

FACTSHEET  
ALTERATIONS – COURT EXPANSION  
SAN DIEGO COURTHOUSE COMPLEX  
JAMES M. CARTER & JUDITH N. KEEP COURTHOUSE ANNEX  
SAN DIEGO, CA

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FY 2019 Project Summary

At its June 2017 meeting, the Judicial Conference Committee on Space and Facilities approved a project for the construction of 2 new district courtrooms (and requisite holding cells) and 4 magistrate judge chambers in the James M. Carter & Judith N. Keep Courthouse Annex (Carter-Keep Courthouse Annex) located at 333 W. Broadway in San Diego, CA. The additional courtrooms and chambers would support the space needs of authorized replacement judges for five district judges who have taken senior status and two district judges who are eligible to take senior status by the end of fiscal year 2019.

All Judicial Conference policies and business rules, including those on courtroom sharing, were considered and applied by the Judiciary in developing this project and funding for the project was included in the Judiciary's FY 2019 Budget.

Although this project is reimbursable and requires no authorization of Federal Building Funds, GSA is unable to accept Reimbursable Work Authorization for the project due to a previous House Committee on Transportation and Infrastructure Resolution adopted for the Carter-Keep Courthouse Annex (formerly referred to as the San Diego Courthouse Annex) on September 24, 2009. The resolution included the following provisions:

- "...that the Administrator of General Services shall ensure that the San Diego, California Courthouse Complex contains no more than 22 courtrooms;" and,
- "...that the Administrator of General Services shall not construct more than six courtrooms or 12 chambers in the San Diego, California Courthouse Annex under the authority of this resolution;" and,

Completion of the project would result in 8 courtrooms and 16 chambers in the Carter-Keep Courthouse Annex. Along with the 16 courtrooms and 20 chambers in the Edward J. Schwartz Federal Building and U.S. Courthouse (Schwartz FB-CT), this project would bring the total number of courtrooms and chambers at the San Diego Courthouse Complex to 24 and 36, respectively<sup>1</sup>.

Therefore, for GSA to complete the proposed Judiciary funded project, the Committee would need to remove the existing restriction on GSA.

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<sup>1</sup> The total number of judges serving the Southern District of California in the Ninth Circuit is 38 including one Circuit Judge whose chamber is in leased space.

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**Project Budget**

GSA is not requesting authorization of Federal Building Funds for this project; the following information is provided for information only:

Design .....	\$ 958,000
Estimated Construction Cost (ECC) .....	9,924,000
M&I .....	647,000
<b>Estimated Total Project Cost (ETPC)<sup>2</sup> .....</b>	<b>\$11,529,000</b>

**Overview of the Project**

The additional Courtrooms would be constructed on the 12<sup>th</sup> floor of the Carter-Keep Courthouse Annex while the Magistrate Chambers would be built out on the 7<sup>th</sup> floor. These expansions necessitate the relocation of the Clerk from the 12<sup>th</sup> floor to the 7<sup>th</sup> floor. This relocation, along with the construction of the Magistrate chambers would force the displacement of a portion of the Internal Revenue Service (IRS) from the 7<sup>th</sup> floor of the Carter-Keep Courthouse Annex into leased space in the San Diego area. IRS' remaining space requirement would continue to be housed in the Carter-Keep Courthouse Annex. Holding cells would also be constructed adjacent to the new courtrooms and would be funded by reimbursable funds from the U.S. Marshals Service (USMS).

The Judiciary would provide reimbursable funds to construct the two additional District courtrooms, four additional Magistrate chambers and the relocation of the IRS.

**Schedule**

	<b>Start</b>	<b>End</b>
Design	FY 2019	FY2020
Construction	FY 2020	FY 2021

**San Diego Courthouse Complex**

**James M. Carter & Judith N. Keep Courthouse Annex**

The Carter-Keep Courthouse Annex was originally called the New San Diego Courthouse Annex building but was renamed in early 2015 to the James M. Carter and Judith N. Keep Courthouse in honor of two former federal judges. The 480,941 gross square foot (gsf), sixteen story (plus 3 underground stories) building has a modern style of off-white exterior brick and window glazing. It is connected to the Schwartz FBCT by an underground tunnel. Those two buildings, the adjacent multi-story federal holding facility, which is not owned

<sup>2</sup> Additional funds would be provided by the AOUSC for the forced relocation of IRS to leased space including all move, data, and security costs.

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by GSA, along with the historic Jacob Weinberger Courthouse located a block south, form a Federal campus environment in downtown San Diego. The Carter-Keep Courthouse Annex building houses the U.S. Courts, U.S. Marshals Service, IRS and GSA.

**Edward J. Schwartz Federal Building and U.S. Courthouse**

The 895,247 gsf Schwartz FB-CT, at 880 Front Street in downtown San Diego, was built in 1973. It consists of two adjacent structures: a 6 story federal office wing, and a 5 story court wing with underground parking and basement offices. The building's two wings share an upper basement and are connected by a bridge between the fifth and sixth floors.

**Impacted Tenant Agencies**

U.S. District Court, U.S. Department of Justice - Marshals Service, Pretrial Services, Federal Public Defender, Department of Treasury - Internal Revenue Service, and GSA

**Major Work Items**

Interior Alterations	\$5,072,000
Electrical	1,943,000
Furnishing	1,094,000
HVAC	867,000
Demolition	257,000
Plumbing	239,000
Fire Protection	239,000
Elevators	<u>213,000</u>
<b>Total ECC</b>	<b>\$9,924,000</b>

**Justification**

By the end of FY 2019, the number of active federal judges housed in the San Diego Courthouse Complex is anticipated to increase from 30 to 37. After applying Judicial Conference policies and business rules, including those on courtroom sharing, the number of courtrooms and chambers at the San Diego Courthouse Complex would need to be increased to meet those requirements.

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**Space Requirements of the U.S. Courts – San Diego Court Complex**

Carter-Keep Courthouse Annex	Current		Proposed	
	Courtrooms	Judges	Courtroom	Judges
District				
Active	3	3	5	5
Senior	3	3	3	6
Visiting	0	0	0	0
Magistrate	0	6	0	5
<b>Carter-Keep Courthouse Annex Total</b>	<b>6</b>	<b>12</b>	<b>8</b>	<b>16</b>

Schwartz FB-CT	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
Active	5	5	8	8
Senior	5	6	2	5
Visiting	0	1	0	1
Magistrate	6	4	6	5
Circuit	0	2	0	2
<b>Schwartz FB-CT Total*:</b>	<b>16</b>	<b>18</b>	<b>16</b>	<b>21</b>

\* Current and Proposed Total Number of Chambers is 20.

San Diego Court Complex	Current		Proposed	
	Courtroom	Judges	Courtroom	Judges
District				
Active	8	8	13	13
Senior	8	9	5	11
Visiting	0	1	0	1
Magistrate	6	10	6	10
Circuit*	0	2	0	2
<b>San Diego Court Complex Totals**:</b>	<b>22</b>	<b>30</b>	<b>24</b>	<b>37</b>

\*There are 3 Circuit Judges currently serving the Southern District of California in the Ninth Circuit. 2 of the Circuit Judges are housed in the San Diego Court Complex, 1 is housed in leased space.

\*\*Upon completion of the proposed project, 37 Judges will be housed in the San Diego Court Complex in 36 chambers - 1 chamber suite is and will be shared between a Senior and a Visiting Judge. With the addition of the 1 Circuit Judge currently in leased space, the total number of Judges serving the Southern District of California in the Ninth Circuit will be 38.