



The Administrator

January 19, 2012

The Honorable Jeff Denham  
Chair, Subcommittee on Economic Development, Public Buildings  
and Emergency Management  
Committee on Transportation and Infrastructure  
House of Representatives  
Washington, DC 20515

Dear Chairman Denham:

GSA intends to award a contract to design and construct a new Federal courthouse in Los Angeles, California. The new courthouse will be designed to accommodate 24 district court courtrooms and 32 judicial chambers to house active and some senior district court judges, with 110 inside secure parking spaces. The courthouse will consist of approximately 600,000 gross square feet and will comport with the judiciary's senior district judge and magistrate judge courtroom sharing policies. Please see the enclosed fact sheet for additional information.

GSA and the judiciary jointly developed the plan reflected in the fact sheet and believe it is the best solution to address the Court's urgent housing and security needs in Los Angeles. This plan will make it possible to construct the courthouse with the funds previously appropriated to the project on the site already owned by the Government.

Separately, GSA is considering options for the existing Federal courthouse at 312 North Spring Street, Los Angeles. The 312 North Spring Street Courthouse does not provide the security required by the Court and GSA is analyzing the viability of future Federal use or disposal of the courthouse. Similarly, GSA will determine at a future date what work, if any, may need to be accomplished at the Roybal Federal Building and Courthouse in Los Angeles to accommodate other court operations in the Los Angeles area.

**U.S. General Services Administration**  
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If you have any questions or concerns regarding this notification, please do not hesitate to contact me or Mr. Rodney P. Emery, Associate Administrator, Office of Congressional and Intergovernmental Affairs at (202) 501-0563.

Sincerely,

Martha Johnson  
Administrator

Enclosure

cc: The Honorable Harold Rodgers  
The Honorable Norman Dicks  
The Honorable José E. Serrano  
The Honorable John L. Mica  
The Honorable Nick Rahall  
The Honorable Jo Ann Emerson  
The Honorable Eleanor Holmes Norton

**FACT SHEET  
NEW U.S. COURTHOUSE  
LOS ANGELES, CA**

Congressional District: 34

**Description**

GSA will construct a U.S. Courthouse (CT) of approximately 600,000 gross square feet (gsf), including 110 inside parking spaces, in Los Angeles, CA. The new CT, to be built with the existing appropriation, will meet the 10-year needs of the court on a site that has already been acquired. The Judiciary's most recent Five Year Plan, which reflects construction priorities approved by the Judicial Conference of the United States, identifies a new courthouse in Los Angeles, CA as the Judiciary's top priority.

**Project Summary**

**Site Information** (Acquired).....3.7 acres

**Building Area**

Gross square feet (excluding inside parking).....550,000

Gross square feet (including inside parking) .....600,000

**Project Budget**

Site (FY01).....\$20,600,000

Design (FY01) .....12,647,000

Management and Inspection (M&I) (FY04).....12,100,000

Estimated Design-Build Cost

(FY01, FY04 & FY05) (\$606/gsf including parking) .....354,288,000

**Estimated Total Project Cost\*** .....**\$399,635,000**

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

**Prior Authority and Funding**

The House Committee on Transportation and Infrastructure authorized \$20,600,000 for site acquisition and \$14,650,000 for design on July 26, 2000.

The Senate Environment and Public Works Committee authorized \$36,203,000 for site and design on July 26, 2000.

The House Committee on Transportation and Infrastructure authorized \$364,385,000 for a 1,016,300 gsf CT including 150 inside parking spaces on July 21, 2004.

The Senate Committee on Environment and Public Works authorized \$363,431,000 for a 1,016,300 gsf CT including 150 inside parking spaces on November 17, 2004.

Through Public Law 106-554, Congress appropriated \$35,250,000 for site and design.

Through Public Law 108-199, Congress appropriated \$50,000,000.

Through Public Law 108-447, Congress appropriated \$314,385,000.

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**Schedule**

FY 2001	Site and Design
FY 2012	Design Build
FY 2017	Occupancy

**Overview of Project**

The original authorizations, authorized in FY 2001, contemplated constructing 41 courtrooms (1,016,300 gsf), resulting in the consolidating of district, senior district, and magistrate judges into a new stand-alone district courthouse. The current project constructs a companion building to the Roybal Federal Building with district and senior district judges in the new CT. Some senior district and all magistrate, and bankruptcy judges will remain in the Roybal Federal Building. The new CT will provide 24 courtrooms and 32 chambers and 110 inside parking spaces and incorporates the applicable courts sharing guidelines.

**Tenant Agencies**

The proposed CT will house District and Senior District Judges, Jury Assembly, District Clerk, the U.S. Marshals Service, and building management functions of GSA. The Federal Public Defender, U.S. Attorney, and Probation and Pretrial Services will have trial preparation space.

**Delineated Area**

The new CT will be constructed on a site already acquired and partially excavated between Broadway, Hill, First and Second Streets.

**Justification**

Currently, the district court is housed at 312 North Spring Street and the Roybal Federal Building. 312 North Spring St. does not meet current security requirements for judges, prisoners, and the public for either the district and magistrate courtrooms. In 312 North Spring Street, all magistrate courtrooms and seven of the district courtrooms lack prisoner circulation. There is no separate circulation system for judges, and there is no means of providing three separate circulation patterns. 312 North Spring Street was not designed to meet many of the current building standards, including the Architectural Barriers Act. While many accommodations have been made over time, the courtrooms are not fully compliant with the most recent guidelines and have many accessibility limitations that the courtrooms in the new building will not. Only one courtroom has an adjacent and usable holding cell. The courthouse at 312 North Spring Street cannot accommodate additional courtrooms and many of the existing courtrooms do not meet the minimum United States Courts Design Guide (USCDG) standards. Additionally, the Roybal Federal Building is not currently configured to accommodate the current needs of the District Court. These building modifications would impose significant disruption, cost and operational challenges to the District Court and U.S. Marshal operations.

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**Explanation of Changes from Authorized Level**

The project is 431,300 gsf smaller than the project authorized by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works in 2004. GSA purchased a site for the CT in 2002 and procured a design. Due to rapid cost escalations that were experienced in the local construction market at that time, construction bids far exceeded available funds. GSA has worked with the District Court to reduce the scope to achieve a project that meets the Court's needs and that can be executed within already appropriated funds.

**Space Requirements of the U.S. Courts**

	Current		10 Year	
	Courtrooms	Judges	Courtrooms <sup>1</sup>	Judges
<b>Active District</b>	<u>21</u>	<u>21</u>	<u>21</u>	<u>21</u>
Spring St <sup>2</sup>	12	12	0	0
Roybal	9	9	0	0
New CT	0	0	21	21
<b>Senior District</b>	<u>8</u>	<u>9</u>	<u>7</u>	<u>23</u>
Spring St	7	8	0	0
Roybal	1	1	4	12
New CT	0	0	3	11
<b>Magistrate</b>	<u>16</u>	<u>17</u>	<u>9</u>	<u>17</u>
Spring St	10*	11	0	0
Roybal	6	6	9	17
New CT	0	0	0	0
<b>Bankruptcy</b>	<u>16<sup>3</sup></u>	<u>11<sup>4</sup></u>	<u>11</u>	<u>11</u>
Spring St	0	0	0	0
Roybal	16	11	11	11
New CT	0	0	0	0

<sup>1</sup> The proposed housing plan does not include planning space for any new judgeship positions, such as the nine new judgeship positions proposed in S. 1032 and H.R. 2365 in the 112th Congress, or the eight new bankruptcy judgeship positions approved by the Judicial Conference of the United States.

<sup>2</sup> There are three very small hearing rooms in the Spring St. Courthouse that have sometimes been counted as courtrooms. These rooms have no jury boxes, no spectator seating, no prisoner circulation, no holding cells, and no chambers nearby. They are not included in the total count of courtrooms in Spring St.

<sup>3</sup> There are also two shells that could be converted to additional bankruptcy courtrooms in the future. They are currently being utilized as conference and training rooms.

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Total	61	58	48	72
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\*None of these courtrooms meet the minimum USCDG standards

**Summary of Energy Compliance**

This project will conform with the requirements of the Facilities Standards for the Public Buildings Service and will earn Leadership in Energy and Environmental Design (LEED) Gold certification. It will also meet energy efficiency and performance requirements in effect at the start of design.

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<sup>4</sup> Due to the heavy bankruptcy caseload in Los Angeles, recalled judges and judges from other circuits and districts come to Los Angeles and use courtrooms planned for new judgeship positions. These judges are not included in the current count of judges assigned to the district.