

**AMENDED PROSPECTUS – ALTERATION  
JOSEPH F. WEIS, JR. U.S. COURTHOUSE  
PITTSBURGH, PA**

Prospectus Number: PPA-0158-PI24  
Congressional District: 18

**FY 2024 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Joseph F. Weis, Jr. U.S. Courthouse (Weis Courthouse) located at 700 Grant Street in Pittsburgh, Pennsylvania. The project includes replacing the heating, ventilation, and air conditioning (HVAC) and associated electrical systems. The project also includes replacement of a section of the roof and the installation of a fall arrest system and lighting protection.

**FY 2024 Committee Approval Requested**

**(Additional Design, Construction and Management & Inspection)..... \$7,951,000<sup>1</sup>**

This prospectus amends Prospectus No. [PPA-0158-PI22](#). GSA is requesting approval of additional design cost of \$633,000, additional estimated construction cost of \$6,899,000 and additional management and inspection cost of \$419,000, for a total additional cost of \$7,951,000 for cost escalation due to time, labor, and market conditions.

**FY 2024 Committee Appropriation Requested**

**(Additional Design, Construction, and Management & Inspection)..... \$40,699,000<sup>2</sup>**

**Major Work Items**

HVAC, electrical, and plumbing upgrades; exterior construction; interior construction; and demolition; and hazardous material abatement

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<sup>1</sup> Prospectus No. PPA-0158-PI22 was approved by the Committee on [Transportation and Infrastructure](#) of the House of Representatives on October 27, 2021, for design cost of \$3,065,000, estimated construction cost of \$27,167,000, and management and inspection costs of \$2,516,000, for a total cost of \$32,748,000. Prospectus No. PPA-0158-PI22 was approved by the Committee on [Environment and Public Works](#) of the Senate on January 12, 2022, for a total additional cost of \$3,114,000; however, no appropriations were received.

<sup>2</sup> GSA allocated \$11,000,000 for the Weis Courthouse project in its FY 2020 Major Repairs and Alterations Spending Plan (Consolidated Appropriations Act, 2020, Public Law 116-93).

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**Project Budget**

**Design**

Design (FY 2020) .....\$1,009,000  
Additional Design (FY 2024) .....3,698,000  
**Total Design.....\$4,707,000**

**Estimated Construction Cost (ECC)**

ECC (FY 2020) .....\$9,151,000  
Additional ECC (FY 2024) .....34,066,000  
**Total ECC.....\$43,217,000**

**Management and Inspection (M&I)**

M&I (FY 2020).....\$840,000  
Additional M&I (FY 2024).....2,935,000  
**Total M&I.....\$3,775,000**

**Estimated Total Project Cost (ETPC) .....\$51,699,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2020	FY2029

**Building**

Built in 1934, the 14-story neo-classic Weis Courthouse is an approximately 825,000 gross square foot building located in the central business district of Pittsburgh. The building includes 18 courtrooms, 5 of which retain significant historical finishes, including mahogany paneling, murals, and marble work. There are three levels of parking, two inside garage levels and one surface parking area provided at the rear of the building.

**Tenant Agencies**

Judiciary; Department of Justice; Department of Agriculture; Social Security Administration (SSA); Veterans Administration; and GSA

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**Proposed Project**

The project proposes replacing 11 air handler units and the associated steam, hot water heating and chilled water system components in the building. In addition, all new and portions of existing equipment, including electrical systems, will be tied into a recently installed building automation system. Before the new rooftop equipment (cooling towers) is installed, the roof over the affected areas of the sixth floor will be replaced. Lightning protection and a fall arrest system will also be provided.

**Major Work Items**

HVAC Replacement/Upgrades	\$18,428,000
Electrical Upgrades	7,014,000
Plumbing Upgrades	5,387,000
Exterior Construction	1,644,000
Interior Construction	1,097,000
Demolition/Hazardous Abatement	496,000
<b>Total ECC</b>	<b>\$34,066,000</b>

**Justification**

The Weis Courthouse supports the operations of the U.S. Court of Appeals for the Third Circuit and the Western District of Pennsylvania for the U.S. District Court. Much of the HVAC system is 60 years old and has surpassed its expected useful life with older units still utilizing antiquated pneumatic and communication controls. With multiple system components exceeding the expected service life and in a deteriorated condition, the risk is increasing for a system failure and outage to portions of floors. Failures would lead to a significant disruption to the Judiciary's ability to meet case load requirements. In addition, GSA has been working to improve space utilization within the building and building systems need to be upgraded to continue to support tenants. Overall vacancy is expected to decrease from 17% to 5% with several planned backfills, including a large U.S. Bankruptcy Court backfill approved as part of the FY 2020 CILP Program.

The scope also includes replacement of the plumbing and electrical systems associated with the HVAC infrastructure, as these are more than 60 years old and past their expected useful life. Interior alterations are expected where work has impacted walls and ceilings. As a result of past projects in the building, asbestos and lead based paint have been discovered, so hazardous material abatement is required.

The sixth-floor roof is proposed as part of this project due to the placement of the cooling towers. Both cooling towers are located on the sixth-floor roof and the roof will be

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impacted by the replacement of both towers. Lightning protection and a fall arrest system are not present on the affected roof and need to be addressed.

**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 to minimize operating costs and greenhouse gas emissions, 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**

<b>Appropriations *</b>			
<b>Public Law</b>	<b>Fiscal Year</b>	<b>Amount</b>	<b>Purpose</b>
116-93	2020	\$11,000,000	Design = \$1,009,000 Construction = \$9,151,000 M&I = \$840,000

\* Funded via FY 2020 Major Repairs and Alteration Spending Plan

**Prior Committee Approvals**

Senate EPW	February 11, 2020	\$40,634,000	Design = \$3,430,000 ECC = \$34,437,000 M&I = \$2,767,000
House T&I	September 30, 2020	\$11,000,000	In alignment with GSA's FY 2020 Major R&A Spending Plan
House T&I	October 27, 2021	\$32,748,000	Additional Design = \$3,065,000 Additional ECC = \$27,167,000 Additional M&I = \$2,516,000
Senate EPW	January 12, 2022	\$3,114,000	Additional Design = \$644,000 Additional ECC = \$1,881,000 Additional M&I = \$589,000

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

<b>Prospectus</b>	<b>Description</b>	<b>FY</b>	<b>Amount</b>
PCA-0001-MU16	SSA Backfill	2016	\$5,356,422

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**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 3/14/2023

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration