamilton U.S. Custom House and the Woolworth Building, both also in lower Manhattan, and illustrates an important turning point in American architectural history. One of the earliest skyscrapers built by the federal government, upon its completion it was also the tallest American public building of its time. It is listed on the National Register of Historic Places as well as designated as a New York City Landmark.

The 718,180 gross square foot structure, located in lower Manhattan's Civic Center, houses approximately 600 federal employees who work for both the U. S. District Court for the Southern District of New York and the U. S. Court of Appeals for the Second Circuit. The building consists of an 8-story base and a 30-story tower. It contains twenty-three courtrooms including the landmarked 17<sup>th</sup> floor courtroom of the Court of Appeals, forty-four judges' chambers, and court-related office spaces.

In recent years the Courthouse has been the site of a number of highly publicized trials including the Wall Street scandals of Michael Milken and Ivan Boesky during the 1980's; the trials of the terrorists charged with the 1993 bombing of the World Trade Center; and, most recently, the insider trading trial of Martha Stewart. In 2003 the courthouse was formally renamed in honor of the late Justice Thurgood Marshall, the great civil rights leader and Supreme Court Justice. Before his elevation to the United States Supreme Court, Justice Marshall served on the U.S. Court of Appeals for the Second Circuit.

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GSA's design contractor, the architectural firm of Beyer Blinder Belle, has extensive experience with historic facilities and is well known for its work on the restorations of Grand Central Station and Ellis Island, as well as having previously worked with GSA on the Governors Island disposal.

GSA is a centralized federal procurement, property management and policy agency created by Congress to improve government efficiency and help federal agencies better serve the public. It acquires, on behalf of federal agencies, office space, equipment, telecommunications, information technology, supplies and services. It also plays a key role in developing and implementing government-wide policies. GSA, comprised nationally of 13,000 associates, provides services and solutions for the office operations of over one million federal workers located in more than 8,000 government-owned and leased buildings in 2,000 U.S. communities.