

GSA

PBS

**PROSPECTUS – ALTERATION
EVERETT MCKINLEY DIRKSEN U.S. COURTHOUSE
CHICAGO, IL**

Prospectus Number: PIL-0205-CH27
Congressional District: 07

FY 2027 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Everett McKinley Dirksen U.S. Courthouse (Dirksen Courthouse), located at 219 S. Dearborn, Chicago, IL. The proposed project will correct fire life-safety deficiencies and upgrade the lighting systems in courtrooms and in the ground floor elevator lobbies.

FY 2027 House Committee Approval

(Design, Construction, and Management & Inspection).....\$27,338,000

FY 2027 Senate Committee Approval Requested

(Additional Design, Construction, and Management & Inspection) \$2,848,000¹

This prospectus amends Prospectus No. [PIL-0205-CH24](#). GSA is requesting approval of appropriations for the additional estimated design cost of \$267,000, the additional estimated construction cost of \$2,390,000, and the additional management and inspection cost of \$191,000, for a total additional cost of \$2,848,000, to account for cost escalations due to time and market conditions.

FY 2027 Appropriations Requested

(Design, Construction, and Management & Inspection).....\$27,338,000

Major Work Items

Electrical; Demolition/Hazardous Material Abatement; Interior Construction; Fire Protection Upgrades; Heating, Ventilating and Air Conditioning (HVAC) Upgrades

Project Budget

Design	\$2,558,000
Estimated Construction Cost (ECC).....	22,662,000
Management and Inspection (M&I)	2,118,000
Estimated Total Project Cost (ETPC)*	\$27,338,000

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

¹ Prospectus No. [PIL-0205-CH24](#) was approved by the [Committee on Environment and Public Works of the Senate](#) on November 20, 2024, for an estimated total project cost of \$24,490,000, however no funds were appropriated to GSA for the project.

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Schedule

	Start	End
Design	FY 2027	FY 2029
Construction	FY 2029	FY 2032

Building

The Dirksen Courthouse is a 1.4 million rentable square foot building that was constructed in 1964 and is named after Everett McKinley Dirksen, a U.S. Senator from Illinois who served in Congress from 1951 to 1969. The Dirksen Courthouse serves as the headquarters for the U.S. District Court Northern District of Illinois and the U.S. Court of Appeals for the Seventh Circuit. The Dirksen Courthouse, along with the adjacent John C. Kluczynski Federal Building and Loop Station Post Office, was designed by the renowned architect Ludwig Mies van der Rohe and is an excellent example of contemporary public architecture in the International Style. The building is constructed of structural steel frames, suppressed behind uniform walls of glass and steel marked off by projecting I-beam mullions. The Dirksen Courthouse has a total of 58 courtrooms (28 two-story and 30 one-story) with 47 of these courtrooms assigned to U.S. District Courts, 10 to U.S. Bankruptcy Courts and 1 to the Court of Appeals. The building was listed on the National Register of Historic Places in 2011.

Tenant Agencies

U.S. District Courts; U.S. Court of Appeals; U.S. Bankruptcy Courts; U.S. Magistrate; Pretrial Services; Department of Justice-U.S. Attorneys, U.S. Marshal Service, U.S. Trustees, National Labor Relations Board; and GSA

Proposed Project

The project proposes to correct National Fire Protection Association (NFPA) deficiencies in non-compliant two-story courtrooms and in the ground floor elevator lobbies. Addressing fire protection deficiencies will require the replacement of the lighting systems, controls, and portions of wiring in these spaces.

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Major Work Items

Electrical	\$12,951,000
Demolition/Hazardous Material Abatement	3,205,000
Interior Construction	2,979,000
Fire Protection Upgrades	2,710,000
HVAC Upgrades	<u>817,000</u>
Total ECC	\$22,662,000

Justification

The sprinkler system in the two-story courtrooms and in the ground floor lobbies does not meet the requirements set forth by NFPA 13, Standard for the Installation of Sprinkler Systems. The current sprinkler installation results in a discharge pattern that is disrupted by elements of the historic ceiling grid, which compromises the effectiveness of the sprinklers. In addition, the placement of the sprinkler heads does not meet code requirements and could prevent timely operation in the event of a fire. Modifications to the sprinkler system are required to correct these issues.

To correct the NFPA code deficiencies, the lighting system must be reconfigured. Additionally, the lighting system in the two-story courtrooms has exceeded its useful life. The manufacturer has discontinued service, and parts are no longer available. The existing ballasts are not energy efficient and generate a buzzing sound that is disruptive to court proceedings. Parts of the infrastructure are original to the building and have cloth wiring, which can be an electric shock and fire hazard. The lighting control system does not meet the requirements of the 2007 U.S. Courts Design Guide.

Summary of Energy, Water, High-Performance Building Compliance

This project will be designed to conform to GSA's Core Building Standards. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs, incorporate sustainable design principles, and reduce the environmental impact of materials in a manner that is life cycle cost effective in accordance with 42 U.S.C. 6834.

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Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	11/20/2024	\$24,490,000	Design = \$2,291,000 ECC = \$20,272,000 M&I = \$1,927,000

Prior Prospectus-Level Projects in Building (past 10 years)

None

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

There are no feasible alternatives to this project. This is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

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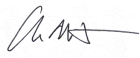
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Certification of Need

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

Submitted at Washington, DC, on 3/30/2026

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration