

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

Prospectus Number: PAL-CTC-HU18  
Congressional District: 5

**FY 2018 Project Summary**

The General Services Administration (GSA) proposes design and construction of a new U.S. Courthouse of approximately 123,100 gross square feet, including 26 parking spaces, in Huntsville, AL. The site for the new courthouse is envisioned to be provided to GSA via a donation from the City of Huntsville. The courthouse will meet the 10-year space needs of the Court and court-related agencies and the site can accommodate the anticipated 30-year needs of the Court. Part I of the Federal Judiciary’s Courthouse Project Priorities list (approved by the Judicial Conference of the United States on September 12, 2017) includes a courthouse project in Huntsville, AL.

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

**(Site, Design, Construction, Management & Inspection).....\$86,463,000**

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

**(Design, Construction, Management & Inspection) ..... \$110,000,000<sup>1</sup>**

**Overview of Project**

The courts and related agencies currently occupy space in the U.S. Courthouse and Post Office in Huntsville, AL, and leased space in Decatur, AL. The new courthouse will provide five courtrooms and six chambers consistent with the application of courtroom sharing policies and the provision of not providing space for projected judgeships. One District judge will move from Birmingham, AL, upon completion of the new courthouse in Huntsville. The Bankruptcy Court will vacate the leased location in Decatur and move to the new courthouse to co-locate with the District Court in the new building.

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<sup>1</sup> The FY 2018 Public Law included \$110,000,000 for courthouse construction in Huntsville, AL, as requested by the Judiciary in the CPP which was based on site acquisition, new construction, and renovation of the existing facility. Due to changes in the program since that time, the project being proposed is for construction of a new courthouse at an estimated total project cost of \$86,463,000. GSA plans to utilize funds remaining from the courthouse appropriation to renovate and backfill the existing building. GSA will make a future request for prospectus approval for renovation of the existing building and a future transfer request from new construction to repair and alteration.

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**Site Information**

To Be Acquired by Municipal Donation ..... Approximately 5 acres

**Building Area<sup>2</sup>**

Gross square feet (excluding inside parking) ..... 111,400 GSF  
Gross square feet (including inside parking) ..... 123,100 GSF  
Inside parking spaces ..... 26

**Estimated Project Budget**

Estimated Site Work ..... \$1,150,000<sup>3</sup>  
Estimated Design ..... \$6,504,000  
Estimated Construction Cost (ECC) (\$600/GSF including inside  
parking) ..... \$73,799,000  
Estimated Management and Inspection (M&I) ..... \$5,010,000  
**Estimated Total Project Cost (ETPC)\* ..... \$86,463,000<sup>4</sup>**

\* 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

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

<sup>3</sup> Site funding is necessary to complete environmental studies and soil testing, address possible adverse soil conditions and relocation of existing utilities.

<sup>4</sup> GSA requests approval for an estimated total project cost. The sub-totals 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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**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 Federal Public Defender and the U.S. Department of Justice–Office of the U.S Attorney, and GSA.

**Justification**

The existing Huntsville Post Office and U.S. Courthouse, constructed in 1936, does not meet the United States Courts Design Guide Standards and lacks adequate security as defined in the Interagency Security Committee Facility Security Level 4. The existing building configuration does not allow for distinct separation between restricted, secured and public areas.

The site to be donated by the City of Huntsville is located at the northwest corner of Gallatin Street and Lowe Avenue. Federal development on this site offers compatibility with the city's Master Plan. The new courthouse will allow for co-location of court operations, separate circulation for the public, judges, and prisoners, thereby improving security as well as efficiency of court operations. Relocation of agencies from leased space in Decatur into the new courthouse in Huntsville will avoid approximately \$508,000 per year in private sector lease costs.

**Design Guide Exception**

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

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

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	1*	1*	2	2**
- Senior	1	1	1	1
- Visiting***	1	1	0	1
Magistrate	1	1	1	1
Bankruptcy***	1	1	1	1
<b>Total:</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>6</b>

\* Currently unassigned courtroom and chambers

\*\* This accounts for one replacement judge and one judge relocating from Birmingham

\*\*\* Visiting and Bankruptcy facilities are currently located in leased space in Decatur, AL

**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.

**Future of Existing Federal Building**

GSA plans to reuse the existing Huntsville Post Office and U.S. Courthouse to house agencies currently located in leased space in the surrounding area. The tenant mix is pending confirmation of agency program requirements to determine the best housing solution. GSA plans to utilize funds remaining from the courthouse appropriation to renovate and backfill the existing building as was originally envisioned. The remaining funds total \$23,537,000. A prospectus requesting approval for the anticipated renovation project will be submitted at a future date along with a request to transfer the necessary funds from new construction to repair and alteration.

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**Prior Appropriations**

<b>Prior Appropriations</b>			
<b>Public Law</b>	<b>Fiscal Year</b>	<b>Amount</b>	<b>Proposed Project</b>
115-141	2018	\$110,000,000	Site, Design, Construction, M&I
<b>Appropriations to Date</b>		<b>\$110,000,000</b>	

\*Public Law 115-141 funded \$110,000,000 for courthouse construction in Huntsville, AL, as requested by the Federal Judiciary's Courthouse Project Priorities list. The \$110,000,000 on the CPP was based on site acquisition, new courthouse construction, and renovation of the existing courthouse. GSA plans to utilize funds remaining from the new courthouse appropriation to renovate and backfill the existing building. GSA will make a future request for prospectus approval for renovation of the existing building and a future transfer request from new construction to repair and alteration.

**Prior Committee Approvals**

None

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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 September 24, 2018

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration