

**PROSPECTUS – ALTERATION
C.F. HAYNSWORTH FEDERAL BUILDING AND U.S. COURTHOUSE
GREENVILLE, SC**

Prospectus Number: PSC-0028-GR23
Congressional District: 04

FY 2023 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the C.F. Haynsworth Federal Building and U.S. Courthouse (Haynsworth FB-CT) located at 300 E. Washington Street, Greenville, SC. The majority of the tenants have relocated to the newly constructed Carroll A. Campbell, Jr. U.S. Courthouse (Campbell CT). The project will upgrade critical building systems, address deficiencies of the building envelope, and backfill vacant space to provide continued occupancy in Federally owned space for the Judiciary, U.S. Department of Justice, and other federal tenant(s) currently housed in leased space. The project will decrease the Federal Government’s reliance on leased space, reduce federally owned vacant space, and provide an annual lease cost avoidance of approximately \$718,000.

FY 2023 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$59,850,000

Major Work Items

Interior construction; heating, ventilation, and air conditioning (HVAC), electrical, plumbing, conveyance, fire protection and structural upgrades; demolition and exterior construction

Project Budget

Design	\$5,433,000
Estimated Construction Cost (ECC)	51,207,000
Management and Inspection (M&I).....	3,210,000
Estimated Total Project Cost (ETPC)*.....	\$59,850,000

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

Schedule

	Start	End
Design and Construction	FY 2023	FY 2026

Building

The Haynsworth FB-CT was constructed in 1937 as part of the Public Works Administration’s New Deal-era program designed in the. The building is 86,013 gross square feet (GSF) and originally served the dual purpose of Post Office and Federal Courthouse and was renamed the Clement F. Haynsworth Jr. Federal Building and

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Courthouse in 1982. Located at the north end of Greenville’s Central Business District, this historic courthouse was included in the National Register of Historic Places in 2014.

Tenant Agencies

U.S. Court of Appeals; U.S. Bankruptcy Court; Bankruptcy Clerk; Public Defender; and U.S. Marshals Service (USMS)

Proposed Project

This project includes the modernization and reorganization of the space plan to conform with the current design and security requirements of the U.S. Court of Appeals, the U.S. Bankruptcy Court, GSA, and the USMS. The reconfiguration of the space plan will accommodate proper circulation, security measures, tenant required adjacencies, and functionality. In addition to the space reconfiguration, the project will modernize building systems including HVAC, electrical, plumbing, conveyance systems, and fire protection upgrades needed to extend the useful life of the building. Additionally, structural repairs will be made to the foundation and enclosure to mitigate future degradation.

Major Work Items

Interior Construction	\$23,037,000
HVAC Upgrades	11,971,000
Electrical Upgrades	5,637,000
Demolition	3,717,000
Plumbing Upgrades	3,172,000
Exterior Construction	1,535,000
Conveyance Upgrades	1,063,000
Fire Protection Upgrades	671,000
Structural Upgrades	<u>404,000</u>
Total ECC	\$51,207,000

Justification

The new Campbell CT is complete and located a few blocks north of the existing building. Most of the District Court functions currently housed in the Haynsworth FB-CT are relocating to the new Campbell CT. Per the U.S. Courts 10-year space requirements, the judiciary will maintain a presence in the Haynsworth FB-CT. The building will serve as the U.S. Bankruptcy Courthouse and provide chambers facilities for the U.S. Court of Appeals.

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Due to the age of the building, repair and replacement of building systems is necessary for the building to remain a well-functioning asset. A major reconfiguration of space is required to bring the building up to the current GSA, U.S. Courts, and USMS requirements for security and space planning. The current space configuration causes significant security concerns with the public and judges using the same circulation paths. Providing separation between these groups as well as a new restricted access elevator is required to allow the judges to navigate from the restricted parking lot in the back of the building to their chambers without crossing the public circulation path.

The new Campbell Courthouse and the renovation and backfill of the Haynsworth FB-CT will meet the long-range needs of the Judiciary in Greenville. Most judicial agencies from the Donald Stuart Russell Courthouse in Spartanburg, SC, the G. Ross Anderson Jr. FB-CT in Anderson, SC, and the Haynsworth FB-CT in Greenville, SC will relocate and consolidate into the new Campbell Courthouse. This consolidation creates the vacant space in the Haynsworth FB-CT needed to further consolidate the U.S. Court of Appeals, U.S. Bankruptcy Court, and additional tenant(s) into Federal space.

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 will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify 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

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

None

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

Alteration.....	\$43,076,000
New	\$34,590,000
Lease.....	\$55,258,000

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The 30-year, present value cost of new construction is \$8,486,000 less than the cost of alteration, with an equivalent annual cost advantage of \$363,000.

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 4/6/2022

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration