

**FACTSHEET
U. S. COURTHOUSE ANNEX
SAVANNAH, GA**

Description

This project involves the construction of a 166,955 gross square foot U.S. Courthouse Annex (Annex) in Savannah, GA. In conjunction with the renovation of the existing Federal Building-Courthouse (FB-CT), the Annex would be constructed to meet the 10-year space needs of the courts and court-related agencies. The Judiciary's Five Year Plan, which reflects priorities approved by the Judicial Conference, includes a CT Annex in Savannah, GA, for construction funding.

Project Summary**Site**

Government-owned..... 1.4 acres

Building Area

Gross square feet (no inside parking)166,955

Project Budget

Site (Demolition) (FY 1995).....	\$3,211,000
Design (FY 1996).....	2,386,000
Additional Design	668,000
Management and Inspection (M&I)	4,250,000
Estimated Construction Cost (ECC)(\$274/gsf)	45,818,000
Estimated Total Project Cost*	\$56,333,000

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

House Authorization Required (Additional Design, ECC and M&I).....\$50,736,000

Prior Authority and Funding

- The Senate Committee on Environment and Public Works authorized \$5,315,000 for site and design on May 26, 1994 and \$46,462,000 for additional design, construction, management and inspection on September 23, 1998.
- The House Committee on Public Works and Transportation authorized \$3,211,000 for site and \$2,104,000 for design, for a combined cost of \$5,315,000, on September 28, 1994.
- Through Public Law 103-329, Congress appropriated \$3,000,000 for site. (FY95)
- Through Public Law 104-52, Congress appropriated \$2,597,000. (FY96)

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Schedule

^ FY 1995/1996	Site and Design
FY 2004	Construction
FY 2007	Occupancy

Overview of Project

Over the next 10 years, a total of seven courtrooms would be required in Savannah. The District Court would require a total of five courtrooms and the Bankruptcy Court would require two courtrooms. The Annex would provide two district courtrooms, one magistrate courtroom, and two bankruptcy courtrooms and would meet the ten-year expansion requirements of the courts and court-related agencies. The Annex would be designed with ceiling heights that allow for the construction of four additional courtrooms to meet the courts' long-term housing requirements. Increased ceiling heights will eliminate the need to acquire a new site, which is difficult in the Savannah Historic District. In order to accommodate future expansion of the courts, related agencies can be relocated from the building.

Tenant Agencies:

Major tenants would be the District Court, the Bankruptcy Court, U.S. Marshals Service, and U.S. Attorneys.

Delineated Area:

The site for the Annex is Federally owned and is adjacent to the existing FB-CT. Two smaller, non-historic Federal buildings will be demolished to make room for the new building.

Justification:

The Judiciary wants to retain the FB-CT due to its significance and prominence in the NHL Savannah Historic District. This historic building was not designed to accommodate more than the original number of courtrooms. Two district courtrooms in the FB-CT will continue to be utilized, while the courtrooms assigned to the magistrate judge will be converted to conference and training rooms upon completion of a future renovation project in the FB-CT. In addition, the FB-CT will continue to provide space for the District Court and the U.S. Marshals.

The existing FB-CT cannot accommodate the increased space requirements of the U.S. Courts and related agencies. Two courtrooms in the FB-CT do not meet minimum United States Courts Design Guide (USCDG) standards. Furthermore, the FB-CT requires modernization to meet the USCDG standards for operational efficiency, maximum accessibility and safety. The completion of the Annex is planned to tie in with the subsequent modernization of the FB-CT. This schedule will ensure the courts and court-related agencies adequate swing space, thus mitigating adverse impacts to these agencies' operations.

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After completion, the existing FB-CT would be retained to provide space for the District Court, U.S. Probation Office, U.S. Attorneys, U.S. Marshals Service and the U.S. Trustee. The U.S. Attorneys and the U. S. Trustees will relocate from leased space. These leases would be extended or terminated to coincide with the occupancy of the new Annex and renovated FB-CT.

Space Requirements of the U.S. Courts

	Current		10-Year		
	Courtrooms	Judges	Courtrooms FB-CT	Courtrooms Annex	Judges
District					
- Active	2	2	1	1	2
- Senior	0	1	1	1	3
- Visiting	0	2	0	0	2
Magistrate	1*	1	0	1	1
Bankruptcy	1*	1	0	2	2
Total:	4	7	2	5	10

* These courtrooms do not meet minimum USCDG standards.