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 Feet ................................................................................................. 35,000
Inside parking spaces .......................................................................................... 5

Project Budget
Site .................................................................................................................. $5,000,000
Design ............................................................................................................ 1,480,000
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
<table>
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<tr>
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<th>Start</th>
<th>End</th>
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</thead>
<tbody>
<tr>
<td>Site and Design</td>
<td>FY2010</td>
<td>FY2011</td>
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<tr>
<td>Construction</td>
<td>FY2012</td>
<td>FY2014</td>
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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

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<tr>
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<th>Current</th>
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<tr>
<td></td>
<td>Courtrooms</td>
<td>Judges</td>
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<td>District</td>
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<tr>
<td>Visiting</td>
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<tr>
<td>Circuit</td>
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<tr>
<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)

<table>
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<tr>
<th>Alternative</th>
<th>Cost (30-year present value)</th>
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<tr>
<td>New Construction</td>
<td>$19,458,000</td>
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<tr>
<td>Lease</td>
<td>$28,179,000</td>
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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.
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