



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

Peter A. DeFazio
Chairman

Washington, DC 20515

Sam Graves, MO
Ranking Member

Katherine W. Dedrick, Staff Director

COMMITTEE RESOLUTION

Paul J. Sass, Republican Staff Director

NEW U.S. COURTHOUSE
HARTFORD, CT
PCT-CTC-HA21

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 site acquisition, design and construction of a new U.S. Courthouse of approximately 281,000 gross square feet, including 66 inside parking spaces, in Hartford, CT, at a site cost of \$34,711,000, a design cost of \$23,925,000, an estimated construction cost of \$259,711,000, and a management and inspection cost of \$16,623,000 for a total estimated project cost of \$334,970,000, a prospectus for which is attached to and included in this resolution.

Provided, that the Administrator of General Services shall ensure that construction of the new courthouse contain no more than 11 courtrooms and 18 chambers and complies, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

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

Provided further, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

Provided, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.

Adopted: April 28, 2022


Peter DeFazio
Chair

COMMITTEE RESOLUTION

**CONSTRUCTION
NEW U.S. COURTHOUSE
HARTFORD, CT
PCT-CTC-HA21**

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

that pursuant to 40 U.S.C. §3307, appropriations are authorized for the site acquisition and related site work, design, and construction of a new U.S. Courthouse of approximately 281,000 gross square feet, including approximately 66 inside parking spaces, in Hartford, Connecticut, at a site cost of \$34,711,000 a design cost of \$23,925,000, an estimated construction cost of \$259,711,000, and a management and inspection cost of \$16,623,000, for a total estimated project cost of \$334,970,000, a prospectus for which is attached hereto and included in this resolution.

Provided, that the Administrator shall provide to the Chairman or Ranking Member of the Committee on Environment and Public Works of the Senate, in a timely manner, requested documents and information regarding this prospectus and resulting contractual materials, without redaction other than redactions to exclude business confidential, proprietary, and/or procurement sensitive information.

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


Chairman


Ranking Member

Adopted: April 7, 2022

**PROSPECTUS - CONSTRUCTION
NEW U.S. COURTHOUSE
HARTFORD, CT**

Prospectus Number: PCT-CTC-HA21
Congressional District: 1

FY 2021 Project Summary

The General Services Administration (GSA) proposes acquisition of a site and the design and construction of a new U.S. Courthouse of approximately 281,000 gross square feet (GSF), including 66 inside parking spaces in Hartford, CT. The courts will vacate their current space in the A.A. Ribicoff Federal Building and U.S. Courthouse (FB-CT), and over time, consolidate the leased space into the Richard C. Lee U.S. Courthouse in New Haven, CT. The new courthouse will meet the 10-year space needs of the courts and court-related agencies, and the site will accommodate the expansion of the building to meet the anticipated 30-year needs of the courts. The Judiciary's Courthouse Project Priorities List (approved by the Judicial Conference of the United States in September 2020) includes a courthouse project in Hartford, CT.

FY 2021 Committee Approval Requested

(Site, Design, Construction, Management & Inspection)..... \$334,970,000

FY 2021 Funding (Public Law 116-260, December 27, 2020)

(Site, Design, Construction, Management & Inspection)..... \$135,500,000¹

Overview of Project²

The U.S. District court and some related executive agencies currently occupy space in the existing Ribicoff FB-CT in Hartford, CT. The new courthouse will provide 11 courtrooms and 18 chambers consistent with the application of courtroom sharing policies and the provision of no space for projected judgeships. Some replacements for current active judges who elect senior status in New Haven and Bridgeport will be housed in the new Hartford courthouse. The Court of Appeals, located in leased space in Hartford, will also relocate to the new courthouse. Federal agencies that are in leased space will remain in leased space.

¹ Public Law 116-260 (FY 2021) funded \$135,500,000 for site acquisition and construction for a courthouse in Hartford, CT. The estimated total project cost of \$334,970,000 includes \$34,711,000 for site acquisition, \$23,925,000 for design, and \$16,623,000 for management and inspection, funded in FY 2021; and a portion of the necessary construction = \$60,241,000 funded in FY 2021. The balance of the construction funding will be requested in a future fiscal year.

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

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Site Information

To Be Acquired..... Approximately 3.5 acres

Building Area³

Gross square feet (excluding inside parking)..... 251,000 GSF
Gross square feet (including inside parking) 281,000 GSF
Inside parking spaces66

Project Budget

Estimated Site (FY 2021).....\$34,711,000
Design (FY 2021)23,925,000
Estimated Construction Cost (ECC) (FY 2021)60,241,000
Additional ECC (future fiscal year request)199,470,000
Management and Inspection (M&I) (FY 2021)..... 16,623,000
Estimated Total Project Cost (ETPC)*.....\$334,970,000

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

Schedule

	Start	End
Site Acquisition and Design	FY 2021	FY 2023
Construction	TBD	TBD

Tenant Agencies

U.S. District Court; U.S. Court of Appeals; U.S. Bankruptcy Court; U.S. Probation Office; U.S. Department of Justice (DOJ)–U.S. Marshals Service, U.S. Trustees, and trial preparation space for the Federal Public Defender, and DOJ Office of the U.S. Attorneys; U.S. Congress office; and GSA.

Justification

The existing Ribicoff FB-CT, constructed in 1963, does not meet the 2007 United States Courts Design Guide standards, has significant operational and building issues, lacks appropriate prisoner transport, and does not meet the square footage requirements for the U.S. Courts to expand in the future. The Judiciary requirements reflect the planned designation of Hartford as the new District of Connecticut headquarters upon project completion.

³ Square footages are approximate. The project may contain a variance in gross square footage from that listed in this prospectus.

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The new courthouse will meet the long-term needs of the courts and provide separate circulation for the public, judges, and prisoners, thereby improving security and the efficiency of court operations.

Design Guide Exception

There are no exceptions to the 2007 U.S. Courts Design Guide.

Space Requirements of the U.S. Courts

	Current		Proposed	
	Courtrooms	Judges	Courtrooms	Judges
District*				
Active	5	5	6	6
Senior	2	5	2	4
Visiting**	-	-	-	1
Magistrate	1	3	2	3
Bankruptcy	1	1	1	1
Court of Appeals	-	3	-	3***
Total	9	17	11	18

*All proposed active judges are replacement judges from Ribicoff FB-CT (3), New Haven (1), and Bridgeport (2) when current active judges take Senior status.

** Currently no dedicated visiting judge chambers.

*** Three proposed Court of Appeals judgeships including two replacement judgeships.

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 (c) minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

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Future of Existing Federal Building

GSA has tentative plans for the re-use of the Ribicoff FB-CT upon completion of the new Hartford courthouse. The plan assumes that suitable tenants can be found to occupy the building, that renovation costs are reasonable compared to other alternatives, and that funding is available to implement the re-use strategy. Funding for reuse of the existing Ribicoff FB-CT will require a future prospectus-level project. As the scope and budget are further refined, GSA will update the committee. If a re-use project is not cost-effective, GSA will look at disposal options for the existing building.

Both the Richard C. Lee U.S. Courthouse in New Haven and the Brien McMahon U.S. Courthouse and Federal Building in Bridgeport will continue to be used to house court and related operations for the long term. It is likely that at some point in the future, local leased locations will be consolidated into one or both of these facilities.

Prior Appropriations

Appropriations			
Public Law	Fiscal Year	Amount	Proposed Project
116-260*	2021	\$135,500,000	Site, Design, M&I, Construction

* Public Law 116-260 (FY 2021) funded \$135,500,000 for site acquisition, design, and construction for a courthouse in Hartford, CT. The estimated total project cost of \$334,970,000 includes \$34,711,000 for site acquisition, \$23,925,000 for design, and \$16,623,000 funded in FY 2021; and a portion of the necessary construction = \$60,241,000 funded in FY 2021. The balance of the necessary construction funding will be requested in a future fiscal year.

Prior Committee Approvals

None

Recommendation

NEW CONSTRUCTION


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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