Description
The General Service Administration (GSA) proposes the construction of a new 54,399 gross square foot Courthouse (CT) in Yuma, AZ. No inside parking is included. The CT will replace the existing leased court facility in Yuma.

Project Summary

Site Information
To Be Acquired................................................................. 3 acres

Building Area
Gross Square Feet................................................................. 54,399
Inside parking spaces...................................................... 0

Project Budget
Site ......................................................................................... $595,000
Design ..................................................................................... 1,968,000
Estimated Construction Cost (ECC) ($395/gsf).............. 21,500,000
Management and Inspection (M&I)......................................... 1,937,000
Estimated Total Project Cost*.............................................. $26,000,000

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

Authorization Requested
(Site, Design, ECC and M&I).............................................. $26,000,000

Prior Authority and Funding
None

Schedule

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<tbody>
<tr>
<td>Site and Design</td>
<td>FY2010</td>
<td>FY2010</td>
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<tr>
<td>Construction</td>
<td>FY2011</td>
<td>FY2012</td>
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Overview of Project

The new courthouse will provide one courtroom and chambers for an active Magistrate judge and space for other court and court-related agencies currently housed in a leased facility at 1940 South 3rd Street in Yuma.

Tenant Agencies

U.S. Bankruptcy Clerk; District Clerk; Magistrate judge; Pretrial Services; Probation; Marshals Service.

Delineated Area

The new CT will be constructed on a site on 1st Street in Yuma, AZ. The development site is the City of Yuma's desired location for the federal courthouse. The site has been approved by the courts and U.S. Marshals and allows the courthouse to act as anchor to the city's riverfront redevelopment area.

Justification

The existing leased courthouse in Yuma is obsolete and no longer meets the mission requirements of the Courts. The Courts, U.S. Marshals Service, and other court-related agencies have outgrown the leased space and need a building that meets security requirements and U.S. Courts Design Guide standards. The current lease will expire on December 12, 2011 requiring design and construction of the new CT in FY 2010.

Although not listed on the Judicial Conference of the United States Courthouse Project Plan, the inherently governmental nature and long term requirement in Yuma makes federal construction a financially responsible solution. A lease construction project would involve annual above-market rent outlays from the government over the life of the lease without any benefit of residual value at the end of the lease.
Space Requirements of the U.S. Courts

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<td>- Active Bankruptcy Circuit</td>
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<td>Total:</td>
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Summary of Energy Compliance

This project will be designed to conform with the requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet Congressionally-required energy efficiency and performance requirements in effect during design. GSA will encourage exploration of opportunities to gain increased energy efficiency above the measures achieved in the design.

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

- New Construction: $29,245,000
- Lease: $37,138,000

Recommendation

CONSTRUCTION

The 30 year, present value cost of new construction is $7,893,000 less than the cost of lease, an equivalent annual cost advantage of $508,000.
Certification of Need

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

Submitted at Washington, DC, on June 11, 2009

Recommended:  
Acting Commissioner, Public Buildings Service

Approved:  
Acting Administrator, General Services Administration