

**PROSPECTUS
NEW U.S. COURTHOUSE
HARRISBURG, PA**

Prospectus Number: PPA-CTC-HA16
Congressional District: 04

FY 2016 Project Summary

The General Services Administration (GSA) requests additional design funds in advance of construction of a new U.S. Courthouse of approximately 243,000 gross square feet (gsf), including 43 inside parking spaces, in Harrisburg, PA. The courthouse project that GSA proposes will construct a 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 Harrisburg, PA.

FY 2016 House and Senate Committee Approval Requested

(Additional Design, Management and Inspection, Construction).....\$168,444,000¹

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

(Additional Design, Construction).....\$29,510,000

Overview of Project

The courts and related agencies currently occupy space in the existing Ronald Reagan Federal Building in downtown Harrisburg. The new courthouse will provide 8 courtrooms and 11 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 is at Sixth and Reily Streets in the Midtown section of Harrisburg. Several parcels of the proposed site have already been purchased with prior funding.

¹ The estimated total project cost of \$194,444,000 includes \$26,000,000 funded in FY 2004 and additional design = \$5,336,000; a portion of the necessary construction = \$24,174,000 funded in FY 2016. The balance of the construction funding and management and inspection will be requested in a future fiscal year.

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Site Information

Acquired..... Approximately 2.15 acres
To Be Acquired Approximately 1.85 acres

Building Area²

Gross square feet (excluding inside parking)..... 224,000 gsf
Gross square feet (including inside parking) 243,000 gsf
Inside parking spaces43

Estimated Project Budget

Site (FY 2004).....\$20,000,000
Design (FY 2004)\$6,000,000
Additional Design (FY 2016)\$5,336,000
Estimated Construction Cost (ECC) (\$502/gsf including inside parking)\$155,353,000
Estimated Management and Inspection (M&I).....\$7,755,000
Estimated Total Project Cost (ETPC)*.....\$194,444,000³

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

² Square footages are approximate. The project may contain a variance in gross square footage from that listed in this prospectus.

³ GSA requests approval for an estimated total project cost. The subtotals 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 than what is represented in this prospectus by the various subcomponents.

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<u>Schedule</u>	<u>Start*</u>	<u>End</u>
Design	FY 2016	FY 2018
Construction	TBD	TBD

*Design began in 2010 and proceeded to concepts. Design will restart upon approval of this prospectus.

Tenant Agencies

District Court, Court of Appeals, Probation Office, Bankruptcy Court, Department of Justice – Marshals Service, Department of Justice – Office of the U.S. Attorney, trial preparation space for the Federal Public Defender, and GSA.

Justification

The existing U.S. Courthouse, constructed in 1966, does not meet the United States Courts Design Guide standards, and lacks adequate security. The existing building configuration cannot provide secure travel for judges without traveling into common hallways. Due to lack of suitable expansion space in the Federal building, several courtrooms have been constructed with columns within the courtrooms, which blocks views of portions of some courtrooms.

The new courthouse will provide for a single location of court operations and separate circulation for the public, judges, and prisoners, thereby improving security as well as efficiency of court operations.

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Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
-Active	2	3	3	3
-Visiting	0	0	0	1
-Senior	2	2	2	4
Magistrate	1	2	2	2
Bankruptcy	1	1	1	1
Total:	6	8	8	11

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 Building⁴

The existing Ronald Reagan Federal Building will be transferred out of the federally owned inventory upon occupancy of the new courthouse. GSA intends to proceed with established disposal processes to transfer the property after the remaining Federal tenants are relocated from the building into leased space.

⁴ 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	\$26,000,000	Site, Design
114-113*	2016	\$29,510,000	Additional Design, Construction
Appropriations to Date		\$55,510,000	

*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 (CPP) list, of which partial funding for Harrisburg is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 allocation for Harrisburg is \$29,510,000.

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Proposed Project
House T&I	7/24/2002	\$18,677,000	Site and Design for 227,136 gsf; 35 inside parking spaces
Senate EPW	9/26/2002	\$18,677,000	Site and Design for 227,136 gsf; 35 inside parking spaces
House T&I	7/23/2003	\$7,005,000	Additional Site and Design for 262,970 gsf; 40 inside parking spaces
Senate EPW	6/23/2004	\$7,005,000	Additional Site and Design for 262,970 gsf; 40 inside parking spaces
House Approvals to Date		\$25,682,000	
Senate Approvals to Date		\$25,682,000	


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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 August 19, 2016

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration