

**PROSPECTUS
NEW U.S. COURTHOUSE
DES MOINES, IOWA**

Prospectus Number: PIA-CTC-DM16
Congressional District: 03

FY 2016 Project Summary

The U.S. General Services Administration (GSA) proposes the acquisition of a site and the design and construction of a new U.S. Courthouse of approximately 229,000 gross square feet (GSF), including 42 inside parking spaces, in Des Moines, IA. GSA will construct the courthouse to meet the 10-year space needs of the court and court-related agencies and the site 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 on September 17, 2015) includes a courthouse project in Des Moines, IA.

FY 2016 House and Senate Committee Approval Requested

(Site, Design, Construction, Management & Inspection).....\$136,602,000

FY 2016 Funding (as outlined in the FY 2016 Spend Plan)

(Site, Design, Construction, Management & Inspection).....\$136,602,000

Overview of Project

The courts and related agencies currently occupy space in the existing historic U.S. Courthouse in downtown Des Moines and in an adjacent leased Courthouse Annex. The new courthouse will consolidate all of the district court and court-related space into one facility, with the exception of the U.S. Department of Justice—Office of the U.S. Attorney, which will remain in leased space. The new courthouse will provide 9 courtrooms and 13 chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. The site for the new courthouse is still to be determined.

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Site Information

To Be Acquired..... 3-5 acres

Building Area¹

Gross square feet (excluding inside parking)..... 210,000 GSF

Gross square feet (including inside parking)..... 229,000 GSF

Inside parking spaces 42

Estimated Project Budget

Estimated Site \$6,000,000

Estimated Design \$9,571,000

Estimated Construction Cost (ECC) (\$502 GSF, including inside parking) \$114,969,000

Estimated Management and Inspection (M&I)..... \$6,062,000

Estimated Total Project Cost (ETPC)*..... \$136,602,000²

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

Schedule

	Start	End
Design and Construction	FY 2016	FY 2022

Tenant Agencies

U.S. District Court, U.S. Court of Appeals, U.S. Probation Office, U.S. Pretrial Services, U.S. Bankruptcy Court, U.S. Department of Justice-Marshals Service, trial preparation space for both the Federal Public Defender and the Office of the U.S. Attorney, and GSA.

¹ Square footages and number of parking spaces are approximate. The project may contain a variance in gross square footage from that listed in this prospectus.

² As noted in the estimated project budget above, GSA identified sub-totals comprising the estimated project budget are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ from what is represented in this prospectus by the various subcomponents.

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Justification

The existing U.S. Courthouse, constructed in 1929, does not meet the U.S. Courts Design Guide standards, does not provide for future expansion, and lacks adequate security. The existing prisoner sallyport and secured elevator provide access to only half of the courtrooms. Due to lack of available space in the U.S. Courthouse, several court functions and court-related agencies currently occupy space in the leased Courthouse Annex. The District court and Bankruptcy court operations are split between the two buildings, also causing a split of U.S. Marshals Service operations. In addition, secured parking is only available in the leased Courthouse Annex, across a parking lot from the U.S. Courthouse.

The new courthouse will allow for co-location of court operations, separate circulation for the public, judges, and prisoners, thereby improving security as well as efficiency of court operations. Relocation of agencies from leased space to the new courthouse will result in savings of approximately \$1,795,000 in future annual lease payments to the private sector.

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	3	3	3	3
- Senior	1	5	2	4
- Visiting				1
Bankruptcy	2*	2*	2	2
Magistrate	2	2**	2	2**
Court of Appeals	0	1*	0	1
Total:	8	13	9	13

*The Court of Appeals and Bankruptcy judges are currently in the leased Courthouse Annex.
**In addition to the active Magistrate judges, a recalled Magistrate judge shares a courtroom and chambers.

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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.

Future of Existing Federal Building¹

The Federal tenancy in Des Moines does not support the need for two courthouses; therefore, GSA will explore alternatives associated with the disposal of the existing courthouse. Some of these alternatives include donation or exchange.

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
114-113*	2016	\$136,602,000	Site, Design, ECC, M&I
Appropriations to Date		\$136,602,000	

*Public Law 114-113 funded \$947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities list, of which, Des Moines is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Des Moines is \$136,602,000.

Prior Committee Approvals

Prior Committee Approvals			
NONE			

³ This section is included to address recommendations in the following GAO Report: Federal Courthouses Better Planning Needed Regarding Reuse of Old Courthouses (GAO-14-48).

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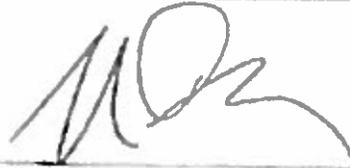
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Certification of Need

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

Submitted at Washington, DC, on JUN 16 2016

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration