

**PROSPECTUS  
NEW U.S. COURTHOUSE  
FORT LAUDERDALE, FL**

Prospectus Number: PFL-CTC-FL18

Congressional District: 22

**FY 2018 Project Summary**

The General Services Administration (GSA) proposes construction of a new U.S. Courthouse of approximately 255,000 gross square feet (GSF), including 50 inside parking spaces, in Fort Lauderdale, FL. The 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.

**FY 2018 House and Senate Committee Approval Requested**

(Site, Design, Management and Inspection, Construction).....\$190,000,000

**FY 2018 Funding (PL 115-141, March 23, 2018)**

(Site, Design, Management and Inspection, Construction).....\$190,000,000

**Overview of Project**

The courts and related agencies currently occupy space in the existing Federal Building and U.S. Courthouse in downtown Fort Lauderdale. The new courthouse will provide 12 courtrooms and 17 chambers consistent with the application of courtroom sharing policies and the provision of no space for projected judgeships. The site for the new courthouse is still to be determined and may need to be acquired by the Government.

**Site Information**

To Be Determined ..... Approximately 3-5 acres

**Building Area<sup>1</sup>**

Gross square feet (excluding inside parking) ..... 232,000 GSF

Gross square feet (including inside parking) ..... 255,000 GSF

Inside parking spaces ..... 50

<sup>1</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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**Estimated Project Budget**

Estimated Site .....	\$15,675,000
Estimated Design .....	12,670,000
Estimated Construction Cost (\$598/GSF including inside parking) .....	152,365,000
Estimated Management and Inspection (M&I) .....	<u>9,290,000</u>
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$190,000,000<sup>2</sup></b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2019	FY 2024

**Tenant Agencies**

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

**Justification**

The existing Federal Building and U.S. Courthouse, constructed in 1979, does not meet the United States Courts Design Guide standards and lacks adequate security to meet the standards for Facility Security Level 4 as defined by the Interagency Security Committee. The existing building configuration does not allow for distinct separation between restricted, secured, and public areas. There are also significant infrastructure issues, including ongoing water intrusion that allows water to enter tenant spaces, and failing storm drains and flashing systems.

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**

<sup>2</sup> 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 breakdown of the various subcomponents may differ from what is represented in this prospectus.

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The following exception to the U.S. Courts Design Guide was approved by the Eleventh Circuit Judicial Council in 2015. The Judicial Conference of the United States approved this request on September 13, 2018.

- Special Proceedings Courtroom in lieu of a standard District Courtroom (additional 1,350 gross square feet) with costs for this exception at approximately \$790,000. The Judicial Conference determined that Fort Lauderdale merits a special proceedings courtroom due to complexity of caseload, especially as to multi-defendant cases.

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

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
-Active	5	1*	6	6
-Visiting	0	0**	0	1
-Senior	1	2	1	3
Court of Appeals				
-Active	0	1***	0	1
Magistrate	2	4	3	4
Bankruptcy	2	2	2	2
<b>Total:</b>	<b>10</b>	<b>10</b>	<b>12</b>	<b>17</b>

\* Four district judgeships in Fort Lauderdale are currently vacant.

\*\* Currently no dedicated visiting judge chambers

\*\*\* Currently in leased space

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

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**Future of Existing Federal Building<sup>3</sup>**

GSA plans to transfer the existing Fort Lauderdale Federal Building and U.S. Courthouse out of the federally owned inventory upon or soon after occupancy of the new courthouse. GSA intends to proceed with established disposal processes to transfer the property, since renovation and backfill by the Government is not cost-effective. Agencies currently located in the existing building that are not planned to move into the new courthouse will be relocated to commercial leased space in the surrounding area.

**Prior Appropriations**

<b>Prior Appropriations</b>			
<b>Public Law</b>	<b>Fiscal Year</b>	<b>Amount</b>	<b>Proposed Project</b>
115-41	2018	\$190,000,000	Site, Design, Construction, M&I
<b>Appropriations to Date</b>		<b>\$190,000,000</b>	

\*Public Law 115-141 funded \$190,000,000 for courthouse construction in Fort Lauderdale, FL, as requested by the Federal Judiciary in its Courthouse Project Priorities list.

**Prior Committee Approvals**

None

<sup>3</sup> This section is included to address recommendations in the following Government Accountability Office (GAO) Report: *Federal Courthouses: Better Planning Needed Regarding Reuse of Old Courthouses* (GAO-14-48).

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**Certification of Need**

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

November 13, 2018

Submitted at Washington, DC, on \_\_\_\_\_

Recommended:   
\_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:   
\_\_\_\_\_  
Administrator, General Services Administration