

**PROSPECTUS - CONSTRUCTION  
NEW U.S. COURTHOUSE  
HARTFORD, CT**

Prospectus Number: PCT-CTC-HA21  
Congressional District: 1

**FY 2021 Project Summary**

The General Services Administration (GSA) proposes acquisition of a site and the design and construction of a new U.S. Courthouse of approximately 281,000 gross square feet (GSF), including 66 inside parking spaces in Hartford, CT. The courts will vacate their current space in the A.A. Ribicoff Federal Building and U.S. Courthouse (FB-CT), and over time, consolidate the leased space into the Richard C. Lee U.S. Courthouse in New Haven, CT. The new courthouse will meet the 10-year space needs of the courts and court-related agencies, and the site will accommodate the expansion of the building to meet the anticipated 30-year needs of the courts. The Judiciary’s Courthouse Project Priorities List (approved by the Judicial Conference of the United States in September 2020) includes a courthouse project in Hartford, CT.

**FY 2021 Committee Approval Requested**

**(Site, Design, Construction, Management & Inspection)..... \$334,970,000**

**FY 2021 Funding (Public Law 116-260, December 27, 2020)**

**(Site, Design, Construction, Management & Inspection)..... \$135,500,000<sup>1</sup>**

**Overview of Project<sup>2</sup>**

The U.S. District court and some related executive agencies currently occupy space in the existing Ribicoff FB-CT in Hartford, CT. The new courthouse will provide 11 courtrooms and 18 chambers consistent with the application of courtroom sharing policies and the provision of no space for projected judgeships. Some replacements for current active judges who elect senior status in New Haven and Bridgeport will be housed in the new Hartford courthouse. The Court of Appeals, located in leased space in Hartford, will also relocate to the new courthouse. Federal agencies that are in leased space will remain in leased space.

<sup>1</sup> Public Law 116-260 (FY 2021) funded \$135,500,000 for site acquisition and construction for a courthouse in Hartford, CT. The estimated total project cost of \$334,970,000 includes \$34,711,000 for site acquisition, \$23,925,000 for design, and \$16,623,000 for management and inspection, funded in FY 2021; and a portion of the necessary construction = \$60,241,000 funded in FY 2021. The balance of the construction funding will be requested in a future fiscal year.

<sup>2</sup> New courthouse building design to follow 2007 United States Courts Design Guide (as partially revised in 2016).

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**Site Information**

To Be Acquired..... Approximately 3.5 acres

**Building Area<sup>3</sup>**

Gross square feet (excluding inside parking)..... 251,000 GSF  
Gross square feet (including inside parking) ..... 281,000 GSF  
Inside parking spaces .....66

**Project Budget**

Estimated Site (FY 2021).....\$34,711,000  
Design (FY 2021) .....23,925,000  
Estimated Construction Cost (ECC) (FY 2021) .....60,241,000  
Additional ECC (future fiscal year request) .....199,470,000  
Management and Inspection (M&I) (FY 2021)..... 16,623,000  
**Estimated Total Project Cost (ETPC)\*.....\$334,970,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Site Acquisition and Design	FY 2021	FY 2023
Construction	TBD	TBD

**Tenant Agencies**

U.S. District Court; U.S. Court of Appeals; U.S. Bankruptcy Court; U.S. Probation Office; U.S. Department of Justice (DOJ)—U.S. Marshals Service, U.S. Trustees, and trial preparation space for the Federal Public Defender, and DOJ Office of the U.S. Attorneys; U.S. Congress office; and GSA.

**Justification**

The existing Ribicoff FB-CT, constructed in 1963, does not meet the 2007 United States Courts Design Guide standards, has significant operational and building issues, lacks appropriate prisoner transport, and does not meet the square footage requirements for the U.S. Courts to expand in the future. The Judiciary requirements reflect the planned designation of Hartford as the new District of Connecticut headquarters upon project completion.

<sup>3</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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The new courthouse will meet the long-term needs of the courts and provide separate circulation for the public, judges, and prisoners, thereby improving security and the efficiency of court operations.

**Design Guide Exception**

There are no exceptions to the 2007 U.S. Courts Design Guide.

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

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District*				
Active	5	5	6	6
Senior	2	5	2	4
Visiting**	-	-	-	1
Magistrate	1	3	2	3
Bankruptcy	1	1	1	1
Court of Appeals	-	3	-	3***
<b>Total</b>	<b>9</b>	<b>17</b>	<b>11</b>	<b>18</b>

\*All proposed active judges are replacement judges from Ribicoff FB-CT (3), New Haven (1), and Bridgeport (2) when current active judges take Senior status.

\*\* Currently no dedicated visiting judge chambers.

\*\*\* Three proposed Court of Appeals judgeships including two replacement judgeships.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles and (c) minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.



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**Future of Existing Federal Building**

GSA has tentative plans for the re-use of the Ribicoff FB-CT upon completion of the new Hartford courthouse. The plan assumes that suitable tenants can be found to occupy the building, that renovation costs are reasonable compared to other alternatives, and that funding is available to implement the re-use strategy. Funding for reuse of the existing Ribicoff FB-CT will require a future prospectus-level project. As the scope and budget are further refined, GSA will update the committee. If a re-use project is not cost-effective, GSA will look at disposal options for the existing building.

Both the Richard C. Lee U.S. Courthouse in New Haven and the Brien McMahon U.S. Courthouse and Federal Building in Bridgeport will continue to be used to house court and related operations for the long term. It is likely that at some point in the future, local leased locations will be consolidated into one or both of these facilities.

**Prior Appropriations**

Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
116-260*	2021	\$135,500,000	Site, Design, M&I, Construction

\* Public Law 116-260 (FY 2021) funded \$135,500,000 for site acquisition, design, and construction for a courthouse in Hartford, CT. The estimated total project cost of \$334,970,000 includes \$34,711,000 for site acquisition, \$23,925,000 for design, and \$16,623,000 funded in FY 2021; and a portion of the necessary construction = \$60,241,000 funded in FY 2021. The balance of the necessary construction funding will be requested in a future fiscal year.

**Prior Committee Approvals**

None

**Recommendation**

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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 9/9/2021

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration