

**PROSPECTUS - ALTERATION  
LEWIS F. POWELL JR. U.S. COURTHOUSE AND ANNEX  
RICHMOND, VA**

Prospectus Number: PVA-0062-RI14  
Congressional District: 03

**FY2014 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of approximately 18,000 usable square feet (usf) of vacant space in the Lewis F. Powell Jr. U.S. Courthouse and Annex (USCH Complex) at 1100 E. Main Street in Richmond, VA. The Court of Appeals Office of Staff Council (OSC), currently in leased space in Richmond, will relocate to the USCH Complex when their lease expires. Relocating OSC from leased space will allow the Government to reduce costly lease space reducing the Government’s rental payment to the private sector by approximately \$500,000 annually.

**FY2014 Committee Approval and Appropriation Requested**

**(ECC and M&I) .....\$3,907,000**

**Major Work Items**

Interior construction; mechanical, electrical, fire protection and plumbing upgrades

**Project Budget<sup>1</sup>**

Estimated Construction Cost (ECC) .....\$3,500,000  
Management and Inspection (M&I).....\$407,000  
**Estimated Total Project Cost (ETPC)\*.....\$3,907,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design	FY2012	FY2013
Construction	FY2014	FY2015

**Building**

The USCH Complex is comprised of the Lewis F Powell USCH and USCH Annex. The USCH Complex is located in the historic downtown area of Richmond, VA. The Powell USCH was originally constructed in 1858, is listed on the National Register of Historic Places and is one of the oldest buildings in GSA’s inventory. The USCH Annex was built in 1963 directly adjacent to the existing USCH. The Annex is also listed on the

<sup>1</sup> Design funded by region in FY2012.

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National Register of Historic Places. The two buildings share systems and infrastructure and are physically connected at the basement level and via a 3<sup>rd</sup> floor walkway. The USCH Complex primarily serve the needs of the U.S. Court of Appeals and their support agencies. The USCH is home primarily to the courtrooms, chambers and Circuit Library areas, while the Annex houses the Clerks, Circuit Executives office and GSA. The U.S. Marshals Service has a small presence in both buildings. The USCH Complex formerly housed all of the U.S. Courts functions in the city of Richmond including U.S. District Courts, U.S. Bankruptcy Courts and the Court of Appeals. In 2008, a new U.S. District Courthouse opened, which moved the District and Bankruptcy Court functions out of the USCH Complex and into the new facility.

**Tenant Agencies**

Judiciary, Department of Justice, GSA

**Proposed Project**

Under the current design, the OSC will relocate from leased space into approximately 18,000 USF within the USCH Complex. There is currently vacant space on the 2<sup>nd</sup> and 3<sup>rd</sup> floor of the USCH Annex and the 3<sup>rd</sup> floor of the USCH that will be used to meet the space needs of OSC.

The OSC fit out is primarily private offices, with conference rooms, training rooms and other support space. Interior renovations, mainly consisting of tenant improvement work, are the primary focus of this project. In addition to the tenant fit out, the project requires demolition, HVAC upgrades and electrical distribution system upgrades.

**Major Work Items**

Interior Construction	\$2,143,000
Fire Protection	348,000
Mechanical System Upgrades	205,000
Electrical System Upgrades	772,000
Plumbing System Upgrades	<u>32,000</u>
<b>Total ECC</b>	<b>\$3,500,000</b>

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**Justification**

The OSC is currently housed in leased space located at 600 Main St in Richmond, VA. There is space available at the USCH Complex and the mission of OSC is consistent with and related to the other courts agencies currently located in the complex. Moving OSC into the federal complex will create operational efficiencies for the agencies and will also save money by eliminating leasing costs. Additionally, the government does not have the option to remain at the current location beyond the lease expiration. If this project is not undertaken, OSC will have to move to another leased location resulting in higher long term costs to the taxpayer.

**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**

None

**Prior Committee Approvals**

None

**Prior Prospectus-Level Projects in Building (past 10 years)**

None

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

The proposed backfill of space eliminates the cost of leased space and is the most economically feasible alternative.

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**Recommendation**

ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on April 4, 2013

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration