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PROCEEDINGS AND DEBATES OF THE 115th CONGRESS, SECOND SESSION

Vol. 164

WASHINGTON, MONDAY, DECEMBER 17, 2018

No. 198

House of Representatives

The House met at 11:30 a.m. and was called to order by the Speaker pro tempore (Mr. FRANCIS ROONEY of Florida).

DESIGNATION OF THE SPEAKER PRO TEMPORE

The SPEAKER pro tempore laid before the House the following communication from the Speaker:

WASHINGTON, DC,
December 17, 2018.

I hereby appoint the Honorable FRANCIS ROONEY to act as Speaker pro tempore on this day.

PAUL D. RYAN,
Speaker of the House of Representatives.

PRAYER

Reverend Dr. Dan C. Cummins, Peoples Church, Jacksonville, Texas, offered the following prayer:

Heavenly Father, Creator of Heaven and Earth, Redeemer and Sustainer of Life, this season of Hanukkah and Christmas may we never forget: "Little is much when God is in it."

A little oil in the Temple Menorah should not have lasted 8 days, but it did. A widow's small jars of oil and flour should not have lasted almost 3 years, but they did. They did because You, Father, were in it, in the Menorah, in the jars.

The little town of Bethlehem was not supposed to bring forth a King, but it did. A young virgin could not give birth to the Son of God, but she did. They did because You, Father, were in it, in a village, in a virgin.

Father, when we feel so little, remind us again that we can do the impossible when God is in it, when God is in us.

In Jesus' name, Amen.

THE JOURNAL

The SPEAKER pro tempore. The Chair has examined the Journal of the last day's proceedings and announces to the House his approval thereof.

Pursuant to clause 1, rule I, the Journal stands approved.

PLEDGE OF ALLEGIANCE

The SPEAKER pro tempore. The Chair will lead the House in the pledge of allegiance.

The Speaker pro tempore led the Pledge of Allegiance as follows:

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

COMMUNICATION FROM THE DEMOCRATIC LEADER

The SPEAKER pro tempore laid before the House the following communication from the Honorable NANCY PELOSI, Democratic Leader:

DECEMBER 17, 2018.

Hon. PAUL D. RYAN,
Speaker of the House of Representatives,
Washington, DC.

DEAR MR. SPEAKER: Pursuant to section 1501(c) of the FAA Reauthorization Act of 2018 (Pub. L. 115-254), I am pleased to appoint Ms. Anne W. Patterson of Falls Church, Virginia to the Syria Study Group.

Thank you for your consideration of this recommendation.

Sincerely,

NANCY PELOSI,
Democratic Leader.

ADJOURNMENT FROM MONDAY, DECEMBER 17, 2018, TO WEDNESDAY, DECEMBER 19, 2018

The SPEAKER pro tempore. Without objection, when the House adjourns today, it shall adjourn to meet at noon on Wednesday, December 19, 2018, for morning-hour debate and 2 p.m. for legislative business.

There was no objection.

COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following communication from the Chair of the Committee on Transportation and Infrastructure; which was read and, without objection, referred to the Committee on Appropriations:

COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,

Washington, DC, December 13, 2018.

Hon. PAUL D. RYAN,
Speaker of the House, House of Representatives,
The Capitol, Washington, DC.

DEAR MR. SPEAKER: On December 12, 2018, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider four resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

The Committee continues to work to reduce the cost of federal property and leases. The four resolutions considered include two construction prospectuses, one alteration prospectus, and one lease prospectus and represent \$44 million in savings from avoided lease costs and space consolidations.

I have enclosed copies of the resolutions adopted by the Committee on Transportation and Infrastructure on December 12, 2018.

Sincerely,

BILL SHUSTER,
Chairman.

Enclosures.

COMMITTEE RESOLUTION

NEW—U.S. COURTHOUSE, FORT LAUDERDALE, FL

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for site acquisition and related site work, design and construction of a new U.S. Courthouse of approximately 255,000 gross square feet, including approximately 50 inside parking spaces, in Fort Lauderdale, Florida at a site cost of \$15,675,000, a design cost of \$12,670,000, an estimated construction cost of \$152,365,000, and a management and inspection cost of \$9,290,000 for a total estimated project cost of

□ This symbol represents the time of day during the House proceedings, e.g., □ 1407 is 2:07 p.m.

Matter set in this typeface indicates words inserted or appended, rather than spoken, by a Member of the House on the floor.



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H10213

\$190,000,000, for which a prospectus is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, at a minimum, with courtroom sharing requirements

adopted by the Judicial Conference of the United States.

Provided further, that the Administrator of General Services shall ensure that the construction of the new courthouse contains no more than 12 courtrooms, including six for Active District Judges, one for Senior Dis-

trict Judges, two for Bankruptcy Judges, and three for Magistrate Judges.

Provided further, that, except as provided in the prospectus, the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.

GSA

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**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 Area¹

Gross square feet (excluding inside parking)	232,000 GSF
Gross square feet (including inside parking)	255,000 GSF
Inside parking spaces	50

¹ Square footages are approximate. The project may contain a variance in gross square footage from that listed in this prospectus.

GSA

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

Prospectus Number: PFL-CTC-FL18
Congressional District: 22

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>
Estimated Total Project Cost (ETPC)*	\$190,000,000²

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

Schedule

Design and Construction

Start

FY 2019

End

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

² 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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**PROSPECTUS
NEW U.S. COURTHOUSE
FORT LAUDERDALE, FL**

Prospectus Number: PFL-CTC-FL18

Congressional District: 22

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
Total:	10	10	12	17

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

Prospectus Number: PFL-CTC-FL18
Congressional District: 22

Future of Existing Federal Building³

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

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

*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

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

GSAPBS

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

Prospectus Number: PFL-CTC-FL18
Congressional District: 22


Certification of Need

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

November 13, 2018

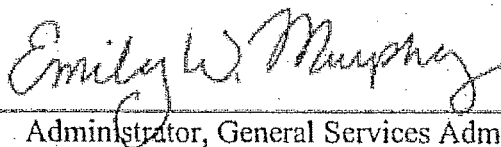
Submitted at Washington, DC, on _____

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

Housing Plan
New U.S. Courthouse

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Government-Owned Locations												
New U.S. Courthouse												
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	40	40	948	-	56,109	57,057
U.S. Bankruptcy Court (courtrooms/chambers)	-	-	-	-	-	-	8	8	-	-	10,506	10,506
U.S. Bankruptcy - Clerk	-	-	-	-	-	-	22	22	8,939	-	-	8,939
U.S. District Court - Grand Jury	-	-	-	-	-	-	-	-	1,433	-	-	1,433
U.S. District Court - Magistrate	-	-	-	-	-	-	15	15	-	-	19,361	19,361
U.S. District Court - Clerk	-	-	-	-	-	-	35	35	23,279	-	-	23,279
U.S. Probation Office	-	-	-	-	-	-	44	44	11,165	-	-	11,165
DOJ - U.S. Marshals Service	-	-	-	-	-	-	37	37	7,782	-	9,069	16,851
U.S. Court of Appeals	-	-	-	-	-	-	12	12	-	-	2,482	2,482
U.S. Court of Appeals - Central Legal Staff	-	-	-	-	-	-	2	2	437	-	-	437
Federal Public Defender	-	-	-	-	-	-	-	-	450	-	-	450
DOJ - Office of the U.S. Attorney	-	-	-	-	-	-	-	-	1,788	-	-	1,788
GSA Public Buildings Service, Field Office	-	-	-	-	-	-	2	2	272	-	-	272
Joint Use	-	-	-	-	-	-	-	-	-	-	1,255	1,255
Subtotal	-	-	-	-	-	-	217	217	56,493	-	98,782	155,275
Federal Building-Courthouse												
U.S. District Court (courtrooms/chambers)	35	35	4,918	-	28,181	33,099	-	-	-	-	-	-
U.S. Bankruptcy Court (courtrooms/chambers)	8	8	257	-	4,801	5,058	-	-	-	-	-	-
U.S. Bankruptcy - Clerk	22	22	11,156	-	1,849	13,005	-	-	-	-	-	-
U.S. District Court - Grand Jury	-	-	155	-	876	1,031	-	-	-	-	-	-
U.S. District Court - Magistrate	12	12	372	-	15,142	15,514	-	-	-	-	-	-
U.S. District Court - Clerk	28	28	8,013	-	3,501	11,514	-	-	-	-	-	-
U.S. Probation Office	30	30	8,267	-	1,107	9,374	-	-	-	-	-	-
DOJ - U.S. Marshals Service	37	37	9,751	-	8,921	18,672	-	-	-	-	-	-
GSA Public Buildings Service, Field Offices	2	2	1,397	-	-	1,397	-	-	-	-	-	-
GSA - OIG	3	3	1,060	-	-	1,060	-	-	-	-	-	-
DOJ - Office of the U.S. Attorney	-	-	1,789	-	-	1,789	-	-	-	-	-	-
DOJ - Office of US Trustees	-	-	196	-	586	782	-	-	-	-	-	-
Department of Agriculture - OIG	4	4	2,639	-	-	2,639	-	-	-	-	-	-
Department of Justice - ATF	9	9	3,389	-	394	3,783	-	-	-	-	-	-
Department of Labor - Office of Mng. Standards	2	2	392	-	-	392	-	-	-	-	-	-
Department of Labor - Wage and Hour Division	14	14	2,463	-	-	2,463	-	-	-	-	-	-
Department of Homeland Security - ICB	30	30	6,129	-	607	6,736	-	-	-	-	-	-
Department of Homeland Security - National	5	5	742	-	-	742	-	-	-	-	-	-
Department of Defense - DCAA	2	2	1,639	-	-	1,639	-	-	-	-	-	-
Small Business Administration	4	4	689	-	-	689	-	-	-	-	-	-
Joint Use	-	-	1,462	-	2,171	3,633	-	-	-	-	-	-
Vacant	-	-	6,482	-	315	6,797	-	-	-	-	-	-
Subtotal	247	247	73,357	-	68,451	141,808	-	-	-	-	-	-
Lease Locations												
500 E. Broward Blvd.												
U.S. Court of Appeals	8	8	-	-	2,669	2,669	-	-	-	-	-	-
New Lease*	-	-	-	-	-	-	73	73	-	-	-	TBD
Total	255	255	73,357	-	71,120	144,477	290	290	56,493	-	98,782	155,275

* GSA to work with Federal Executive agencies to define requirements

Special Space	USF
Holding Cells	1,600
Sallyport/Elevator	2,195
Fitness	2,334
Detention/Interview	2,940
Courtrooms	55,470
Judicial Chambers	32,988
Mailroom	880
Lactation Room	125
Food Service/Vending	250
Total	98,782

The project may contain a variance in gross square footage from that listed in this project upon measurement and review of the completed project.

AMENDED COMMITTEE RESOLUTION
LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, SAN DIEGO, CA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 99,986 net usable square feet of space, and 550 parking spaces, for the Department of Veterans Affairs for a Community Based Outpatient Clinic in San Diego, California at a proposed unserviced annual cost of \$5,844,182 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends the Prospectus No. PCA-01-VA17 approved by the Committee on February 28, 2017.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided that, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated

area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the design of the outpatient clinic shall be consistent with the U.S. Department of Veterans Affairs' Community Based Outpatient Clinic Prototype Proposed Layouts.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease,

to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

GSA

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN DIEGO, CA

Prospectus Number: PCA-01-VA19

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 99,986 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), currently located in a separate outpatient facility in San Diego, California.

The lease will provide continued services for the San Diego veterans community, and provide the necessary expansion services to meet current and projected health care service delivery gaps in the market.

Description

Occupant:	Veterans Affairs
Current NUSF:	43,473
Estimated Maximum NUSF:	99,986
Expansion/Reduction NUSF:	56,513 (expansion)
Estimated Maximum Rentable Square Feet:	134,981
Expiration Dates of Current Lease(s):	10/1/2023
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<p><u>North:</u> Proceed west on Navajo Road to Lake Murray Boulevard; proceed south to Beaver Lake Drive; proceed west to Cowles Mountain Boulevard; proceed south to Lake Adlon Drive; proceed west to Coral Lake Avenue; proceed south to Lake Andrita Avenue; proceed west to Twin Lake Drive; proceed south to Jackson Drive; proceed west to Golfcrest Drive; proceed north to Tuxedo Road; proceed east to Volclay; proceed north to Santar Avenue; proceed northeast to Jennite Drive; proceed north to Ruane Street; proceed west to Golfcrest Drive; proceed north to Mission Gorge Road; proceed west to Jackson Drive; proceed south to Doreen Road; proceed south to Hillandale Drive; proceed south to Deep Valley Road; proceed west to Deerfield Street; proceed north to Mission Gorge Road; proceed west to Friars Road; proceed west to I-15; proceed north to Aero Drive; proceed west to Highway 163.</p> <p><u>East:</u> Proceed north on Highway 125 to Navajo Road;</p>

GSA

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN DIEGO, CA

Prospectus Number: PCA-01-VA19

<p>Parking Spaces:</p> <p>Scoring:</p> <p>Current Total Annual Cost:</p> <p>Estimated Unserved Rental Rate¹:</p> <p>Estimated Total Unserved Annual Cost²:</p>	<p><u>South</u>: Proceed east on I-8 to I-805; proceed south to El Cajon Boulevard; proceed east to merger with I-8, proceed east on I-8 to Highway 125;</p> <p><u>West</u>: Starting from the intersection of I-805 and Highway 163, proceed south on Highway 163 to I-8.</p> <p>550</p> <p>Operating Lease</p> <p>\$1,714,749 (lease effective 10/1/2013)</p> <p>\$58.45 per NUSF</p> <p>\$5,844,182</p>
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Justification

A new 99,986 NUSF lease in San Diego will replace the existing 43,473 NUSF Mission Valley Clinic.

The current space in this facility is insufficient to meet VA's needs. The new lease will allow VA to expand its current primary care, mental health, specialty care, and ancillary services to veterans in a right-sized, state-of-the-art, energy-efficient healthcare facility.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserved and excludes all operating expenses, real estate taxes, insurance, and management and maintenance reserve costs, whether paid by the lessor or directly by the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN DIEGO, CA**

Prospectus Number: PCA-01-VA19

Certification of Need

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

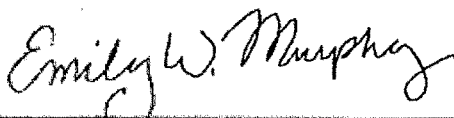
Submitted at Washington, DC, on December 4, 2018.

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

COMMITTEE RESOLUTION

NEW—U.S. COURTHOUSE, HUNTSVILLE, AL

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for the site work, design and construction of a new U.S. Courthouse of approximately 123,100 gross square feet, including approximately 26 parking spaces, in Huntsville, Alabama at a site work cost of \$1,150,000, a design cost of

\$6,504,000, an estimated construction cost of \$73,799,000, and a management and inspection cost of \$5,010,000 for a total estimated project cost of \$86,463,00 for which a prospectus is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

Provided further, that the Administrator of General Services shall ensure that the construction of the new courthouse contains no more than five courtrooms, including two for Active District Judges, one for Senior District Judges, one for Bankruptcy Judges, and one for Magistrate Judges.

Provided further, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.

GSA

PBS

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) \$110,000,000¹

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.

¹ 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.

GSA

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

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

Site Information

To Be Acquired by Municipal Donation Approximately 5 acres

Building Area²

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 \$1,150,000³

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)* \$86,463,000⁴

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

Schedule**Start****End**

Design and Construction

FY 2019

FY 2024

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

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

⁴ 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.

GSA

PBS

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

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

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.

GSA

PBS

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

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

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
Total:	5	5	5	6

* 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.

GSA

PBS

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

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

Prior Appropriations

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

*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

GSA

PBS

PROSPECTUS
NEW U.S. COURTHOUSE
HUNTSVILLE, AL

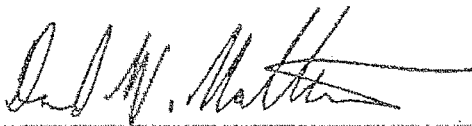
Prospectus Number: PAL-CTC-HU18
Congressional District: 5

Certification of Need

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

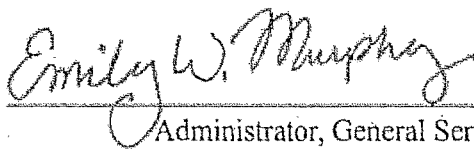
Submitted at Washington, DC, on September 24, 2018

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

August 2018

New U.S. Courthouse
Huntsville, ALPAL-CTC-HU18
Huntsville, AL

H10232

CONGRESSIONAL RECORD — HOUSE

December 17, 2018

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Government-Owned Locations												
U.S. Post Office and Courthouse												
U.S. District Court (courtrooms/chambers)	4	4	4,442	705	13318	18,465	-	-	-	-	-	-
U.S. Probation Office	11	11	2,705	-	-	2,705	-	-	-	-	-	-
DOJ - U.S. Marshals Service	9	9	711	-	1431	2,142	-	-	-	-	-	-
DOJ - Drug Enforcement Administration	10	10	318	-	-	318	10	10	318	-	-	318
Joint Use	-	-	-	-	316	316	-	-	-	-	-	-
Vacant	-	-	-	-	-	-	-	-	-	-	-	-
Potential Leases for backfill*	-	-	-	-	-	-	-	-	-	-	-	23,946
Subtotal	34	34	8,176	705	15,065	23,946	-	-	-	-	-	23,628
New U.S. Courthouse												
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	13	13	14,711	-	8,685	23,396
U.S. District Court - Magistrate (courtrooms/chambers)	-	-	-	-	-	-	3	3	3,696	-	2,220	5,916
U.S. District Court - Clerk	-	-	-	-	-	-	13	13	9,423	-	1,132	10,555
U.S. District Court - Grand Jury	-	-	-	-	-	-	-	-	1,433	-	-	1,433
U.S. Bankruptcy - Clerk	-	-	-	-	-	-	13	13	4,965	-	1,000	5,965
U.S. Bankruptcy Court (courtrooms/chambers)	-	-	-	-	-	-	3	3	3,083	-	2,170	5,253
U.S. Bankruptcy Administrator	-	-	-	-	-	-	4	4	2,113	-	2,150	4,263
U.S. Probation Office	-	-	-	-	-	-	15	15	3,680	-	1,410	5,090
Federal Public Defender	-	-	-	-	-	-	-	-	450	-	-	450
DOJ - Office of the U.S. Attorney	-	-	-	-	-	-	-	-	1,500	-	-	1,500
DOJ - U.S. Marshals Service	-	-	-	-	-	-	18	18	4,077	-	4,946	9,023
GSA - Public Buildings Service	-	-	-	-	-	-	4	4	544	-	-	544
Joint Use	-	-	-	-	-	-	-	-	-	-	1,255	1,255
Subtotal	-	-	-	-	-	-	86	86	49,675	-	24,968	74,643
Leased Location												
Seybourne H. Lynne CT - Decatur, Alabama												
U.S. District Court (courtrooms/chambers)	7	7	8,405	-	-	8,405	-	-	-	-	-	-
U.S. Bankruptcy Clerk	13	13	7,754	-	-	7,754	-	-	-	-	-	-
U.S. Bankruptcy Court (courtrooms/chambers)	3	3	3,339	-	-	3,339	-	-	-	-	-	-
U.S. Bankruptcy Administrator	5	5	1,903	-	-	1,903	-	-	-	-	-	-
Subtotal	29	29	21,401	-	-	21,401	-	-	-	-	-	-
Potential Leases for backfill*	-	-	-	-	-	23,628	-	-	-	-	-	-
Total	63	63	29,577	705	15,065	68,975	86	86	49,675	-	24,968	98,271

*Backfill to be accomplished with a future project. GSA to work with Federal Executive agencies to define requirements.

NOTES:

¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

Special Space	USF
Courtrooms	10,800
Conference/Training	5,005
Restroom	250
ADP	1,050
Secure Storage	128
Food Service	1,590
Lactation Room	125
Mail Room	880
Fitness Center	1,100
Sally Port	950
Holding Cells/Secure Area/Vault	3,090
Total	24,968

COMMITTEE RESOLUTION

ALTERATION—FRANK E. MOSS U.S. COURTHOUSE,
SALT LAKE CITY, UTAH

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to address seismic deficiencies; undertake targeted building systems modernizations; and reconfigure, alter, and backfill vacant space at the Frank E. Moss U.S.

Courthouse located at 350 South Main Street in Salt Lake City, Utah at a design cost of \$9,650,000, an estimated construction cost of \$100,016,000 and a management and inspection cost of \$7,227,000 for a total estimated project cost of \$116,893,000, a prospectus for which is attached to and included in this resolution.

Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19
Congressional District: 2

FY 2019 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to address seismic deficiencies; undertake targeted building systems modernizations; and reconfigure, alter, and backfill vacant space at the Frank E. Moss U. S. Courthouse (Moss Courthouse) located at 350 South Main Street in Salt Lake City, Utah. GSA’s *Seismic Rating System Report*, released on March 31, 2016, lists the Moss Courthouse as having one of the highest seismic risk ratings in the GSA portfolio. Once renovated, relocation of agencies currently in leased space into the Moss Courthouse will provide an annual lease cost avoidance of approximately \$4,400,000 and an annual agency rent savings of approximately \$2,400,000.

Project Background

As part of its Fiscal Year (FY) 2014 Capital Investment and Leasing Program, GSA requested \$15,000,000 for the reconfiguration and alteration of existing space at the Moss Courthouse. The Consolidated Appropriations Act, 2014 (Public Law 113-76), appropriated a lump sum of \$593,288,000 for Major Repairs and Alterations and, as part of GSA’s FY 2014 Major Repairs and Alterations Expenditure Plan, GSA allocated \$15,000,000 for the Moss Courthouse project. Upon re-evaluation of the building’s repair and alteration needs, including the identification of significant seismic deficiencies, GSA, in collaboration with planned backfill tenants, decided to halt the FY 2014 project. This prospectus request reflects and is seeking approval of a more comprehensive project scope. The appropriation needed in support of this request has been reduced by the balance of funds remaining from the FY 2014 allocation.

FY 2019 Committee Approval Requested

(Design, Construction, Management & Inspection)\$116,893,000

FY 2019 Appropriation Requested

(Design, Construction, Management & Inspection) \$103,646,000¹

¹ A portion of the FY 2014 funds was expended on project development prior to the cessation of the project. The \$13,247,000 remaining will be used for this project, thereby lowering the overall appropriation request in this prospectus.

GSA

PBS

**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19
Congressional District: 2

Major Work Items

Seismic upgrades; interior alterations; building exterior restoration; roof repairs; heating, ventilation, and air conditioning (HVAC), fire and life safety, plumbing, electrical and conveyance systems upgrades; grounds and approaches, telecommunication and restroom upgrades; and hazardous material abatement

Project Budget

Design	\$9,650,000
Estimated Construction Cost (ECC)	100,016,000
Management and Inspection (M&I)	7,227,000
Estimated Total Project Cost (ETPC)*	\$116,893,000

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

Schedule

	Start	End
Design and Construction	FY 2019	FY 2023

Building

The Moss Courthouse is located in the Exchange Place Historic District of downtown Salt Lake City, Utah. Originally constructed in three distinct phases in 1905, 1912, and 1932, the building served as a United States Post Office and Courthouse and contains 229,807 gross square feet. The building has five stories above grade, with an elevator/mechanical penthouse and full basement below grade. The building is listed in the National Register of Historic Places as a contributing building and as the oldest structure in the Exchange Place Historic District. In 2014, the new U.S. Courthouse Annex was completed next to the Moss Courthouse, and the two buildings became physically connected through underground access tunnels, a shared loading dock, and a shared chilling system.

GSA

PBS

**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19

Congressional District: 2

Tenant Agencies

Department of Agriculture–National Agricultural Statistics Service; Department of Health and Human Services–Program Support Center; Department of Justice–Marshals Service, Bureau of Prisons and Trustees; Judiciary–Bankruptcy Court and Clerk; Department of Commerce–International Trade Administration; Department of the Interior–National Park Service; United States Tax Court; Department of Defense–Army Corps of Engineers, Armed Forces Recruiting, and Defense Contract Audit Agency; and GSA.

Proposed Project

The proposed project will address seismic deficiencies by utilizing shear walls and seismic bracing. The project will address structural deficiencies; upgrade mechanical systems; provide new and repaired floor, wall, and ceiling finishes in areas impacted by seismic retrofits; replace fixtures and improve access to comply with Architectural Barriers Act Accessibility Standards (ABBAS); upgrade plumbing; provide a new boiler; upgrade the HVAC system; upgrade elevators; and complete fire and life safety upgrades. Backfill of vacant space provides a long-term housing solution for various tenants in the historic Central Business District (CBD) of Salt Lake City and generates lease cost avoidance. Alterations will be completed while the building is vacant.

GSA

PBS

**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19
Congressional District: 2

Major Work Items

Seismic Upgrades	\$47,312,000
Interior Alterations	32,459,000
HVAC Upgrades	4,570,000
Building Exterior Restoration	4,507,000
Roofing Repairs	2,596,000
Fire and Life Safety Upgrades	2,106,000
Plumbing Upgrades	2,067,000
Grounds and Approaches Upgrades	1,294,000
Electrical Upgrades	1,034,000
Hazardous Material Abatement	1,026,000
Telecommunications Upgrades	513,000
Elevator Upgrades	378,000
Restroom Upgrades	154,000
Total ECC	\$100,016,000

Justification

Investment in the Moss Courthouse is needed to keep this historic building in the Federal inventory, comply with Executive Order 13717 (*Establishing a Federal Earthquake Risk Management Standard*), and protect building occupants and visitors by meeting current safety codes.

GSA's *Seismic Rating System Report*, released on March 31, 2016, lists the Moss Courthouse as having one of the highest seismic risk ratings in the GSA portfolio. The Moss Courthouse was determined to be a long-term seismic risk that requires a seismic mitigation plan to reduce the risk. To address this risk and comply with Executive Order 13717, this project adopts the *Standards of Seismic Safety for Existing Federally Owned and Leased Buildings* to meet the minimum level acceptable for managing earthquake risk.

When the U.S. District Court relocated to the new U.S. Courthouse Annex, it vacated approximately 91,000 usable square feet (USF) of the building's 151,000 USF. This project provides for the backfill of the vacant space with agencies located in leased space. GSA currently leases more than half a million USF in the Salt Lake City market. The Moss Courthouse is a desirable location near the light rail and CBD amenities, and provides a level of security that customer agencies require.

GSA

PBS

**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19
Congressional District: 2

The last significant capital investment in the Moss Courthouse was over 24 years ago. The building systems have reached or exceeded their expected useful lives and are becoming more costly to repair. This project continues to leverage co-location of the two buildings by replacing the Moss Courthouse boiler, which is at the end of its useful life, with a new boiler to be located in the new U.S. Courthouse Annex in mechanical space specifically designed to accommodate a new boiler for the Moss Courthouse.

Current building occupants will be housed in temporary swing space outside of the building while construction occurs. The project will be completed while the building is empty to reduce risk, lessen the estimated construction timeline, and decrease estimated construction costs.

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.

Prior Appropriations

GSA received lump-sum funding in FY 2014 for Major Repairs and Alterations and allocated \$15,000,000 for a Moss Courthouse project, as described in greater detail in the Project Background section of this prospectus. A portion of the FY 2014 funds were expended on project development, but the remaining \$13,247,000 will be applied to this newly scoped project.

GSA

PBS

**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19

Congressional District: 2

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	2/6/2014	\$15,000,000	Design=\$1,000,000 ECC=\$13,000,000 M&I=\$1,000,000
House T&I	3/13/2014	\$15,000,000	Design=\$1,000,000 ECC=\$13,000,000 M&I=\$1,000,000

Prior Prospectus Level Projects in Building (past 10 years)

None

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

Alteration:\$111,516,000
 Lease:\$164,172,000
 New Construction:\$110,500,000

The 30-year, present value cost of alteration is \$1,016,000 more than the cost of new construction, with an equivalent annual cost disadvantage of \$50,489. Although alteration is slightly more expensive than the new construction alternative, alteration is the preferred alternative. The Moss Courthouse is adjacent to and shares critical building systems with the U.S. Courthouse Annex and is of historical significance.

Recommendation

ALTERATION

GSAPBS

**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19
Congressional District: 2

Certification of Need

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

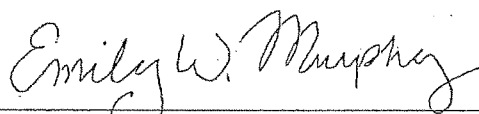
Submitted at Washington, DC, on February 12, 2018

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

COMMITTEE RESOLUTION

NEW—U.S. COURTHOUSE, FORT LAUDERDALE, FL

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for site acquisition and related site work, design and construction of a new U.S. Courthouse of approximately 255,000 gross square feet, including approximately 50 inside parking spaces, in Fort Lauderdale, Florida at a site cost of

\$15,675,000, a design cost of \$12,670,000, an estimated construction cost of \$152,365,000, and a management and inspection cost of \$9,290,000 for a total estimated project cost of \$190,000,000, for which a prospectus is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

Provided further, that the Administrator of General Services shall ensure that the construction of the new courthouse contains no more than 12 courtrooms, including six for Active District Judges, one for Senior District Judges, two for Bankruptcy Judges, and three for Magistrate Judges.

Provided further, that, except as provided in the prospectus, the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.

GSA

PBS

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 DeterminedApproximately 3-5 acres

Building Area¹

Gross square feet (excluding inside parking) 232,000 GSF
Gross square feet (including inside parking) 255,000 GSF
Inside parking spaces50

¹ Square footages are approximate. The project may contain a variance in gross square footage from that listed in this prospectus.

GSA

PBS

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

Prospectus Number: PFL-CTC-FL18
Congressional District: 22

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)	9,290,000
Estimated Total Project Cost (ETPC)*	\$190,000,000²

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

Schedule

	Start	End
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

² 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.

GSA

PBS

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

Prospectus Number: PFL-CTC-FL18
Congressional District: 22

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
Total:	10	10	12	17

* 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.

GSA

PBS

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

Prospectus Number: PFL-CTC-FL18
Congressional District: 22

Future of Existing Federal Building³

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

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

*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

³ 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).

GSA

PBS

PROSPECTUS
NEW U.S. COURTHOUSE
FORT LAUDERDALE, FL

Prospectus Number: PFL-CTC-FL18
Congressional District: 22

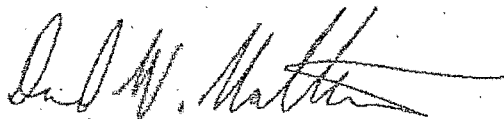
Certification of Need

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

November 13, 2018

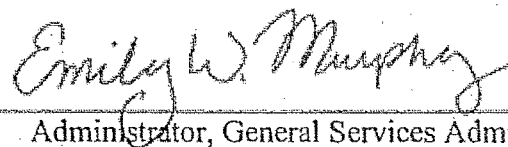
Submitted at Washington, DC, on _____

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Government-Owned Locations												
New U.S. Courthouse												
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	40	40	948	-	56,109	57,057
U.S. Bankruptcy Court (courtrooms/chambers)	-	-	-	-	-	-	8	8	-	-	10,506	10,506
U.S. Bankruptcy - Clerk	-	-	-	-	-	-	22	22	8,939	-	-	8,939
U.S. District Court - Grand Jury	-	-	-	-	-	-	-	-	1,433	-	-	1,433
U.S. District Court - Magistrate	-	-	-	-	-	-	15	15	-	-	19,361	19,361
U.S. District Court - Clerk	-	-	-	-	-	-	35	35	23,279	-	-	23,279
U.S. Probation Office	-	-	-	-	-	-	44	44	11,165	-	-	11,165
DOJ - U.S. Marshals Service	-	-	-	-	-	-	37	37	7,782	-	9,069	16,851
U.S. Court of Appeals	-	-	-	-	-	-	12	12	-	-	2,482	2,482
U.S. Court of Appeals - Central Legal Staff	-	-	-	-	-	-	2	2	437	-	-	437
Federal Public Defender	-	-	-	-	-	-	-	-	450	-	-	450
DOJ - Office of the U.S. Attorney	-	-	-	-	-	-	-	-	1,788	-	-	1,788
GSA Public Buildings Service, Field Office	-	-	-	-	-	-	2	2	272	-	-	272
Joint Use	-	-	-	-	-	-	-	-	-	-	1,255	1,255
Subtotal	-	-	-	-	-	-	217	217	56,493	-	98,782	155,275
Federal Building-Courthouse												
U.S. District Court (courtrooms/chambers)	35	35	4,918	-	28,181	33,099	-	-	-	-	-	-
U.S. Bankruptcy Court (courtrooms/chambers)	8	8	257	-	4,801	5,058	-	-	-	-	-	-
U.S. Bankruptcy - Clerk	22	22	11,156	-	1,849	13,005	-	-	-	-	-	-
U.S. District Court - Grand Jury	-	-	155	-	876	1,031	-	-	-	-	-	-
U.S. District Court - Magistrate	12	12	372	-	15,142	15,514	-	-	-	-	-	-
U.S. District Court - Clerk	28	28	8,013	-	3,501	11,514	-	-	-	-	-	-
U.S. Probation Office	30	30	8,267	-	1,107	9,374	-	-	-	-	-	-
DOJ - U.S. Marshals Service	37	37	9,751	-	8,921	18,672	-	-	-	-	-	-
GSA Public Buildings Service, Field Offices	2	2	1,397	-	-	1,397	-	-	-	-	-	-
GSA - OIG	3	3	1,060	-	-	1,060	-	-	-	-	-	-
DOJ - Office of the U.S. Attorney	-	-	1,789	-	-	1,789	-	-	-	-	-	-
DOJ - Office of US Trustees	-	-	196	-	586	782	-	-	-	-	-	-
Department of Agriculture - OIG	4	4	2,639	-	-	2,639	-	-	-	-	-	-
Department of Justice - ATF	9	9	3,389	-	394	3,783	-	-	-	-	-	-
Department of Labor - Office of Mng. Standards	2	2	392	-	-	392	-	-	-	-	-	-
Department of Labor - Wage and Hour Division	14	14	2,463	-	-	2,463	-	-	-	-	-	-
Department of Homeland Security - ICE	30	30	6,129	-	607	6,736	-	-	-	-	-	-
Department of Homeland Security - National	5	5	742	-	-	742	-	-	-	-	-	-
Department of Defense - DCAA	2	2	1,639	-	-	1,639	-	-	-	-	-	-
Small Business Administration	4	4	689	-	-	689	-	-	-	-	-	-
Joint Use	-	-	1,462	-	2,171	3,633	-	-	-	-	-	-
Vacant	-	-	6,482	-	315	6,797	-	-	-	-	-	-
Subtotal	247	247	73,357	-	68,451	141,808	-	-	-	-	-	-
Lease Locations												
500 E. Broward Blvd.												
U.S. Court of Appeals	8	8	-	-	2,669	2,669	-	-	-	-	-	-
New Lease*	-	-	-	-	-	-	73	73	-	-	-	TBD
Total	255	255	73,357	-	71,120	144,477	290	290	56,493	-	98,782	155,275

* GSA to work with Federal Executive agencies to define requirements

Special Space	USF
Holding Cells	1,600
Sallyport/Elevator	2,195
Fitness	2,334
Detention/Interview	2,940
Courtrooms	55,470
Judicial Chambers	32,988
Mailroom	880
Lactation Room	125
Food Service/Vending	250
Total	98,782

The project may contain a variance in gross square footage from that listed in this project upon measurement and review of the completed project.

AMENDED COMMITTEE RESOLUTION
LEASE—U.S. DEPARTMENT OF VETERANS
AFFAIRS, SAN DIEGO, CA

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 99,986 net usable square feet of space, and 550 parking spaces, for the Department of Veterans Affairs for a Community Based Outpatient Clinic in San Diego, California at a proposed unserviced annual cost of \$5,844,182 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution. This resolution amends the Prospectus No. PCA-01-VA17 approved by the Committee on February 28, 2017.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

Provided, that to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

Provided further, that the Administrator shall require that the delineated area of the procurement is identical to the delineated

area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

Provided further, that the design of the outpatient clinic shall be consistent with the U.S. Department of Veterans Affairs' Community Based Outpatient Clinic Prototype Proposed Layouts.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided further, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease,

to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

Provided further, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

GSA

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PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN DIEGO, CA

Prospectus Number: PCA-01-VA19

Executive Summary

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 99,986 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), currently located in a separate outpatient facility in San Diego, California.

The lease will provide continued services for the San Diego veterans community, and provide the necessary expansion services to meet current and projected health care service delivery gaps in the market.

Description

Occupant:	Veterans Affairs
Current NUSF:	43,473
Estimated Maximum NUSF:	99,986
Expansion/Reduction NUSF:	56,513 (expansion)
Estimated Maximum Rentable Square Feet:	134,981
Expiration Dates of Current Lease(s):	10/1/2023
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<p><u>North:</u> Proceed west on Navajo Road to Lake Murray Boulevard; proceed south to Beaver Lake Drive; proceed west to Cowles Mountain Boulevard; proceed south to Lake Adlon Drive; proceed west to Coral Lake Avenue; proceed south to Lake Andrita Avenue; proceed west to Twin Lake Drive; proceed south to Jackson Drive; proceed west to Golfcrest Drive; proceed north to Tuxedo Road; proceed east to Volclay; proceed north to Santar Avenue; proceed northeast to Jennite Drive; proceed north to Ruane Street; proceed west to Golfcrest Drive; proceed north to Mission Gorge Road; proceed west to Jackson Drive; proceed south to Doreen Road; proceed south to Hillandale Drive; proceed south to Deep Valley Road; proceed west to Deerfield Street; proceed north to Mission Gorge Road; proceed west to Friars Road; proceed west to I-15; proceed north to Aero Drive; proceed west to Highway 163.</p> <p><u>East:</u> Proceed north on Highway 125 to Navajo Road;</p>

GSA

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**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN DIEGO, CA**

Prospectus Number: PCA-01-VA19

	<u>South:</u> Proceed east on I-8 to I-805; proceed south to El Cajon Boulevard; proceed east to merger with I-8, proceed east on I-8 to Highway 125;
	<u>West:</u> Starting from the intersection of I-805 and Highway 163, proceed south on Highway 163 to I-8.
Parking Spaces:	550
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,714,749 (lease effective 10/1/2013)
Estimated Unserved Rental Rate ¹ :	\$58.45 per NUSF
Estimated Total Unserved Annual Cost ² :	\$5,844,182

Justification

A new 99,986 NUSF lease in San Diego will replace the existing 43,473 NUSF Mission Valley Clinic.

The current space in this facility is insufficient to meet VA's needs. The new lease will allow VA to expand its current primary care, mental health, specialty care, and ancillary services to veterans in a right-sized, state-of-the-art, energy-efficient healthcare facility.

Resolutions of Approval

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

Interim Leasing

The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

¹ This estimate is for fiscal year 2018 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserved and excludes all operating expenses, real estate taxes, insurance, and management and maintenance reserve costs, whether paid by the lessor or directly by the Government.

² New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE
U.S. DEPARTMENT OF VETERANS AFFAIRS
SAN DIEGO, CA**

Prospectus Number: PCA-01-VA19

Certification of Need

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

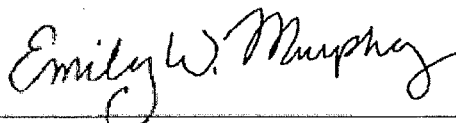
Submitted at Washington, DC, on December 4, 2018.

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

COMMITTEE RESOLUTION

NEW—U.S. COURTHOUSE, HUNTSVILLE, AL

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for the site work, design and construction of a new U.S. Courthouse of approximately 123,100 gross square feet, including approximately 26 parking spaces, in Huntsville, Alabama at a site work cost of \$1,150,000, a design cost of

\$6,504,000, an estimated construction cost of \$73,799,000, and a management and inspection cost of \$5,010,000 for a total estimated project cost of \$86,463,000 for which a prospectus is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse complies, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

Provided further, that the Administrator of General Services shall ensure that the construction of the new courthouse contains no more than five courtrooms, including two for Active District Judges, one for Senior District Judges, one for Bankruptcy Judges, and one for Magistrate Judges.

Provided further, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.

GSA

PBS

**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) \$110,000,000¹

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.

¹ 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.

GSA

PBS

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

Prospectus Number: PAL-CTC-HU18

Congressional District: 5

Site Information

To Be Acquired by Municipal Donation Approximately 5 acres

Building Area²

Gross square feet (excluding inside parking) 111,400 GSF

Gross square feet (including inside parking) 123,100 GSF

Inside parking spaces 26

Estimated Project BudgetEstimated Site Work \$1,150,000³

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)* \$86,463,000⁴**

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

Schedule**Start****End**

Design and Construction

FY 2019

FY 2024

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

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

⁴ 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.

GSAPBS

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

Prospectus Number: PAL-CTC-HU18

Congressional District: 5

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.

GSA

PBS

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

Prospectus Number: PAL-CTC-HU18

Congressional District: 5

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
Total:	5	5	5	6

* 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.

GSA

PBS

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

Prospectus Number: PAL-CTC-HU18

Congressional District: 5

Prior Appropriations

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

*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

GSA

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PROSPECTUS
NEW U.S. COURTHOUSE
HUNTSVILLE, AL

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

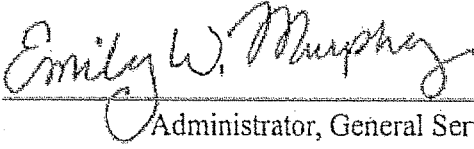
Certification of Need

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

August 2018

New U.S. Courthouse
Huntsville, ALPAL-CTC-HU18
Huntsville, AL

December 17, 2018

CONGRESSIONAL RECORD — HOUSE

H10259

Locations	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
Government-Owned Locations												
U.S. Post Office and Courthouse												
U.S. District Court (courtrooms/chambers)	4	4	4,442	705	13318	18,465	-	-	-	-	-	-
U.S. Probation Office	11	11	2,705	-	-	2,705	-	-	-	-	-	-
DOJ - U.S. Marshals Service	9	9	711	-	1431	2,142	-	-	-	-	-	-
DOJ - Drug Enforcement Administration	10	10	318	-	-	318	10	10	318	-	-	318
Joint Use	-	-	-	-	316	316	-	-	-	-	-	-
Vacant	-	-	-	-	-	-	-	-	-	-	-	-
Potential Leases for backfill*	-	-	-	-	-	-	-	-	-	-	-	23,946
Subtotal	34	34	8,176	705	15,065	23,946	-	-	-	-	-	23,628
New U.S. Courthouse												
U.S. District Court (courtrooms/chambers)	-	-	-	-	-	-	13	13	14,711	-	8,685	23,396
U.S. District Court - Magistrate (courtrooms/chambers)	-	-	-	-	-	-	3	3	3,696	-	2,220	5,916
U.S. District Court - Clerk	-	-	-	-	-	-	13	13	9,423	-	1,132	10,555
U.S. District Court - Grand Jury	-	-	-	-	-	-	-	-	1,433	-	-	1,433
U.S. Bankruptcy - Clerk	-	-	-	-	-	-	13	13	4,965	-	1,000	5,965
U.S. Bankruptcy Court (courtrooms/chambers)	-	-	-	-	-	-	3	3	3,083	-	2,170	5,253
U.S. Bankruptcy Administrator	-	-	-	-	-	-	4	4	2,113	-	2,150	4,263
U.S. Probation Office	-	-	-	-	-	-	15	15	3,680	-	1,410	5,090
Federal Public Defender	-	-	-	-	-	-	-	-	450	-	-	450
DOJ - Office of the U.S. Attorney	-	-	-	-	-	-	-	-	1,500	-	-	1,500
DOJ - U.S. Marshals Service	-	-	-	-	-	-	18	18	4,077	-	4,946	9,023
GSA - Public Buildings Service	-	-	-	-	-	-	4	4	544	-	-	544
Joint Use	-	-	-	-	-	-	-	-	-	-	1,255	1,255
Subtotal	-	-	-	-	-	-	86	86	49,675	-	24,968	74,643
Leased Location												
Seybourne H. Lynne CT - Decatur, Alabama												
U.S. District Court (courtrooms/chambers)	7	7	8,405	-	-	8,405	-	-	-	-	-	-
U.S. Bankruptcy Clerk	13	13	7,754	-	-	7,754	-	-	-	-	-	-
U.S. Bankruptcy Court (courtrooms/chambers)	3	3	3,339	-	-	3,339	-	-	-	-	-	-
U.S. Bankruptcy Administrator	5	5	1,903	-	-	1,903	-	-	-	-	-	-
Subtotal	29	29	21,401	-	-	21,401	-	-	-	-	-	-
Potential Leases for backfill*	-	-	-	-	-	23,628	-	-	-	-	-	-
Total	63	63	29,577	705	15,065	68,975	86	86	49,675	-	24,968	98,271

*Backfill to be accomplished with a future project. GSA to work with Federal Executive agencies to define requirements.

NOTES:

¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

Special Space	USF
Courtrooms	10,800
Conference/Training	5,005
Restroom	250
ADP	1,050
Secure Storage	128
Food Service	1,590
Lactation Room	125
Mail Room	880
Fitness Center	1,100
Sally Port	950
Holding Cells/Secure Area/Vault	3,090
Total	24,968

COMMITTEE RESOLUTION

ALTERATION—FRANK E. MOSS U.S. COURTHOUSE,
SALT LAKE CITY, UTAH

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for repairs and alterations to address seismic deficiencies; undertake targeted building systems modernizations; and reconfigure, alter, and backfill vacant space at the Frank E. Moss U.S.

Courthouse located at 350 South Main Street in Salt Lake City, Utah at a design cost of \$9,650,000, an estimated construction cost of \$100,016,000 and a management and inspection cost of \$7,227,000 for a total estimated project cost of \$116,893,000, a prospectus for which is attached to and included in this resolution.

Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Provided further, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

GSA

PBS

**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19
Congressional District: 2

FY 2019 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to address seismic deficiencies; undertake targeted building systems modernizations; and reconfigure, alter, and backfill vacant space at the Frank E. Moss U. S. Courthouse (Moss Courthouse) located at 350 South Main Street in Salt Lake City, Utah. GSA's *Seismic Rating System Report*, released on March 31, 2016, lists the Moss Courthouse as having one of the highest seismic risk ratings in the GSA portfolio. Once renovated, relocation of agencies currently in leased space into the Moss Courthouse will provide an annual lease cost avoidance of approximately \$4,400,000 and an annual agency rent savings of approximately \$2,400,000.

Project Background

As part of its Fiscal Year (FY) 2014 Capital Investment and Leasing Program, GSA requested \$15,000,000 for the reconfiguration and alteration of existing space at the Moss Courthouse. The Consolidated Appropriations Act, 2014 (Public Law 113-76), appropriated a lump sum of \$593,288,000 for Major Repairs and Alterations and, as part of GSA's FY 2014 Major Repairs and Alterations Expenditure Plan, GSA allocated \$15,000,000 for the Moss Courthouse project. Upon re-evaluation of the building's repair and alteration needs, including the identification of significant seismic deficiencies, GSA, in collaboration with planned backfill tenants, decided to halt the FY 2014 project. This prospectus request reflects and is seeking approval of a more comprehensive project scope. The appropriation needed in support of this request has been reduced by the balance of funds remaining from the FY 2014 allocation.

FY 2019 Committee Approval Requested

(Design, Construction, Management & Inspection)\$116,893,000

FY 2019 Appropriation Requested

(Design, Construction, Management & Inspection) \$103,646,000¹

¹ A portion of the FY 2014 funds was expended on project development prior to the cessation of the project. The \$13,247,000 remaining will be used for this project, thereby lowering the overall appropriation request in this prospectus.

GSA

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**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19
Congressional District: 2

Major Work Items

Seismic upgrades; interior alterations; building exterior restoration; roof repairs; heating, ventilation, and air conditioning (HVAC), fire and life safety, plumbing, electrical and conveyance systems upgrades; grounds and approaches, telecommunication and restroom upgrades; and hazardous material abatement

Project Budget

Design	\$9,650,000
Estimated Construction Cost (ECC)	100,016,000
Management and Inspection (M&I)	7,227,000
Estimated Total Project Cost (ETPC)*	\$116,893,000

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

Schedule

	Start	End
Design and Construction	FY 2019	FY 2023

Building

The Moss Courthouse is located in the Exchange Place Historic District of downtown Salt Lake City, Utah. Originally constructed in three distinct phases in 1905, 1912, and 1932, the building served as a United States Post Office and Courthouse and contains 229,807 gross square feet. The building has five stories above grade, with an elevator/mechanical penthouse and full basement below grade. The building is listed in the National Register of Historic Places as a contributing building and as the oldest structure in the Exchange Place Historic District. In 2014, the new U.S. Courthouse Annex was completed next to the Moss Courthouse, and the two buildings became physically connected through underground access tunnels, a shared loading dock, and a shared chilling system.

GSA

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**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19
Congressional District: 2

Tenant Agencies

Department of Agriculture–National Agricultural Statistics Service; Department of Health and Human Services–Program Support Center; Department of Justice–Marshals Service, Bureau of Prisons and Trustees; Judiciary–Bankruptcy Court and Clerk; Department of Commerce–International Trade Administration; Department of the Interior–National Park Service; United States Tax Court; Department of Defense–Army Corps of Engineers, Armed Forces Recruiting, and Defense Contract Audit Agency; and GSA.

Proposed Project

The proposed project will address seismic deficiencies by utilizing shear walls and seismic bracing. The project will address structural deficiencies; upgrade mechanical systems; provide new and repaired floor, wall, and ceiling finishes in areas impacted by seismic retrofits; replace fixtures and improve access to comply with Architectural Barriers Act Accessibility Standards (ABBAS); upgrade plumbing; provide a new boiler; upgrade the HVAC system; upgrade elevators; and complete fire and life safety upgrades. Backfill of vacant space provides a long-term housing solution for various tenants in the historic Central Business District (CBD) of Salt Lake City and generates lease cost avoidance. Alterations will be completed while the building is vacant.

GSA

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**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19
Congressional District: 2

Major Work Items

Seismic Upgrades	
Interior Alterations	\$47,312,000
HVAC Upgrades	32,459,000
Building Exterior Restoration	4,570,000
Roofing Repairs	4,507,000
Fire and Life Safety Upgrades	2,596,000
Plumbing Upgrades	2,106,000
Grounds and Approaches Upgrades	2,067,000
Electrical Upgrades	1,294,000
Hazardous Material Abatement	1,034,000
Telecommunications Upgrades	1,026,000
Elevator Upgrades	513,000
Restroom Upgrades	378,000
	<u>154,000</u>
Total ECC	\$100,016,000

Justification

Investment in the Moss Courthouse is needed to keep this historic building in the Federal inventory, comply with Executive Order 13717 (*Establishing a Federal Earthquake Risk Management Standard*), and protect building occupants and visitors by meeting current safety codes.

GSA's *Seismic Rating System Report*, released on March 31, 2016, lists the Moss Courthouse as having one of the highest seismic risk ratings in the GSA portfolio. The Moss Courthouse was determined to be a long-term seismic risk that requires a seismic mitigation plan to reduce the risk. To address this risk and comply with Executive Order 13717, this project adopts the *Standards of Seismic Safety for Existing Federally Owned and Leased Buildings* to meet the minimum level acceptable for managing earthquake risk.

When the U.S. District Court relocated to the new U.S. Courthouse Annex, it vacated approximately 91,000 usable square feet (USF) of the building's 151,000 USF. This project provides for the backfill of the vacant space with agencies located in leased space. GSA currently leases more than half a million USF in the Salt Lake City market. The Moss Courthouse is a desirable location near the light rail and CBD amenities, and provides a level of security that customer agencies require.

GSA

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**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19
Congressional District: 2

The last significant capital investment in the Moss Courthouse was over 24 years ago. The building systems have reached or exceeded their expected useful lives and are becoming more costly to repair. This project continues to leverage co-location of the two buildings by replacing the Moss Courthouse boiler, which is at the end of its useful life, with a new boiler to be located in the new U.S. Courthouse Annex in mechanical space specifically designed to accommodate a new boiler for the Moss Courthouse.

Current building occupants will be housed in temporary swing space outside of the building while construction occurs. The project will be completed while the building is empty to reduce risk, lessen the estimated construction timeline, and decrease estimated construction costs.

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.

Prior Appropriations

GSA received lump-sum funding in FY 2014 for Major Repairs and Alterations and allocated \$15,000,000 for a Moss Courthouse project, as described in greater detail in the Project Background section of this prospectus. A portion of the FY 2014 funds were expended on project development, but the remaining \$13,247,000 will be applied to this newly scoped project.

GSA

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**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

Prospectus Number: PUT-0017-SL19
Congressional District: 2

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	2/6/2014	\$15,000,000	Design=\$1,000,000 ECC=\$13,000,000 M&I=\$1,000,000
House T&I	3/13/2014	\$15,000,000	Design=\$1,000,000 ECC=\$13,000,000 M&I=\$1,000,000

Prior Prospectus Level Projects in Building (past 10 years)

None

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

Alteration:\$111,516,000
 Lease:\$164,172,000
 New Construction:\$110,500,000

The 30-year, present value cost of alteration is \$1,016,000 more than the cost of new construction, with an equivalent annual cost disadvantage of \$50,489. Although alteration is slightly more expensive than the new construction alternative, alteration is the preferred alternative. The Moss Courthouse is adjacent to and shares critical building systems with the U.S. Courthouse Annex and is of historical significance.

Recommendation

ALTERATION

GSA

PBS

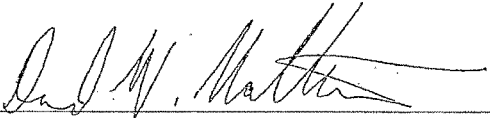
**PROSPECTUS – ALTERATION
FRANK E. MOSS U. S. COURTHOUSE
SALT LAKE CITY, UTAH**

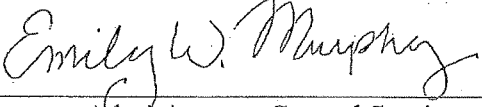
Prospectus Number: PUT-0017-SL19
Congressional District: 2

Certification of Need

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

Submitted at Washington, DC, on February 12, 2018

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

There was no objection.

BILLS PRESENTED TO THE PRESIDENT

Karen L. Haas, Clerk of the House, reported that on December 13, 2018, she presented to the President of the United States, for his approval, the following bills:

H.R. 4111. To amend the Small Business Investment Act of 1958 to improve the number of small business investment companies in underlicensed States, and for other purposes.

H.R. 1872. To promote access for United States diplomats and other officials, journalists, and other citizens to Tibetan areas of the People's Republic of China, and for other purposes.

H.R. 3996. To amend title 28, United States Code, to permit other courts to transfer certain cases to United States Tax Court.

H.R. 5759. To improve executive agency digital services, and for other purposes.

H.R. 2454. To direct the Secretary of Homeland Security to establish a data framework to provide access for appropriate personnel to law enforcement and other information of the Department, and for other purposes.

H.R. 1918. To oppose loans at international financial institutions for the Government of Nicaragua unless the Government of Nicaragua is taking effective steps to hold free, fair, and transparent elections, and for other purposes.

H.R. 3342. To impose sanctions with respect to foreign persons that are responsible for using civilians as human shields, and for other purposes.

H.R. 4407. To designate the facility of the United States Postal Service located at 3s101 Rockwell Street in Warrenville, Illinois, as the "Corporal Jeffrey Allen Williams Post Office Building".

ADJOURNMENT

The SPEAKER pro tempore. Without objection, the House stands adjourned until noon on Wednesday, December 19, 2018, for morning-hour debate and 2 p.m. for legislative business.

There was no objection.

Thereupon (at 11 o'clock and 35 minutes a.m.), under its previous order, the House adjourned until Wednesday December 19, 2018, at noon for morning-hour debate.

EXPENDITURE REPORTS CONCERNING OFFICIAL FOREIGN TRAVEL

Reports concerning the foreign currencies and U.S. dollars utilized for Official Foreign Travel during the fourth quarter of 2018, pursuant to Public Law 95-384, are as follows:

REPORT OF EXPENDITURES FOR OFFICIAL FOREIGN TRAVEL, DELEGATION TO CANADA, EXPENDED BETWEEN NOV. 16 AND NOV. 19, 2018

Name of Member or employee	Date		Country	Per diem ¹		Transportation		Other purposes		Total	
	Arrival	Departure		Foreign currency	U.S. dollar equivalent or U.S. currency ²	Foreign currency	U.S. dollar equivalent or U.S. currency ²	Foreign currency	U.S. dollar equivalent or U.S. currency ²	Foreign currency	U.S. dollar equivalent or U.S. currency ²
Hon. Mike Turner	11/16	11/18	Canada		620.00	(3)	856.00				1,476.00
Hon. Gerry Connolly	11/16	11/19	Canada		930.00	(3)					930.00
Hon. Tom Marino	11/16	11/19	Canada		930.00	(3)					930.00
Hon. Rob Bishop	11/16	11/19	Canada		930.00	(3)					930.00
Hon. Susan Davis	11/16	11/19	Canada		930.00	(3)					930.00
Hon. Rick Larsen	11/16	11/19	Canada		930.00	(3)					930.00
Hon. Jim Costa	11/16	11/19	Canada		930.00	(3)					930.00
Hon. Brett Guthrie	11/16	11/19	Canada		930.00	(3)					930.00
Adam Howard	11/16	11/19	Canada		930.00	(3)					930.00
Janice Robinson	11/16	11/19	Canada		930.00	(3)					930.00
Ed Rice	11/16	11/19	Canada		930.00	(3)					930.00
Committee total					9,920.00	(3)	856.00				10,776.00

¹ Per diem constitutes lodging and meals.

² If foreign currency is used, enter U.S. dollar equivalent; if U.S. currency is used, enter amount expended.

³ Military air transportation.

HON. MICHAEL R. TURNER, Nov. 28, 2018.

REPORT OF EXPENDITURES FOR OFFICIAL FOREIGN TRAVEL, DELEGATION TO SPAIN, EXPENDED BETWEEN OCT. 29 AND NOV. 1, 2018

Name of Member or employee	Date		Country	Per diem ¹		Transportation		Other purposes		Total	
	Arrival	Departure		Foreign currency	U.S. dollar equivalent or U.S. currency ²	Foreign currency	U.S. dollar equivalent or U.S. currency ²	Foreign currency	U.S. dollar equivalent or U.S. currency ²	Foreign currency	U.S. dollar equivalent or U.S. currency ²
Cindy Herrle	10/29	11/1	Spain		753.00		9,242.00				9,995.00
Katie Pointer	10/29	11/1	Spain		753.00		13,844.00				14,597.00
Committee total					1,506.00		23,086.00				24,592.00

¹ Per diem constitutes lodging and meals.

² If foreign currency is used, enter U.S. dollar equivalent; if U.S. currency is used, enter amount expended.

MS. CINDY HERRLE, Nov. 27, 2018.

EXECUTIVE COMMUNICATIONS, ETC.

Under clause 2 of rule XIV, executive communications were taken from the Speaker's table and referred as follows:

7170. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agency's final rule — Accidental Release Prevention Requirements: Risk Management Programs Under the Clean Air Act [EPA-HQ-OEM-2015-0725; FRL-9987-23-OLEM] received December 3, 2018, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

7171. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agen-

cy's final rule — Air Plan Approval; Texas; Interstate Transport Requirements for the 1997 Ozone National Ambient Air Quality Standards [EPA-R06-OAR-2008-0408; FRL-9986-64-Region 6] received December 6, 2018, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

7172. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agency's direct final rule — Air Plan Approval; Texas; Emission Statements [EPA-R06-OAR-2018-0676; FRL-9986-66-Region 6] received December 1, 2018, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

7173. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agen-

cy's final rule — Air Plan and Operating Permit Program Approval: AL, GA and SC; Revisions to Public Notice Provisions in Permitting Programs [EPA-R04-OAR-2018-0296; FRL-9987-13-Region 4] received December 3, 2018, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110 Stat. 868); to the Committee on Energy and Commerce.

7174. A letter from the Director, Regulatory Management Division, Environmental Protection Agency, transmitting the Agency's final rule — 1-Propanesulfonic acid, 2-methyl-2-[(1-oxo-2-propen-1-yl)amino]—, homopolymer, sodium salt and 1-Propanesulfonic acid, 2-methyl-2-[(1-oxo-2-propen-1-yl)amino]—, sodium salt (1:1), homopolymer; Tolerance Exemption [EPA-HQ-OPP-2018-0290; FRL-9985-99] received December 3, 2018, pursuant to 5 U.S.C. 801(a)(1)(A); Public Law 104-121, Sec. 251; (110