

**PROSPECTUS – ALTERATION
HOWARD T. MARKEY NATIONAL COURTS
WASHINGTON, DC**

Prospectus Number: PDC-0094-WA25
Congressional District: 98

FY 2025 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Howard T. Markey National Courts Complex located at 717 Madison Place NW in Washington, DC. The proposed project will replace the electrical switchgear and related equipment that have exceeded their useful life.

FY 2025 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$11,005,000

Major Work Items

Electrical System Upgrades

Project Budget

Design	\$978,000
Estimated Construction Cost (ECC)	9,148,000
Management and Inspection (M&I).....	<u>879,000</u>
Estimated Total Project Cost (ETPC).....	\$11,005,000

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

Schedule

	Start	End
Design and Construction	FY 2025	FY 2026

Building

Constructed in 1965, the 260,579 gross square foot building was formerly called the National Courts Building but was renamed after Howard T. Markey, the former Chief Judge of the U.S. Court of Customs and Patent Appeals from 1972 to 1982, in 2005. The courthouse building houses the functions of the U.S. Court of Appeals for the Federal Circuit and the Court of Federal Claims. This large building is the core of a complex that includes the Dolley Madison, Tayloe House, and Cosmos Club historical houses, which are all physically connected and operate on a single HVAC system. However, each building is electrically independent and receives power from PEPCO, which is sub-metered.

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Tenant Agencies

United States Court of Federal Claims and the United States Court of Appeals for the Federal Circuit

Proposed Project

The proposed project will replace the medium voltage service switchgear and medium voltage transformers in the Markey Court Building and the electrical service equipment in the Cosmos Club Building. The project will extend the useful life of the building's electrical system and bring the facility into compliance with applicable codes and standards. Temporary power will also be provided as needed during power outages.

Major Work Item

Electrical System Upgrades	<u>\$9,148,000</u>
Total	
ECC	\$9,148,000

Justification

The electrical equipment is original to the Howard Markey Court and Cosmos Club buildings. It does not comply with current electrical and safety codes. The obsolete equipment is difficult and expensive to maintain and repair. All the electrical distribution equipment, including the switchgear, network transformers, and switchboard, have exceeded the designated service life for this type of electrical equipment. These obsolete systems increase the risk of unplanned power outages and disruption to tenant missions.

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

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, reduce the environmental impact of materials, and address climate risk liabilities in a manner that is life cycle cost effective.

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Prior Appropriations

None

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

None

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

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

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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 4/1/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Adam Carnahan
Administrator, General Services Administration