



**Committee on Transportation and Infrastructure**  
**U.S. House of Representatives**

**Washington, DC 20515**

**Bill Shuster**  
**Chairman**

**Nick J. Rahall, III**  
**Ranking Member**

**COMMITTEE RESOLUTION**

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

**ALTERATION**  
**FRANK E. MOSS U.S. COURTHOUSE**  
**SALT LAKE CITY, UT**  
**PUT-0017-SA14**

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for the reconfiguration and alteration of existing space of the Frank E. Moss U.S. Courthouse located at 350 South Main Street in Salt Lake City, Utah, to allow for the backfill of space by multiple tenant agencies currently housed in multiple leased locations, at a design cost of \$1,000,000, an estimated construction cost of \$13,000,000, and a management and inspection cost of \$1,000,000 for a total estimated project cost of \$15,000,000 a prospectus for which is attached to and included in this resolution.*

*Provided, that the reconfigured space is backfilled and associated leased space is released.*

*Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.*

Adopted: March 13, 2014

Bill Shuster, M.C.  
Chairman

**PROSPECTUS - ALTERATION  
FRANK E. MOSS U.S. COURTHOUSE  
SALT LAKE CITY, UT**

Prospectus Number: PUT-0017-SA14  
Congressional District: 1

**FY2014 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of existing space of the Frank E. Moss U.S. Courthouse, at 350 South Main Street, in Salt Lake City, UT. This project will allow for the backfill of vacant space when the U.S. District Court moves to the new Courthouse Annex. The proposed backfill will include several tenant agencies currently housed in multiple leased locations. The backfill of the vacant space will allow the Government to release costly leased space reducing the Government's rental payment to the private sector by approximately \$2,200,000 annually.

**FY2014 Committee Approval and Appropriation Requested**

(Design, ECC and M&I) .....\$15,000,000

**Major Work Items**

Interior Construction; partial plumbing and roof replacement

**Project Budget**

Design .....	\$1,000,000
Estimated Construction Cost (ECC) .....	13,000,000
Management and Inspection (M&I) .....	1,000,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$15,000,000</b>

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

**Schedule**

	Start	End
Design and Construction	FY2014	FY2017

**Building**

The Frank E. Moss U.S. Courthouse is 234,288 gross square foot (gsf) and was built in three phases: Phase I in 1903, Phase II in 1913 and Phase III in 1932. The Neoclassical Greek Revival building is a historic landmark and was listed on the National Register of Historic Places in 1978. The building was named after Frank Edward Moss, an attorney, judge, and U.S. Senator representing Utah. The building is constructed of concrete and granite and is located in the Central Business District of downtown Salt Lake City.

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**Tenant Agencies Impacted**

Judiciary, U.S. Marshals Service, Department of Agriculture, Department of Justice, Tax Court, Department of Energy, Department of the Interior, Department of the Treasury, Social Security Administration, Health and Human Services, U.S. Army Corps of Engineers, GSA.

**Proposed Project**

The project proposes alterations to the courthouse to replace the domestic water lines as needed. There will be a partial roof replacement including replacement of a section in front of the east penthouse windows and the cornices of the north, east and south edges. Additional patch work for leaks and replacement of portions of the roof drain system will be completed. Interior upgrades including moving walls for reconfiguration of space, and relocating light fixtures.

**Major Work Items**

Replace Roof	\$ 457,000
Interior Construction	12,095,000
Replace Plumbing	<u>448,000</u>
<b>Total ECC</b>	<b>\$13,000,000</b>

**Justification**

When the US District Court vacates the Moss Courthouse in the spring of 2014 to relocate to the new Courthouse Annex, the Moss Courthouse will be approximately 2/3 vacant. This project provides for the backfill of the vacant space with agencies located in leased space. As a result, GSA retains a historic asset and eliminates approximately \$2.2 million in annual payments for private sector leases. The reconfiguration of space will provide a more efficient layout of the space. By removing walls a more open floor plan will result in increased capacity. Reconfiguration and re-occupancy of the Moss Courthouse is a lower cost and more secure option than disposal of this historic asset. The existing tunnel between the Moss Courthouse and the New Annex would create a security concern for the courts in the event that it was occupied by a non-Federal entity. Elimination of the tunnel would be a costly undertaking and would limit disposal options for this building.



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The current domestic water lines are over 100 years old and significantly past their anticipated useful life. Main sections that are deteriorating will be replaced. The roof is weather damaged and in poor condition with roof drains that are rusted and clogged. Water is leaking into the building in various locations causing water damage to ceilings and walls.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

**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. The cost of the proposed limited scope project is far less than the cost of leasing or constructing a new building.

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**Recommendation**

ALTERATION

**Certification of Need**

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

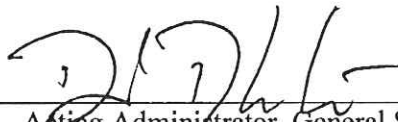
Submitted at Washington, DC, on April 4, 2013

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Acting Administrator, General Services Administration

	CURRENT						PROPOSED					
	Personnel		Usable Square Feet (USF)			Total	Personnel		Usable Square Feet (USF)			Total
	Office	Total	Office	Storage	Special		Office	Total	Office	Storage	Special	
Locations												
LEASED LOCATIONS												
176 N 2200 West, Salt Lake City, UT												
National Agricultural Statistics Survey	10	10	2,662	150	200	3,012	-	-	-	-	-	-
2222 W 2300 S, West Valley City, UT												
Forest Service	207	207	42,204	3,171	10,596	55,971	-	-	-	-	-	-
405 S Main, Salt Lake City, UT												
324 S State St, Salt Lake City, UT	14	14	4,795	388	1,640	6,823	-	-	-	-	-	-
Bureau of Prisons	2	2	858	200	500	1,558	-	-	-	-	-	-
Social Security Administration	10	10	1,630	300	800	2,730	-	-	-	-	-	-
National Park Service	11	11	2,550	-	-	2,550	-	-	-	-	-	-
50 S 200 E, Salt Lake City, UT												
Internal Revenue Service	6	6	523	-	-	523	-	-	-	-	-	-
Western Area Power Administration	12	12	6,938	400	1,250	8,588	-	-	-	-	-	-
Health & Human Services	4	4	680	100	550	1,330	-	-	-	-	-	-
533 W 2600 S, Bountiful, UT												
Corps of Engineers	10	10	2,025	-	550	2,575	-	-	-	-	-	-
Leased Locations Subtotal	286	286	64,865	4,709	16,086	85,660	-	-	-	-	-	-
GOVERNMENT-OWNED LOCATIONS												
Wallace F Bennett FB												
Tax Court	-	-	871	-	2,388	3,259	-	-	-	-	-	-
Department of Housing & Urban Development	19	19	10,397	42	662	11,101	-	-	-	-	-	-
Subtotal	19	19	11,268	42	3,050	14,360	-	-	-	-	-	-
Frank E. Moss Courthouse												
United States Marshals Service	16	16	6,129	-	6,919	13,048	-	-	-	-	-	-
Office of U.S. Attorneys	12	12	1,191	-	-	1,191	-	-	-	-	-	-
DHS - Federal Protective Service	-	-	170	-	-	170	-	-	-	-	-	-
GSA	6	6	688	691	-	1,379	5	5	261	-	247	508
Public Defender Service	1	1	294	-	-	294	-	-	-	-	-	-
District Courts	-	-	386	-	1,283	1,669	-	-	-	-	-	-
Bankruptcy Judge Courtrooms	9	12	3,325	-	9,165	12,490	-	16	8,905	176	11,230	20,311
Bankruptcy Clerk	61	61	13,271	2,266	1,112	16,649	61	61	14,253	3,538	1,493	19,284
Circuit Libraries	2	2	2,128	-	1,195	3,323	-	-	-	-	-	-
District Judge Courtrooms	10	10	10,274	-	43,326	53,600	-	-	-	-	-	-
Magistrate Judge Chambers	4	4	3,100	-	4,992	8,092	-	-	-	-	-	-
District Clerk	65	65	12,300	6,956	6,421	25,677	-	-	-	-	-	-
Probation	15	15	6,716	1,032	1,175	8,923	-	-	-	-	-	-
National Agricultural Statistics Survey	-	-	-	-	-	-	5	5	400	-	100	500
Forest Service	-	-	-	-	-	-	211	211	38,533	2,655	7,628	48,816

April 2013

Housing Plan  
Frank E. Moss U.S. Courthouse

PUT-0017-SA14  
Salt Lake City, UT

United States Trustees	-	-	-	-	-	-	-	-	952	-	-	1,596	2,548
Bureau of Prisons	-	-	-	-	-	-	-	-	858	200	200	500	1,558
Social Security Administration	-	-	-	-	-	-	-	10	900	300	300	800	2,000
Internal Revenue Service	-	-	-	-	-	-	-	6	523	-	-	-	523
Western Area Power Administration	-	-	-	-	-	-	-	35	6,938	400	400	1,250	8,588
Health & Human Services	-	-	-	-	-	-	-	4	680	100	100	550	1,330
Corps of Engineers	-	-	-	-	-	-	-	12	2,150	-	-	550	2,700
Tax Court	-	-	-	-	-	-	-	-	1,371	200	200	1,729	3,300
Department of Housing & Urban Development	-	-	-	-	-	-	-	7	3,500	-	-	-	3,500
National Park Service	-	-	-	-	-	-	-	15	1,850	200	200	500	2,550
Joint Use	-	-	-	177	738	915	-	-	-	127	6,982	5,723	-
Vacant/Unassigned <sup>2</sup>	-	-	-	-	-	-	-	-	2,313	19,982	-	-	22,295
Government-Owned Locations Subtotal	201	205	59,972	11,122	76,326	147,420	373	389	84,387	27,878	35,155	147,420	-
Total	506	510	136,105	15,873	95,462	247,440	373	389	84,387	27,878	35,155	147,420	-

Office Utilization Rate (UR)			
Rate <sup>3</sup>	Current	Proposed	
	191	141	

UR=average amount of office space per person  
Current UR excludes 16,404 usf of office support space  
Proposed UR excludes 11,291 usf of office support space

Special Space		USF
Court Elevator/Stairway/ Vestibule		928
Judicial Chambers		2,550
Food Service		3,662
Vault		112
ADP		3,111
Restrooms		817
Conference		13,514
Courtrooms		8,464
Fitness Center		1,750
Maintenance Shop		247
Total		35,155

NOTES:

<sup>1</sup>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.

<sup>2</sup>Identification of backfill tenants in progress

<sup>3</sup>Calculation excludes Judiciary, Congress and agencies with less than 10 personnel



113<sup>th</sup> Congress  
2<sup>nd</sup> Session

**United States Senate**  
**COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS**

**COMMITTEE RESOLUTION**

**ALTERATION  
FRANK E. MOSS U.S. COURTHOUSE  
SALT LAKE CITY, UT  
PUT-0017-SA14**

**RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF  
THE UNITED STATES SENATE**

that pursuant to title 40 U.S.C. §3307, a prospectus providing for a repair and alteration project for the reconfiguration and alteration of existing space of the Frank E. Moss U.S. Courthouse, located at 350 South Main Street, in Salt Lake City, UT, at a cost not to exceed \$1,000,000 for design; \$13,000,000 for construction; and \$1,000,000 for management and inspection, for a total cost of \$15,000,000, a description of which is attached hereto and by reference made part of this resolution, is approved.

*Provided*, that the Administrator shall not delegate to any other agency the authority granted by this resolution.

  
Chairman

  
Ranking Member

**Adopted: February 6, 2014**