

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

Prospectus Number: PPA-0158-PI18
Congressional District: 14

FY 2018 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 upgrading/replacing the heating, ventilation and air conditioning (HVAC) system, upgrading the electrical system and replacing a portion of the roof, as well as space alterations for the U.S. Bankruptcy Court to support the Court's relocation from leased space into approximately 28,000 usable square feet (USF) of vacant space in the Weis Courthouse. Relocating the U.S. Bankruptcy Court into federal space provides an annual lease cost avoidance of approximately \$1,776,000 and an annual agency rent savings of approximately \$700,000.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection).....\$31,036,000

Major Work Items

HVAC upgrades/replacement; electrical upgrades; roof replacement; and interior construction

Project Budget

| | |
|---|---------------------|
| Design | \$ 2,692,000 |
| Estimated Construction Cost (ECC)..... | 25,634,000 |
| Management and Inspection (M&I) | 2,710,000 |
| Estimated Total Project Cost (ETPC)* | \$31,036,000 |

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

Schedule

| | Start | End |
|-------------------------|--------------|------------|
| Design and Construction | FY 2018 | FY 2022 |

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

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building includes 18 courtrooms, 5 of which retain significant historic 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, GSA, Agriculture Department, and Veterans Administration

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 some existing equipment including electrical systems, will be tied into a recently installed building automation system. After the new rooftop equipment is installed, the roof over the affected areas of the sixth floor will be replaced.

The project also includes a space alteration project to support the U.S. Bankruptcy Court consolidation project. The U.S. Bankruptcy Court will be relocated from leased space to the Weis Courthouse and will reduce its footprint from approximately 43,000 USF to 28,000 USF. As part of this relocation and backfill into federal space, the Circuit Library and U.S. Marshals, current tenants in the Weis Courthouse, also will be reducing their footprint to accommodate the U.S. Bankruptcy Court consolidation project.

Major Work Items

| | |
|---------------------------|---------------------|
| HVAC Replacement/Upgrades | \$16,827,000 |
| Electrical Upgrades | 3,149,000 |
| Roof Replacement | 848,000 |
| Interior Construction | 4,810,000 |
| Total ECC | \$25,634,000 |

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. The majority of the HVAC system is more than 50 years old and has surpassed its expected useful life. Older units still use antiquated original pneumatic and communication

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controls, making replacement parts often difficult to acquire and costly. With multiple system components exceeding the expected useful life and in a deteriorated condition, the risk is increasing for a system failure and outage to portions of floors. Equipment failures would lead to a significant disruption to the Judiciary's ability to meet caseload requirements.

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

The proposed project for the Weis Courthouse will result in an annual lease cost avoidance of approximately \$1,776,000 and an annual agency rent savings of approximately \$700,000. The project fits into the overall asset strategy to re-purpose vacant space for the courts and court-related functions and enables space reduction for three court-related agencies. Combining the HVAC system work with the proposed tenant renovation also will reduce future tenant disruptions.

The Weis Courthouse has a significant amount of vacant space. Over the last several years, GSA worked with agencies in leased space to reduce their footprint and relocate back into federally owned space. The U.S. Bankruptcy Court, currently located in one of the more costly GSA leases within Pittsburgh, will reduce its space by more than 30% by moving into various areas within the courthouse, including space currently occupied by the Circuit Library. The Circuit Library is downsizing and will be relocating onto another floor.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

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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 construction a new building.

Recommendation

ALTERATION

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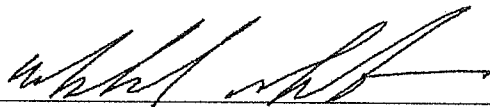
Certification of Need

The proposed project is the best solution to meet a validated Government need.

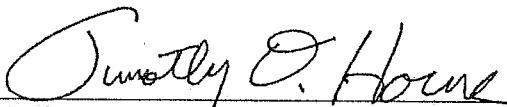
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

Housing Plan
Joseph F. Weis, Jr. U.S. Courthouse

| | CURRENT | | | | | | PROPOSED | | | | | |
|---|-----------|-------|---------------------------------------|---------|---------|---------|-----------|-------|--------------------------|---------|---------|---------|
| | Personnel | | Usable Square Feet (USF) ¹ | | | | Personnel | | Usable Square Feet (USF) | | | |
| | Office | Total | Office | Storage | Special | Total | Office | Total | Office | Storage | Special | Total |
| Leased Location(s) | | | | | | | | | | | | |
| USX Steel Tower, 600 Grant Street, Pittsburgh, PA | | | | | | | | | | | | |
| Judiciary-USBC | 44 | 44 | 43,261 | - | - | 43,261 | | | | | | |
| Federally-owned Location(s) | | | | | | | | | | | | |
| Joseph F. Weis, Jr. U.S. Courthouse | | | | | | | | | | | | |
| Department of Agriculture | 1 | 1 | 801 | - | - | 801 | 1 | 1 | 801 | - | - | 801 |
| Department of Justice | 125 | 165 | 78,502 | 2,218 | 32,701 | 113,421 | 125 | 165 | 73,095 | 2,218 | 32,701 | 108,014 |
| VA - Inspector General | 5 | 5 | 1,657 | - | - | 1,657 | 5 | 5 | 1,657 | - | - | 1,657 |
| General Services Administration | 10 | 35 | 1,974 | 340 | 28 | 2,342 | 10 | 35 | 1,974 | 340 | 28 | 2,342 |
| Judiciary | 206 | 206 | 81,594 | 910 | 146,999 | 207,949 | 206 | 206 | 78,167 | 910 | 146,999 | 207,949 |
| Judiciary - USBC | - | - | - | - | - | - | 44 | 44 | 16,933 | 4,797 | 6,530 | 28,260 |
| SSA* | 40 | 40 | 12,566 | - | - | 12,566 | 40 | 40 | 12,566 | - | - | 12,566 |
| Vacant | - | - | 25,309 | 23,630 | 8,998 | 57,937 | - | - | 8,106 | 18,833 | 2,468 | 29,407 |
| Subtotal | 387 | 452 | 202,403 | 27,098 | 188,726 | 396,673 | 431 | 496 | 193,299 | 27,098 | 188,726 | 390,996 |
| Total | 431 | 496 | 245,664 | 27,098 | 188,726 | 439,934 | 431 | 496 | 193,299 | 27,098 | 188,726 | 390,996 |

| Office Utilization Rate ² | Current | Proposed |
|---|---------|----------|
| Building Office Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees) | 582 | 427 |
| All Building Office Tenants (including Judiciary, Congress, and agencies with less than 10 employees) | 445 | 350 |

| Total Building USF Rate ³ | Current | Proposed |
|--|---------|----------|
| Building Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees) | 775 | 635 |
| All Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees) | 878 | 788 |

NOTES:

1 USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

2 Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

3 Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).

*SSA Consolidation project funded via FY16 Consolidation Activities Program

| Special Space | USF |
|-----------------------------|----------------|
| ADP | 2,206 |
| Conference/Training | 17,613 |
| Courtrooms/Judiciary | 69,948 |
| Fitness Center | 1,547 |
| Food Service | 4,731 |
| Judge's Chambers, US Courts | 57,528 |
| Judicial Hearing Room | 6,662 |
| Private Toilet | 5,753 |
| Secured Space | 2,867 |
| Secure Circulation | 9,070 |
| Holding Cells | 5,163 |
| Simulated Weapons Training | 3,775 |
| Vault | 365 |
| Sally Port | 1,499 |
| Total | 188,726 |

Current Office UR excludes 26,154 usf of office support space.

Proposed Office UR excludes 21,239 usf of office support space.

Current Office UR excludes 44,528 usf of office support space.

Proposed Office UR excludes 42,526 usf of office support space.