

**PROSPECTUS
NEW U.S. COURTHOUSE
ANNISTON, AL**

Prospectus Number: PAL-CTC-AN16
Congressional District: 03

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 63,000 gross square feet (gsf), including 13 inside parking spaces in Anniston, AL. 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 Anniston, AL.

FY 2016 House and Senate Committee Approval Requested

(Additional Site and Design, Construction, Management & Inspection).....\$38,175,000

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

(Additional Site and Design, Construction, Management & Inspection).....\$38,175,000

Overview of Project

The courts and related agencies are currently located in the Federal Building-Courthouse (FB-CT) as well as one leased location in Anniston. The FB-CT, built in 1906, is listed in the National Register of Historic Places. 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 will be in the central business area of Anniston.

Site Information

To Be Acquired..... Approximately 3 acres

Building Area¹

Gross square feet (excluding inside parking).....57,000
Gross square feet (including inside parking).....63,000
Inside parking spaces 13

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

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Estimated Project Budget

Site Cost (FY 2004).....	\$2,500,000
Estimated Additional Site.....	\$554,000
Design (FY 2004)	\$1,900,000
Estimated Additional Design.....	\$1,860,000
Estimated Construction Cost (ECC) (\$516/gsf, including inside parking)	\$32,527,000
Estimated Management and Inspection (M&I).....	\$3,234,000
Estimated Total Project Cost (ETPC)*.....	\$42,575,000²

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

<u>Schedule</u>	Start	End
Design & Construction	FY 2016	FY 2021

Tenant Agencies

U.S. District Court, U.S. Bankruptcy Court, U.S. Probation Office, U. S. Department of Justice - Marshals Service, trial preparation space for the U.S. Department of Justice - Office of the U.S. Attorney, and GSA.

Justification

The existing FB-CT, constructed in 1906 and expanded in 1935, does not meet the U.S. Courts Design Guide standards, does not provide for future expansion, and lacks adequate security. There is no separate circulation for judicial officers and prisoners, and no secure elevators in the building. Further, there are no courtroom holding cells, central cellblock, prisoner sallyport, and no secured parking available to the courts. The new courthouse will provide separate circulation for the public, judges, and prisoners, thereby improving security, as well as the efficiency of court operations. Relocation of agencies from leased space to the new courthouse will result in savings of approximately \$195,000 in future annual lease payments to the private sector.

Due to changes in program since previous project approval, courtroom sharing, and exclusion of projected new judgeships, the proposed project has decreased in size and scope (from the previously approved 65,482 gsf).

² GSA requests approval for a total project cost. 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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Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	1	1	0	0
- Senior	0	0	1	1
- Visiting	0	0		1
Bankruptcy	1	1	1	1
Total:	2	2	2	3

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 Building³

The Federal tenancy in Anniston 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.

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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Prior Appropriations

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Public Law	Fiscal Year	Amount	Proposed Project
108-199	2004	\$4,400,000	Site and Design
114-113*	2016	\$38,175,000	Additional Site & Design, ECC & M&I
Appropriations to Date		\$42,575,000	

*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 Anniston is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Anniston is \$38,175,000.

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Proposed Project
House T&I	7/24/2002	\$3,090,000	Site and Design for 65,482 gsf; 20 inside parking spaces
Senate EPW	9/26/2002	\$3,090,000	Site and Design for 65,482 gsf; 20 inside parking spaces
House T&I	7/23/2003	\$1,291,000	Additional Site and Design for 65,482 gsf; 20 inside parking spaces
Senate EPW	6/23/2004	\$1,291,000	Additional Site and Design for 65,482 gsf; 20 inside parking spaces
House Approvals to Date		\$4,381,000	
Senate Approvals to Date		\$4,381,000	

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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 2011

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration