

**PROSPECTUS  
NEW U.S. COURTHOUSE  
GREENVILLE, MISSISSIPPI**

Prospectus Number: PMS-CTC-GR16  
Congressional District: 02

**FY 2016 Project Summary**

The General Services Administration (GSA) proposes the acquisition of a site, and the design and construction of a new U.S. Courthouse of approximately 62,000 gross square feet, including 17 inside parking spaces, in Greenville, MS. GSA will design and construct the courthouse to meet the 10-year space needs of the court and court-related agencies, and the site will also accommodate the anticipated 30-year needs of the court, which indicate no anticipated growth.

**FY 2016 House and Senate Committee Approval Requested**

(Site, Design, Construction, Management & Inspection).....\$40,102,000

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

(Site, Design, Construction, Management & Inspection).....\$40,102,000

**Overview of Project**

The courts and related agencies currently occupy space in the historic Federal Building – United States Post Office Courthouse (FB-PO-CT) in downtown Greenville. The existing building, built in 1959, is shared by the Judiciary, Department of Justice, Postal Service, and Social Security Administration. The new courthouse will provide two courtrooms and three 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.

**Site Information**

To Be Acquired ..... 2-4 acres

**Building Area<sup>1</sup>**

Gross square feet (excluding inside parking)..... 55,000 gsf

Gross square feet (including inside parking) ..... 62,000 gsf

Inside parking spaces .....17

<sup>1</sup> Square footages are approximate. The project may contain a variance in gross square footage from that listed in this prospectus.

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**Estimated Project Budget**

Estimated Site .....	\$2,500,000 <sup>2</sup>
Estimated Design .....	\$3,363,000
Estimated Construction Cost (ECC) (\$503/gsf including inside parking) .....	\$31,164,000
Estimated Management and Inspection (M&I).....	\$3,075,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$40,102,000<sup>3</sup></b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2016	FY 2022

**Tenant Agencies**

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

**Justification**

The existing FB-PO-CT, constructed in 1959, does not meet the United States Courts Design Guide standards and lacks adequate security. Although building technology and security have evolved significantly since the building's original design and construction, only minimal upgrades have been made to the building. Most of the building's systems are at the end of their useful lives, and need complete replacement to operate efficiently and meet existing life safety and building codes. Security vulnerabilities also exist due to circulation system deficiencies and unsecured parking. The existing courthouse does not

<sup>2</sup> Potential site funds needed for site acquisition, relocation, unknown sub-surface conditions, environmental, and archaeological risk mitigation.

<sup>3</sup> GSA requests approval for a total project cost. As noted in the estimated project budget above, 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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have a sallyport, separate prisoner elevator, or any courtroom holding cells. The new courthouse will provide for separate circulation for the public, judges, and prisoners, thereby improving security as well as efficiency of court operations.

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

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	1	1	1	1
- Visiting	0	0	0	1
Magistrate	1	1	1	1
<b>Total:</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>

**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.

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**Future of Existing Federal Building<sup>4</sup>**

The Federal tenancy in Greenville does not support the need for two courthouses; therefore, GSA will explore alternatives associated with the disposal of the existing courthouse, and is working with the Social Security Administration and the Postal Service to define the best solution for meeting their long-term space needs in Greenville.

**Prior Appropriations**

<b>Prior Appropriations</b>			
<b>Public Law</b>	<b>Fiscal Year</b>	<b>Amount</b>	<b>Proposed Project</b>
114-113*	2016	\$40,102,000	Site, Design, ECC, M&I
<b>Appropriations to Date</b>		<b>\$40,102,000</b>	

\*Public Law 114-113 funded \$52,733,000 for new construction and acquisition projects that are joint United States Courthouses and Federal Buildings, including U.S. Post Offices, on the "FY 2015–FY 2019 Five Year Capital Investment Plan" submitted by GSA with the agency's Fiscal Year 2016 Congressional Justification. GSA's Spend Plan describes each project to be undertaken with this funding. Original Spend Plan numbers indicated a higher cost for the project, but further refinement of customer requirements and scope have resulted in an FY 2016 need for Greenville of \$40,102,000.

**Prior Committee Approvals**

<b>Prior Committee Approvals</b>			
NONE			

<sup>4</sup> 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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**Certification of Need**

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

Submitted at Washington, DC, on August 19, 2016

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration