

SPACE AND FACILITIES

**Ninth Circuit Committee Tackles
Space and Security Issues**

**Courthouse Construction
Projects in 2004**

Pictured: U.S. District Court Seattle



Courts Act to Hold Down Costs for Space

The Judiciary took steps to contain costs for space and facilities in 2004, enacting moratoriums on a broad range of projects. While not unaffected by the building ban, the Ninth Circuit's two biggest undertakings, new courthouses in Los Angeles and San Diego, were deemed critical projects that should go forward.

The cost containment measures were implemented by the Judicial Conference of the United States, national governing body for the federal courts. They included a moratorium on major prospectus level projects for a period of 24 months; imposing caps on space growth; and reassessing standards found in the U.S. Courts Design Guide, which guides court space planning.

The measures reflect growing concern over space costs, largely the rent paid to the General Services Administration (GSA), which serves as landlord and caretaker of judiciary facilities. Rent to GSA has risen at an annual rate of 6.4 percent since 1999 and constituted 21.2 percent of judiciary spending in 2004. Without cost containment measures, rental costs were estimated to increase to almost \$1.2 billion by FY 2009.

This moratorium affects 42 new prospectus level courthouse

construction projects nationwide. In addition, a one-year moratorium for non-prospectus projects was implemented in March 2005.

Four major projects nationwide were designated as judicial space emergencies and were exempt from the moratorium including two in the Ninth Circuit: new courthouse projects in Los Angeles and San Diego. The Ninth Circuit Judicial Council Space and Security Committee also recommended that critically needed courthouse projects in Saipan, Bakersfield, Calif., Coeur d'Alene, Idaho, and Great Falls, Mont., also move forward as lease-construct projects.

Ninth Circuit projects affected by the moratorium include new courthouses in San Jose, Calif., and Yuma, Ariz., along with numerous expansion projects in existing courthouses in Arizona, Nevada, Eastern Washington, Idaho and Hawaii.

Seattle Welcomes New Federal Courthouse

Seattle is home to the Ninth Circuit's newest district courthouse. The U.S. District Court for the Western District of Washington moved into the 23-story, 615,000-square-foot structure over the summer, then celebrated its official opening in September. The building has 18 courtrooms and 22 judicial chambers plus offices for staff of the district and bankruptcy clerks. Other tenants include U.S. Probation and Pretrial Services offices, U.S. Marshals Service and U.S. trustee.

The design of the courthouse features a striking entrance with a portico of seven steel columns supporting a glass façade. Once inside, visitors are met by a reflecting pool that serves both aesthetic and functional purposes by helping control access through a security checkpoint. A diverse array of artwork is spread throughout the building, including metal wall panels celebrating the Northwest's natural environment, and murals depicting citizens at work and as jurors.

The new courthouse occupies two acres of land in downtown Seattle, and cost \$215 million for design and construction.



Judges, court staff and representatives of the General Services Administration conduct a ribbon-cutting ceremony opening the new federal courthouse in Seattle.

Work Progresses on Other Projects

The opening of the new district court in Seattle has left the old William K. Nakamura Federal Courthouse temporarily vacant. The Nakamura courthouse is scheduled for major renovation and modernization and will be used by judges of the Ninth Circuit Court of Appeals, who currently have chambers in leased commercial space nearby. This project was required to reduce scope in order to be exempt from the moratorium. Congress has appropriated \$50 million for construction of the Nakamura project, which is now in design.

In April, groundbreaking for the circuit's newest courthouse project took place in Eugene, Ore. The Wayne Lyman Morse United States Courthouse will be used by the U.S. District and Bankruptcy Courts for the District of Oregon.

The five-story, 276,000-square-foot structure features courtrooms and chambers for two district, two magistrate and two bankruptcy judges, plus office space for the clerk's office, probation, pre-trial services, U.S. Marshals Service, and the U.S. attorney.

The building will meet the court's anticipated space needs over the next 10 years and enable the court to consolidate operations, now scattered at several different locations. The \$70 million project will transform a former industrial site into a federal landmark in a little more than two years.

In Fresno, construction of a 430,000-square-foot courthouse for the Eastern District of California also was well under way. Workers had the project's structural steel, concrete building work, and electrical backbone in place by the end of 2004. The district and bankruptcy courts, U.S. Marshals Service, U.S. trustees and U.S. attorney are expected to move into their new offices in August 2005.

A seismic retrofit and historic renovations of the Pioneer Courthouse in Portland also was begun.



Workers move scaffolding in the lobby of the new Fresno courthouse.

The project includes installation of seismic base isolators that allow the building to move safely during a major earthquake. The courthouse, which borders the Pioneer Square area of the city, is used by judges of the court of appeals.

Construction of a magistrate courtroom and chambers building in El Centro was finished in early December. The Southern District of California project included space for probation, pretrial services, and the clerk's office. The 42,000-square-foot building, which was built by a private developer and leased through the GSA, was expected to be fully occupied and open in early 2005.

Courthouses Under Construction



Fresno

U.S. Courthouse

Gross Square Footage: 430,000

Projected Completion Date: 2005

Architects: Moore Ruble Yudell



Courthouses Under Construction



Eugene

U.S. District Court and Federal Building
 Gross Square Footage: 272,274
 Projected Completion Date: 2006
 Architects: Morphosis

El Centro

Magistrate Judge Courthouse
 Square Footage: 42,000
 Projected Completion Date: 2005



Portland

U.S. Court of Appeals for the Ninth Circuit
 Pioneer Courthouse
 Historic Restoration and Seismic Retrofit
 Gross Square Footage: 51,200
 Project Completion Date: 2005

Courthouses in Design Stage



Los Angeles

U.S. Courthouse

Gross Square Footage: 1,016,300

Completion Date: 2011

Architects: Perkins & Will Architecture

San Diego

U.S. Courthouse

Gross Square Footage: 619,644

Completion Date: 2010

Architects: Richard Meier & Partners

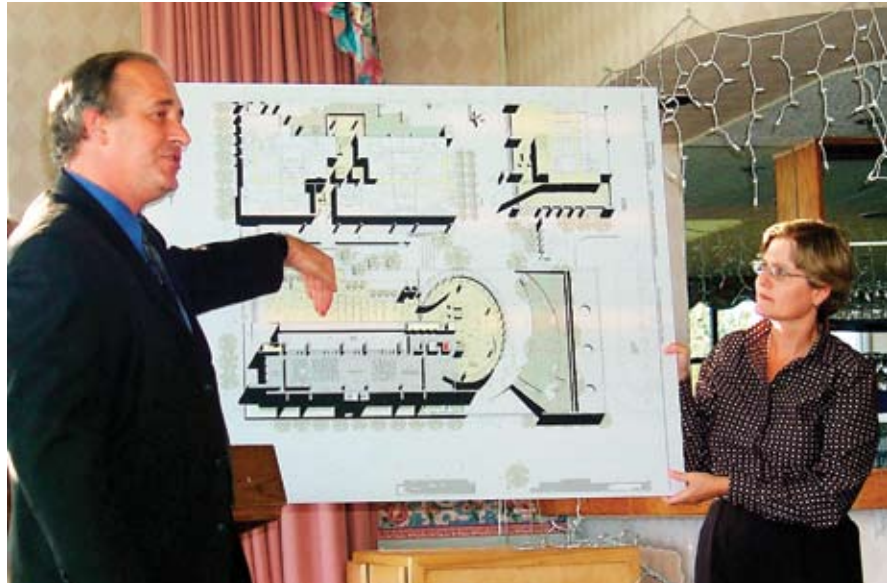


Plans Move Forward for Los Angeles, San Diego Courthouses

Funding constraints have brought about a redesign of a new Los Angeles courthouse for the U.S. District Court for the Central District of California. The largest district court in the circuit, the Central District's downtown operations are currently housed in the existing courthouse on Spring Street and the nearby Edward R. Roybal Federal Building and Courthouse.

Design and construction of a courthouse large enough to accommodate all operations was estimated to cost \$400 million, greater than the \$364 million Congress has appropriated for the project. Work is now under way on an alternative design for a smaller courthouse, supplemented by expansion of court space in the Roybal building. Award of a design-build contract for the new courthouse is expected in fall 2005.

The U.S. District Court for the Southern District of California has been working closely with the design firm of Richard Meier and Partners on the final concept design for a new courthouse in downtown San Diego. Once approved by the local court and regional GSA office, the design will be presented to the GSA commissioner in Washington, D.C. for final approval. The new 620,000-square-foot courthouse will provide courtrooms and chambers for district judges and other office space.



Architect Mike Sarbak of Richard Meier and Partners attended the Southern District of California's district conference to explain plans for the new San Diego courthouse.