

**PROSPECTUS – SITE ACQUISITION, DESIGN, CONSTRUCTION
U.S. COURTHOUSE
LANCASTER, PA**

Prospectus Number: PPA-CTC-LA10
Congressional District: 16

Description

The General Service Administration (GSA) proposes the site acquisition, design and construction of a new 35,000 gross square foot Courthouse (CT), including 5 inside parking spaces, in Lancaster, PA. The CT will provide space for a new requirement in Lancaster for the U.S. District Court, Eastern District of Pennsylvania.

Project Summary

Site Information

To Be Acquired..... 3 acres

Building Area

Gross Square Feet35,000

Inside parking spaces5

Project Budget

Site\$5,000,000

Design1,480,000

Estimated Construction Cost (ECC) (\$551/gsf)19,270,000

Management and Inspection (M&I).....1,250,000

Estimated Total Project Cost*\$27,000,000

*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)\$27,000,000

Prior Authority and Funding

None

Schedule

Site and Design

Start

FY2010

End

FY2011

Construction

FY2012

FY2014

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Overview of Project

The new courthouse will provide one courtroom and chambers for an active District judge and chambers for a visiting Magistrate judge, currently housed in Reading, Pennsylvania in leased space. GSA proposes the federal construction of a new courthouse in Lancaster, PA.

Tenant Agencies

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

Delineated Area

The new CT will be constructed on a site within the municipal limits of the City of Lancaster, PA.

Justification

The District Court has a newly-established space requirement in Lancaster, Pennsylvania for a District judge. Although not listed on the Judicial Conference of the United States Courthouse Project Plan, the inherently governmental nature and long term requirement in Lancaster 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

	Current		Request	
	Courtrooms	Judges	Courtrooms	Judges
District		1	1	1
Visiting				1
Bankruptcy				
Circuit				
Total:	0	1	1	2

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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	\$19,458,000
Lease	\$28,179,000

Recommendation

CONSTRUCTION

The 30 year, present value cost of new construction is \$8,721,000 less than the cost of lease, an equivalent annual cost advantage of \$561,000.

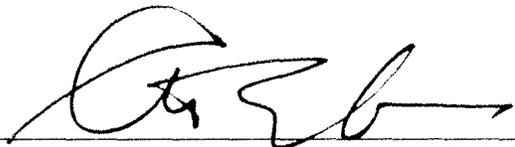
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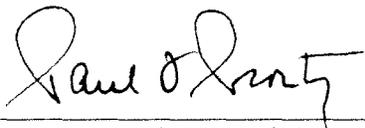
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Certification of Need

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

Submitted at Washington, DC, on June 11, 2009

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration