

**PROSPECTUS
CONSTRUCTION - NEW U.S. COURTHOUSE ANNEX
ALTERATION - FEDERICO DEGETAU FEDERAL BUILDING AND
CLEMENTE RUIZ NAZARIO U.S. COURTHOUSE
SAN JUAN, PR**

Prospectus Number: PPR-0017-SJ22
Congressional District: N/A

FY 2022 Project Summary

The General Services Administration (GSA) requests approval and funding for the design of the first phase of a multi-phase project for design and construction of a new U.S. Courthouse Annex (Annex), along with alteration of the Federico Degetau Federal Building (Degetau) and Clemente Ruiz Nazario (Nazario) U.S. Courthouse Complex (Complex) in the Hato Rey section of San Juan, Puerto Rico.

The proposed Annex, consisting of approximately 153,000 gross square feet (GSF), including 35 inside parking spaces, will be constructed directly adjacent to the Complex and be linked physically, functionally, and systematically with the existing buildings. The Complex will meet the 10-year space needs of the court and court-related agencies, and the Complex will accommodate the anticipated 30-year needs of the court.

The Judiciary’s Courthouse Project Priorities (CPP) list (approved by the Judicial Conference of the United States in September 2020) includes a courthouse project in San Juan. The Judicial Conference designated Hato Rey as a judicial space emergency, prioritizing it above all new courthouse construction projects.

FY 2022 Committee Approval and Appropriation Requested

(Design)..... \$22,476,000

Buildings

Degetau and Nazario, constructed in 1974, and comprising 435,000 GSF, are situated on a 27-acre campus (Campus) in the Hato Rey section of San Juan, Puerto Rico. The Campus also includes a standalone childcare center, independent parking structure, and the newly constructed Federal Bureau of Investigation (FBI) building. The Campus represents the largest facility under GSA’s jurisdiction, custody, and control in the Caribbean.

Overview of Project

The proposed Annex will be located on the southwest corner of the Campus, adjoining both Degetau and Nazario.

Construction of this Annex will provide 6 new courtrooms and 10 new chambers. Upon completion, the Annex and Nazario, in total, will provide 12 courtrooms and 17 chambers, consistent with the application of courtroom sharing policies and limitation on the provision of space for projected judgeships.

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Renovation of Degetau will address several critical building needs, including seismic retrofit, modernization of the building's mechanical systems, and a backfill of approximately 90,000 usable square feet (USF) of space predominantly made vacant by the relocation of the FBI to a newly constructed stand-alone building on the Campus. The project includes minimal renovation of Nazario to facilitate functional operation with the Annex.

Site Information GSA-owned site

Annex Building Area¹

Gross square feet (excluding inside parking)..... 137,000 GSF
Gross square feet (including inside parking) 153,000 GSF
Inside parking spaces35

Project Budget²

Design

Annex + Nazario (FY 2022).....\$ 22,476,000
R&A - Degetau (future fiscal year request).....10,936,000
Total Design.....\$33,412,000

Estimated Construction Cost (ECC)

Annex + Nazario (future fiscal year request).....\$ 219,308,000
R&A - Degetau (future fiscal year request).....117,129,000
Total ECC.....\$336,437,000

Management and Inspections (M&I)

Annex + Nazario (future fiscal year request).....\$ 20,390,000
R&A - Degetau (future fiscal year request).....8,206,000
Total M&I.....\$28,596,000

Estimated Total Project Cost (ETPC)*.....\$398,445,000

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

² New Courthouse building design to follow 2007 United States Courts Design Guide (as partially revised in 2016).

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

<u>Schedule</u>	Start	End
Design (Annex + Nazario)	FY 2022	FY 2024
Design (Degetau)	TBD	TBD
Construction (Annex + Nazario)	TBD	TBD
Construction (Degetau)	TBD	TBD

Tenant Agencies

Annex: U.S. District Court, Grand Jury, and Justice Department - U.S. Marshals Service
Degetau/Nazario: Judiciary - U.S. District Court, Circuit Librarians, U.S. Magistrate Court, U.S. District Clerk, and U.S. Probation; Department of Education; Health and Human Services; Justice Department - U.S. Marshals Service, and Office of the U.S. Attorneys; Department of Transportation; Department of Homeland Security - United States Secret Service, and Federal Protective Service; Federal Communications Commission; Social Security Administration; GSA; and pending backfill by additional Federal tenants.

Major Work Items (Degetau)

Building Structure	\$52,642,000
Interior Construction	37,892,000
HVAC	12,995,000
Restroom Upgrades	3,464,000
Electrical Upgrades	3,188,000
Building Exterior	2,359,000
Demolition	1,871,000
Roof Replacement	1,650,000
Plumbing Upgrades	712,000
Life Safety Upgrades	<u>356,000</u>
Total ECC	\$117,129,000

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Justification

The existing Complex does not meet the 2007 U.S. Courts Design Guide Standards (as partially revised in 2016) and lacks adequate security. The existing building configuration does not allow for distinct separation between restricted, secured, and public areas. The current Complex has significant space, security, and operational deficiencies necessitating the construction of the Annex. The Judicial Conference designated this location as a space emergency, prioritizing it above all new courthouse construction projects. The judicial Complex will provide separate circulation for public, judges, and prisoners, thereby improving security as well as efficiency of court operations.

GSA's *Seismic Rating System Report* lists Degetau as being exceptionally high risk (EHR). The report proposed a series of both structural and nonstructural retrofits to ensure the buildings meet established performance criteria for seismic safety.

As Degetau needs to be entirely vacated before the seismic and mechanical upgrades can take place, the Annex will be constructed first. The swing space needs will be met in portions of the new Annex and elsewhere on the Campus. The Magistrate Court and jury assembly will relocate from Degetau to their permanent location in Nazario.

Degetau has approximately 90,000 USF of vacant space, predominantly from the relocation of the FBI to its new facility on the Campus. Once the seismic and alteration work in Degetau is complete, the building will be backfilled with the tenants temporarily relocated into swing space, as well as tenants currently located in leased space, and final tenant improvements of the Annex will be completed.

This project as proposed simultaneously addresses the long-term needs of the courts, provides the necessary security and circulation requirements, and addresses seismic and systems needs at the Degetau Building. Furthermore, the backfill of vacant space in Degetau allows for improved utilization of federally owned space.

Design Guide Exception

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

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Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District				
- Active	7	7	7	7
- Senior	2	4	1	5
- Visiting	0	2	2	2
Magistrate	2	5	4	5
Bankruptcy*	3	4	3	4
Court of Appeals*	1	2	1	2
Total:	15	24	18	25

*Located in the Jose V. Toledo U.S. Courthouse (old San Juan)

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 minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

Prior Appropriations

None

Prior Committee Approvals

None

Recommendation

NEW CONSTRUCTION AND 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 9/9/2021

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration