

**PROSPECTUS
NEW U.S. COURTHOUSE
GREENVILLE, SC**

Prospectus Number: PSC-CTC-GR16
Congressional District: 04

FY 2016 Project Summary

The General Services Administration (GSA) proposes the design and construction of a new U.S. Courthouse of approximately 193,000 gross square feet, including approximately 70 inside parking spaces in Greenville, SC. GSA will construct the courthouse to meet the 10-year space needs of the court and court-related agencies and the site will accommodate the anticipated 30-year needs of the court. The site has been selected and all land parcels acquired. The Judiciary's Courthouse Project Priorities List (approved by the Judicial Conference of the United States on September 17, 2015) includes a courthouse project in Greenville, SC.

FY 2016 House and Senate Committee Approval Requested

(Additional Site and Design, Construction, Management & Inspection)\$93,999,000

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

(Additional Site and Design, Construction, Management & Inspection) \$93,999,000

Overview of Project

The courts and related agencies are currently located in the C.F. Haynsworth Federal Building and U.S. Courthouse (FB-CT) in Greenville, SC, as well as various leased locations and government-owned locations in Spartanburg and Anderson, SC. The new courthouse will provide seven courtrooms and nine chambers consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships. A portion of those agencies housed in leased space will relocate to the new courthouse.

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Site Information

Acquired..... 1.7 acres

Building Area¹

Gross square feet (excluding inside parking)..... 161,300

GSF (including inside parking) 193,000

Inside parking spaces 70

Estimated Project Budget

Estimated Site (FY 2004)	\$5,300,000
Estimated Additional Site	\$100,000
Estimated Design (FY 2004)	\$5,700,000
Estimated Additional Design	\$2,383,000
Estimated Construction Cost (ECC) (\$446/gsf including inside parking) ..	\$86,140,000
Estimated Management and Inspection (M&I)	\$5,376,000
Estimated Total Project Cost (ETPC)*	\$104,999,000²

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

Schedule

Design & Construction

Start*

FY 2011

End

FY 2021

*Design began in 2011 and proceeded to concepts. Design will restart upon approval of this prospectus.

Tenant Agencies

U.S. District Court; Satellite Circuit Library; Probation Office; U.S. Marshals Service; trial preparation space for the Federal Public Defender and Office of the U.S. Attorney; and GSA.

¹ Square footages and number of parking spaces are approximate. The actual project may contain a variance in gross square footage from that listed in this prospectus.

² As noted in the estimated project budget above, GSA identified sub-totals comprising the estimated project budget which are intended to provide a breakdown in support of the ETPC. The actual total cost to perform the entire project may differ than what is represented in this prospectus by the various subcomponents.

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Justification

The existing Haynsworth FB-CT, constructed in 1937, does not meet the United States Courts Design Guide standards, has significant operational and building condition issues, does not provide for future expansion, and lacks adequate security. There is almost no separation of circulation within the facility among judges, prisoners, and the public and no prisoner sallyport. Circulation to chambers and the central cellblock is via public corridors and the facility's one elevator. Only the first floor courtroom has an adjacent holding cell. A restricted access parking lot is shared by judges, staff, and the USMS for prisoner unloading. The new courthouse will greatly improve the efficiency and security of court operations. As a result of inadequate facilities and lack of available expansion space in the FB-CT, several court-related agencies currently occupy space in leased buildings elsewhere in Greenville. Relocation of agencies from leased space to the new courthouse will result in savings of approximately \$377,000 in future annual lease payments to the private sector.

Due to changes in program since previous project approval, courtroom sharing, and exclusion of projected new judgeships, the proposed project has decreased in size and scope (from the previously approved 257,347 gsf).

Design Guide Exceptions

The following exception to the U.S. Courts Design Guide was approved by the Fourth Circuit Council March 3, 2016 and by the Judicial Conference of the United States on March 15, 2016:

- Expanded jury assembly suit (additional 436 usable square feet) with costs for this exception at approximately \$291,000.

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Space Requirements of the U.S.

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
-Active	2	2	3	3
-Senior	1	1	2	3
-Visiting				1
Magistrate	2	2	2	2
Bankruptcy*	1	1		
Court of Appeals*		2		
Total:	6	8	7	9

*Bankruptcy and Court of Appeals are currently located in the Haynsworth FB-CT and the Donald Russell FB-CT in Spartanburg, SC. The Haynsworth FB-CT will be considered for future housing of Bankruptcy and Court of Appeals as part of a pending feasibility study.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

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Future of Existing Federal Building(s)³

GSA plans to reuse the existing Haynsworth FB-CT to house the following agencies: U.S. Court of Appeals; U.S. Bankruptcy Court and Clerk; Federal Public Defender; Small Business Administration; and the U.S. Marshals Service. This plan is tentative pending confirmation of agency program requirements and a feasibility study to determine costs and implementation strategy, as well as future use of the Russell FB-CT and Anderson FB-CT.

Challenges with Implementing the Plan: Funding for reuse of the existing Haynsworth FB-CT will likely require a future prospectus-level project. GSA will complete a feasibility study to determine appropriate future funding request, schedule, and implementation of any proposed future project. As the scope and budget are further refined, GSA will update the committee.

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
108-199	2004	\$11,000,000	Site and Design
114-113*	2016	\$93,999,000	Site, Design, ECC & M&I
Appropriations to Date		\$104,999,000	

*Public Law 114-113 funded \$947,760,000 for new construction projects of the Federal Judiciary as prioritized in the Federal Judiciary Courthouse Project Priorities list, of which, Greenville is included. GSA's Spend Plan describes each project to be undertaken with this funding. The FY 2016 need for Greenville is \$93,999,000.

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

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Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Proposed Project
House T&I	7/24/2002	\$8,307,000	Design for 237,409 gsf; 74 inside parking spaces
Senate EPW	9/26/2002	\$8,307,000	Design for 237,409 gsf; 74 inside parking spaces
House T&I	7/23/2003	\$2,627,000	Additional Site and Design for 257,347 gsf; 74 inside parking spaces
Senate EPW	6/23/2004	\$2,627,000	Additional Site and Design for 257,347 gsf; 74 inside parking spaces
House Approvals to Date		\$10,934,000	
Senate Approvals to Date		\$10,934,000	

Recommendation

CONSTRUCTION

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Certification of Need

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

Submitted at Washington, DC, on APR 22 2016

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration