

**PROSPECTUS - CONSTRUCTION
NEW U.S. COURTHOUSE
CHATTANOOGA, TN**

Prospectus Number: PTN-CTC-CH21
Congressional District: 3

Fiscal Year (FY) 2021 Project Summary

The General Services Administration (GSA) proposes acquisition of a site and the design and construction of a new U.S. courthouse of approximately 186,000 gross square feet (GSF), including 39 inside parking spaces, in Chattanooga, TN. The courts will vacate their current space in the Joel W. Solomon Federal Building and U.S. Courthouse (FB-CT) and their leased space in the Old Post Office Custom House Building to consolidate into a new courthouse.

The new 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. The judiciary’s Courthouse Project Priorities List (approved by the Judicial Conference of the United States in September 2020) includes a courthouse project in Chattanooga, TN.

FY 2021 Committee Approval Requested

(Site, Design, Construction, Management & Inspection).....\$218,381,000

FY 2021 Appropriation (Public Law 116-260, December 27, 2020)

(Site, Design, Construction, Management & Inspection)..... \$94,500,000¹

Overview of Project²

The District Court and some related executive agencies currently occupy space in the existing Joel W. Solomon FB-CT, and the Bankruptcy Court and U.S. Trustees currently occupy the Old Post Office Custom House Building. This consolidation project will combine judicial space and operations from federally owned and leased locations. The new courthouse will provide seven courtrooms and nine chambers consistent with application of courtroom sharing policies and provision of no space for projected judgeships.

¹ Public Law 116-260 (FY 2021) funded \$94,500,000 for site acquisition and construction for a courthouse in Chattanooga, TN. The estimated total project cost of \$218,381,000 includes \$22,500,000 for site acquisition, \$17,168,000 for design, and \$15,716,000 for management and inspection, all of which were funded in FY 2021; a portion of the necessary construction, \$39,116,000, was also funded in FY 2021. The balance of the construction funding will be requested in a future fiscal year.

² The new courthouse building design will follow the 2007 United States Courts Design Guide (as partially revised in 2016).

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Site Information

To Be Acquired..... Approximately 2-4 acres

Building Area³

Gross square feet (excluding inside parking)..... 169,000 GSF
Gross square feet (including inside parking) 186,000 GSF
Inside parking spaces39

Project Budget

Estimated Site (FY 2021).....\$22,500,000
Design (FY 2021)17,168,000
Estimated Construction Cost (ECC) (FY 2021)39,116,000
Additional ECC (future fiscal year request)123,881,000
Management and Inspection (M&I) (FY 2021).....15,716,000
Estimated Total Project Cost (ETPC)*.....\$218,381,000

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

Schedule

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Site Acquisition and Design	FY 2022	FY 2026
Construction	TBD	TBD

Tenant Agencies

U.S. District Court; Circuit Library; U.S. Bankruptcy Court; U.S. Probation Office; U.S. Department of Justice (DOJ)–U.S. Marshals Service, U.S. Trustees, and trial preparation space for DOJ Office of the U.S. Attorneys; U.S. Congress offices; and GSA.

Justification

The existing Joel W. Solomon FB-CT, constructed in 1931, does not meet the 2007 United States Courts Design Guide standards, has significant operational and building issues, lacks appropriate prisoner transport, and does not meet the square footage requirements for the U.S. Courts to expand in the future.

³ Square footages are approximate. The project may contain a variance in GSF from that listed in this prospectus.

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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 Exceptions

There are no exceptions to the 2007 U.S. Courts Design Guide (as partially revised in 2016).

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
Active	1	2	2	2
Senior	1	1	1	2
Visiting*	0	0	0	1
Magistrate	1	2	2	2
Bankruptcy	2	2	2	2
Total	5	7	7	9

* Currently no dedicated visiting judge chambers.

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles and (c) minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

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Future of Existing Federal Building

GSA has tentative plans for the reuse of the Joel W. Solomon FB-CT upon completion of the new Chattanooga courthouse. The plan assumes that suitable tenants can be found to occupy the building, that renovation costs are reasonable compared to other alternatives, and that funding is available to implement the reuse strategy. Funding for reuse of the existing Joel W. Solomon FB-CT will require a future prospectus-level project. If a project for future reuse is not cost effective, GSA will look at disposal options for the existing building.

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
116-260*	2021	\$94,500,000	Site, Design, M&I, Construction

* Public Law 116-260 (FY 2021) funded \$94,500,000 for site acquisition and construction for a courthouse in Chattanooga, TN. The estimated total project cost of \$218,381,000 includes \$22,500,000 for site acquisition, \$17,168,000 for design, and \$15,716,000 for management and inspection, all of which were funded in FY 2021; a portion of the necessary construction, \$39,116,000, was also funded in FY 2021. The balance of the construction funding will be requested in a future fiscal year.

Prior Committee Approvals

None

Recommendation

NEW 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 12/14/2021

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration