

**PROSPECTUS – ALTERATION
FEDERAL BUILDING AND U.S. COURTHOUSE
PADUCAH, KY**

Prospectus Number: PKY-0059-PA24
Congressional District: 1

FY 2024 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Federal Building & U.S. Courthouse (FBCT) located at 501 Broadway Street, Paducah, KY. The project will address security deficiencies for the U.S. Courts (Courts) and U.S. Marshals Service (USMS). It will also address the needs and conditions of the FBCT by completing a full building system and infrastructure modernization and a full seismic upgrade to the building.

FY 2024 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection)..... \$40,479,000¹

Major Work Items

Exterior construction; interior construction; heating, ventilation, and air conditioning (HVAC); electrical; plumbing; fire protection; conveyance; structural upgrades; demolition/hazardous material abatement; and sitework

Project Budget

Design	\$3,324,000
Estimated Construction Cost (ECC)	34,485,000
Management and Inspection (M&I).....	2,670,000
Estimated Total Project Cost (ETPC)*.....	\$40,479,000

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

Schedule

	Start	End
Design and Construction	FY 2024	FY 2029

¹ The Courts Security Program (CSP) portion of this project was originally funded in FY 2017 as part of GSA’s Judiciary Capital Security Program. With the identification of the FBCT’s seismic risks in GSA’s 2017 Seismic Rating Report, the project was removed from the Program and re-developed to include the scope outlined in this prospectus.

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Building

The FBCT, a Georgian Revival-style building constructed in 1938, consists of 55,824 gross square feet spread over 4 floors, including 3 above grade and a single basement level. This brick and masonry building, designed by Harry B. Carter, is listed in the National Register of Historic Places, and was designated a contributing structure to the National Register of Historic Places' Paducah Downtown Historic District in 1985. The building still serves its original purpose: to house the U.S. Courts and to provide administrative offices for other related Federal agencies. It is the only Federally owned asset in Paducah, KY.

Tenant Agencies

Judiciary-U.S. District Courts; Judiciary-U.S. Magistrate Courts; Judiciary-U.S. Bankruptcy Courts; Judiciary-U.S. District Court Clerk; Department of Justice-U.S. Marshals Service; and Department of Justice-Office of the U.S. Attorney

Proposed Project²

The proposed project will address various security-related deficiencies identified by the Courts and USMS, provide for a complete seismic upgrade to the structure of the FBCT, and address needed replacements and upgrades to multiple building systems, infrastructure, and exterior envelope.

The project will address elements that improve the separation of circulation for the public, judges, and prisoners, including adding doors, reconfiguring or adding corridors, reconfiguring or adding elevators, secured parking and sally ports, constructing physical or visual barriers and associated demolition, improving physical security systems and site security, and abating hazardous materials as necessary.

Structural improvements to the FBCT will include a complete seismic retrofit and progressive collapse-related upgrades to the structural steel. The seismic retrofit will include installing new shear walls, demolishing or reinforcing interior clay-tile partitions, installing reinforcements at perimeter walls, and installing seismic bracing for new and existing nonstructural components.

Modernization of the FBCT's major systems include replacements/upgrades to the HVAC, plumbing, electrical, and lighting systems, roof replacement, exterior enclosure repairs, compliance with egress requirements, as well as fire and life safety improvements including the installation of a new fire alarm and fire suppression system. The project also

² CSP scope included in project design to follow 2007 United States Courts Design Guide (as partially revised in 2016).

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includes upgrades to meet Architectural Barriers Act Accessibility Standard (ABAAS) requirements with the installation of a new ABAAS handicapped accessible ramp and ABAAS compliant restrooms. Improvements to the interior finishes in the FBCT's common areas will be undertaken and hazardous materials will be abated.

Major Work Items

Exterior Construction	\$10,629,000
Interior Construction	6,484,000
HVAC Upgrades	5,939,000
Electrical Upgrades	3,488,000
Demolition/Hazardous Material Abatement	3,407,000
Sitework	1,519,000
Plumbing Upgrades	1,241,000
Fire Protection Upgrades	795,000
Conveyance Upgrades	573,000
Structural Upgrades	<u>410,000</u>
Total ECC	\$34,485,000

Justification

The FBCT serves the Western District of Kentucky and houses one resident senior U.S. District judge, one resident U.S. Magistrate judge, and one visiting U.S. Bankruptcy judge for hearings approximately four days per month. Associated judicial staff, a U.S. Attorney's Office, and the USMS also occupy the facility.

The FBCT lacks secured prisoner movement, separate circulation for judges and the public, and sufficient courtroom holding cells. These issues along with a non-compliant lobby screening station compromise the safety and security of the judges, the Court staff, and the visiting public that the FBCT receives daily.

In August 2017, the Paducah FBCT was identified as an "Extreme High Risk" (EHR) asset on GSA's Seismic Rating System Report. The EHR rating, coupled with the significant investments required for the previously identified Judicial Capital Security Project (CSP) project, requires GSA to address the seismic deficiencies within the building. The proposed CSP scope did not account for the needed seismic retrofits, and GSA did not have available funding or authorization to provide for the seismic requirements with the FBCT. GSA, along with the Administrative Office of the Courts decided to postpone the CSP project until such time that GSA could prepare for and request the security upgrades and seismic retrofit of the FBCT as a combined project.

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Due to the extensive nature of the seismic retrofit, the FBCT will need to be vacated during construction. The building vacancy provides the opportunity to address the FBCT’s aging systems and infrastructure, improve building performance, and correct code deficiencies.

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

None

Prior Committee Approvals

None

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

None

Alternatives Considered (30-year, present value cost analysis)

Alteration	\$34,760,000
New Construction	\$38,646,000
Lease	\$92,003,000

The 30-year, present value cost of alteration is \$3,886,000 less than the cost of new construction with an equivalent annual cost advantage of \$188,000.

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