

New Federal Courthouse Hartford Industry Day

July 15, 2025





Event Agenda

1:30PM: Opening Remarks - GSA & US Judiciary

Chuck Hardy, GSA Chief Architect

Judge Thomas Farrish, United States Magistrate Judge

1:45PM: Project Overview

Joe Mulligan, GSA Project Manager

2:15PM: Project Team Panel Discussion and Questions

Chuck Hardy, GSA Chief Architect

Abigail Lowe, GSA Project Executive

Doug Tumbrello, GSA Contracting Officer

Scott Teman, Assistant Circuit Executive, 2nd Circuit

3:00PM: Networking Session



Project Team



AECOM



Project Overview

Congress has appropriated \$335m for the site, design, and construction of a new federal courthouse in Hartford.

Total estimated design-build range is \$275m-\$290m

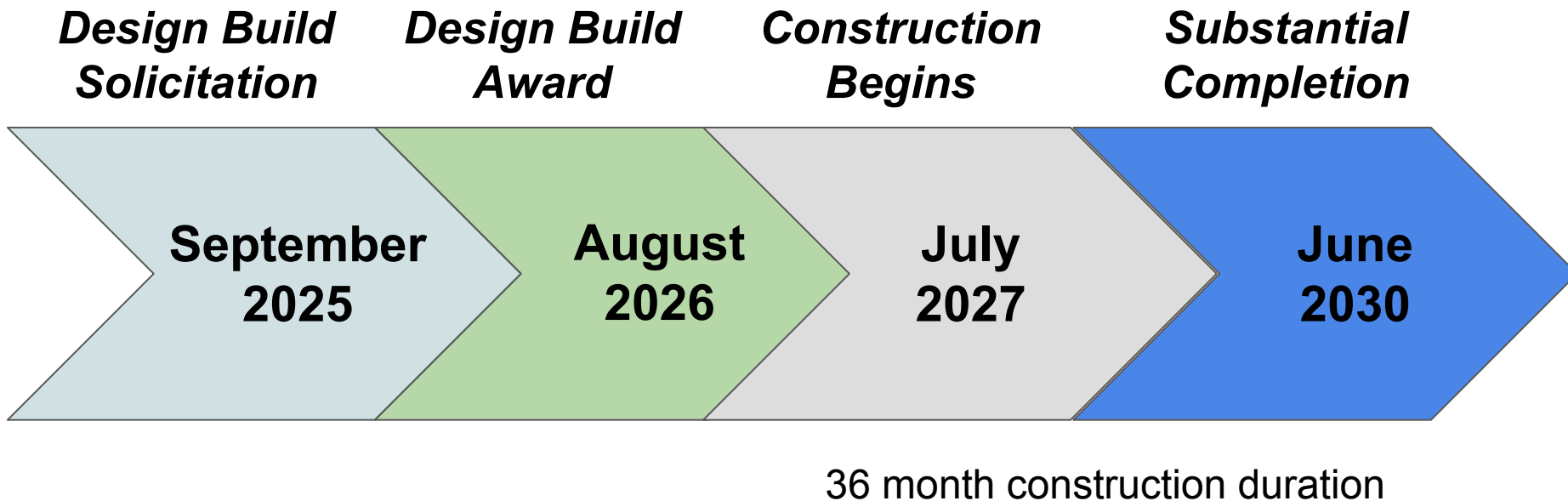
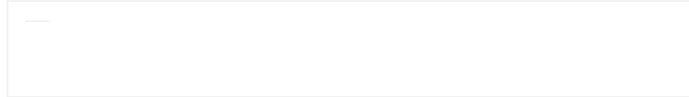
The new federal courthouse not to exceed 281,000 gross square feet, which includes up to:

- 66 interior secure parking spaces;
- 11 courtrooms and 18 Judge chambers; and
- Offices for various federal agency tenants

Deliver a project within the project schedule and budget while complying with GSA Core Building Standards, US Courts Design Guide and USMS Publication 64.



Schedule Milestones





Design-Build Delivery

Site Development

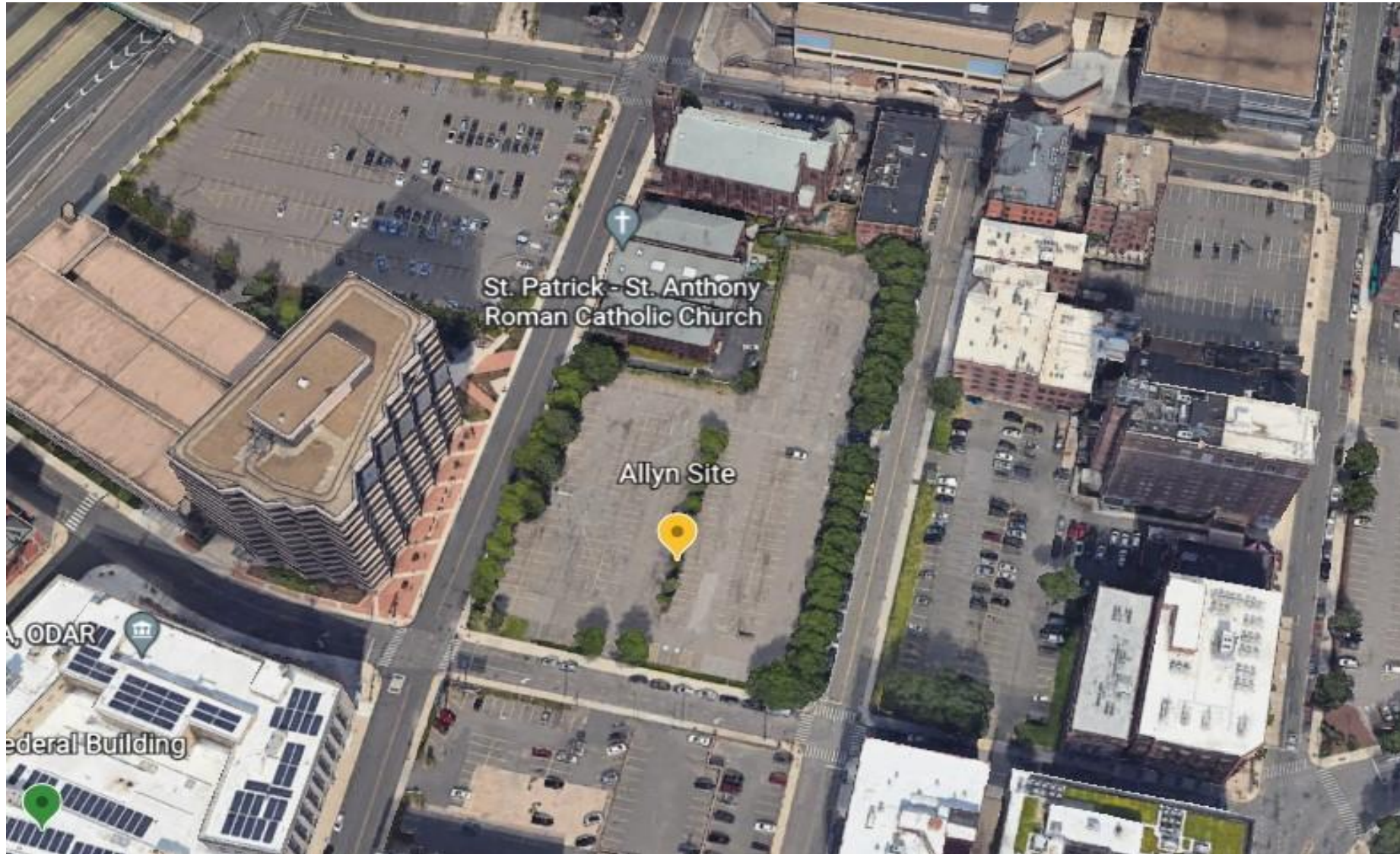
Design

Construction





Project Site





Design Build Objectives

The new courthouse shall be compatible to, and enhance, the project site and surrounding area by considering the following elements:

- mass
- size
- scale
- features
- setbacks



Design Build Objectives

The new courthouse shall have exterior materials that consider the following elements:

- durability
- quality
- compatibility with adjacent properties
- ability to reflect the stature and significance of a courthouse.



Design Build Objectives

The new federal courthouse shall be of exceptional quality and value in accordance with GSA's Guiding Principles of Federal Architecture and Design Excellence Program.

The courthouse should utilize materials and components that will increase the overall lifecycle of the building and respond to seasonal conditions, ensuring minimal care and maintenance throughout the building's life.



Design Build Objectives

The design-build should mitigate potential risks of property damage due to significant weather events.

The design-build accomplishes the three required movement systems: the secure (prisoner) movement system, the restricted (staff) movement system and the public movement system.



Phase I - Qualifications

DB Procurement

Evaluation Factors:

- Technical
- Approach to Design-Build
- Lead Designer

GSA will shortlist no more than 3 offerers to participate in the Phase II procurement.



Phase II: Technical Evaluation Factors:

- Design Concept
- Key Personnel
Qualifications
- Management Plan
- Project Schedule



Design to Budget Procurement

The design-build procurement will have a design-to-budget approach that requires:

- Optimizing funds to maximize project scope
- Betterments and reductions
- An award based on best value



Other Key Considerations:

White House Memorandum, January 2025
Promoting Beautiful Federal Civic Architecture

Project Labor Agreements

FAR Subpart 522.5 - *Use of Project Labor Agreements for Federal Construction Projects*



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Project Contact Information

For any further information regarding the project please contact us at the following:

HartfordCourthouse@gsa.gov



Panel Members

- *Chuck Hardy*, Chief Architect, GSA
- *Abigail Low*, Project Executive, GSA
- *Doug Tumbrello*, Contracting Officer, GSA
- *Scott Teman*, Assistant Circuit Executive for Space & Facilities, U.S. Court of Appeals for the Second Circuit



Questions & Answers

Open Forum

