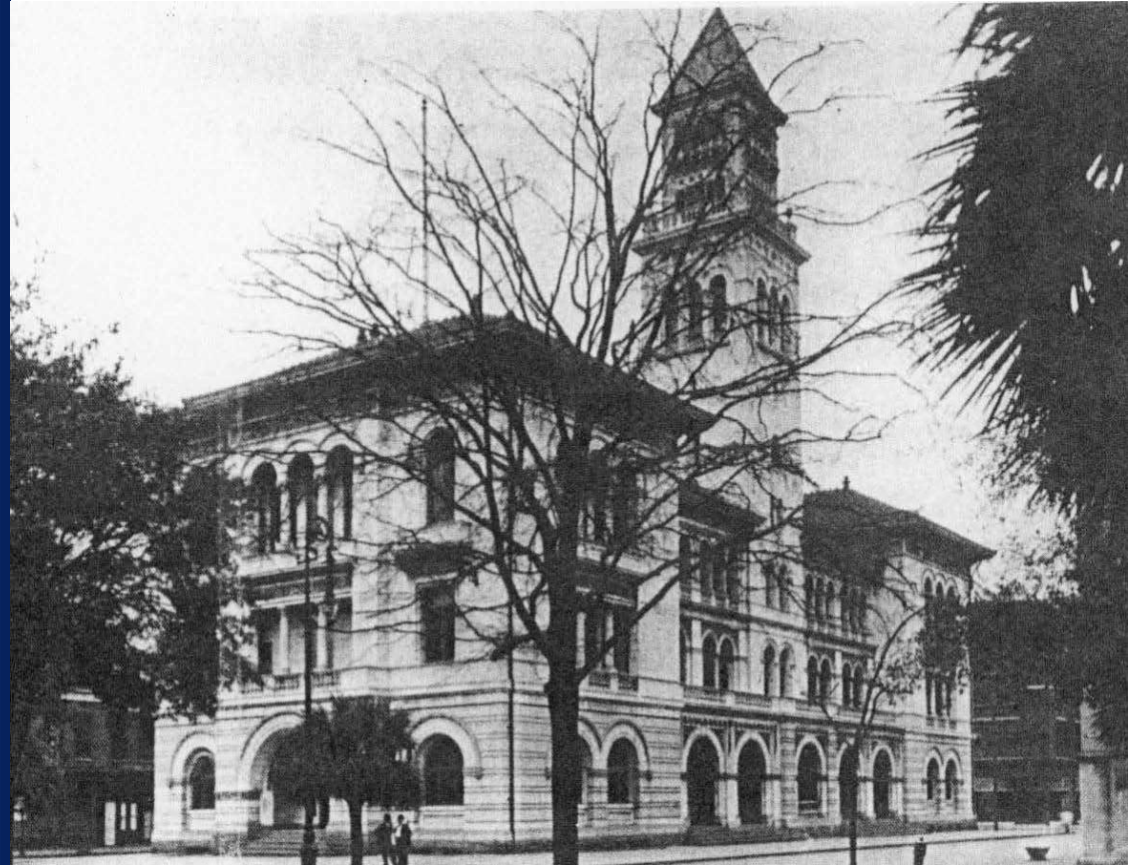


GSA Alteration of Tomochichi Federal Building and U.S. Courthouse

SAME Presentation
October 2025



Jacobs



1899 PHOTOGRAPH OF ORIGINAL BUILDING, LOOKING NORTHEAST

GSA

BRASFIELD
& GORRIE
GENERAL CONTRACTORS

liollo
architecture
HARTMAN-COX
ARCHITECTS

PROJECT OVERVIEW – RENOVATION & ALTERATION OF TOMOCHICHI COURTHOUSE

DESIGN GOALS

- Preserve the historic character of the Tomochichi FB-CT
- Ensure secure circulation and code-complaint egress
- Design a safe, productive and attractive workspace
- Meet the functional requirements of all facility users
- Ensure the design actively contributes to the community and respects adjacent historic properties
- Support community contribution through thoughtful design
- Maintain long-term viability of the facility
- Align with national, historic, and environmental policies
- Create a respected and enduring landmark
- Deliver best value to GSA's customer agencies and taxpayers



LOOKING NORTHWEST FROM THE CORNER OF W. YORK & BULL STREETS

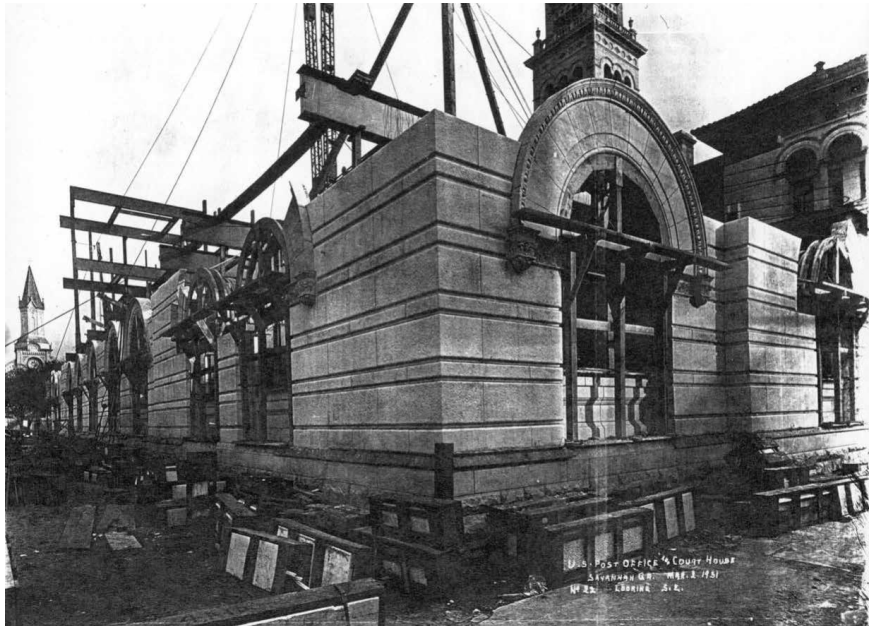
PROJECT OVERVIEW – RENOVATION & ALTERATION OF TOMOCHICHI COURTHOUSE



Looking Southwest from W. State Street



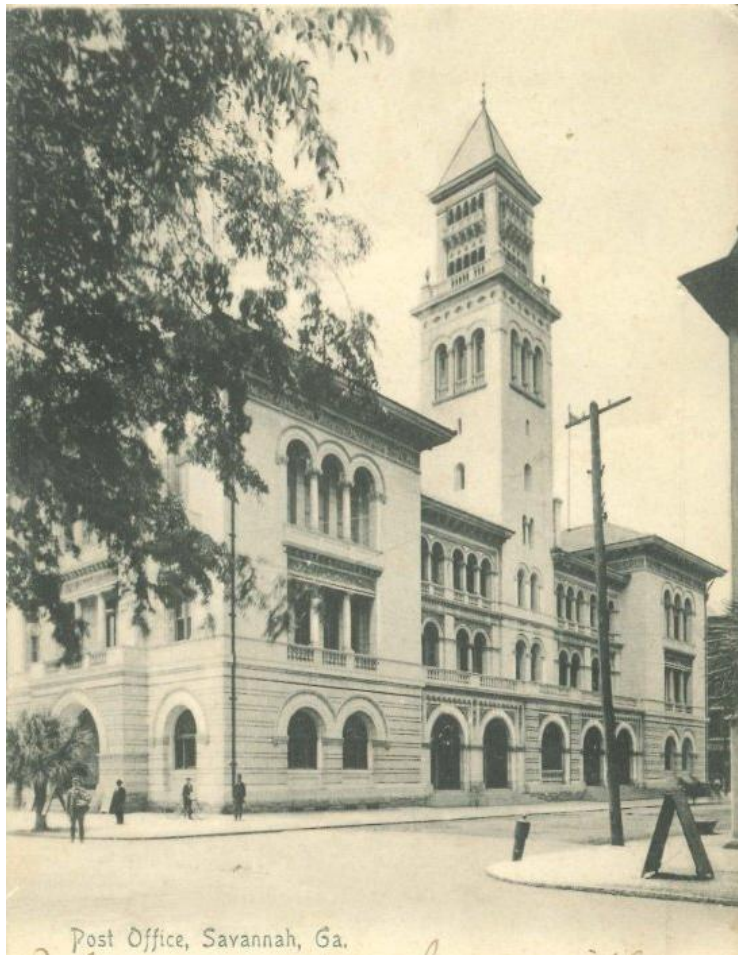
Looking Southwest from the corner of Bull & W. State Streets



Looking Southwest from the corner of State & Whitaker Streets

1931 CONSTRUCTION PHOTOS

PROJECT OVERVIEW – RENOVATION & ALTERATION OF TOMOCHICHI COURTHOUSE



Looking Southwest from the corner of Bull & President Streets
(c1912)



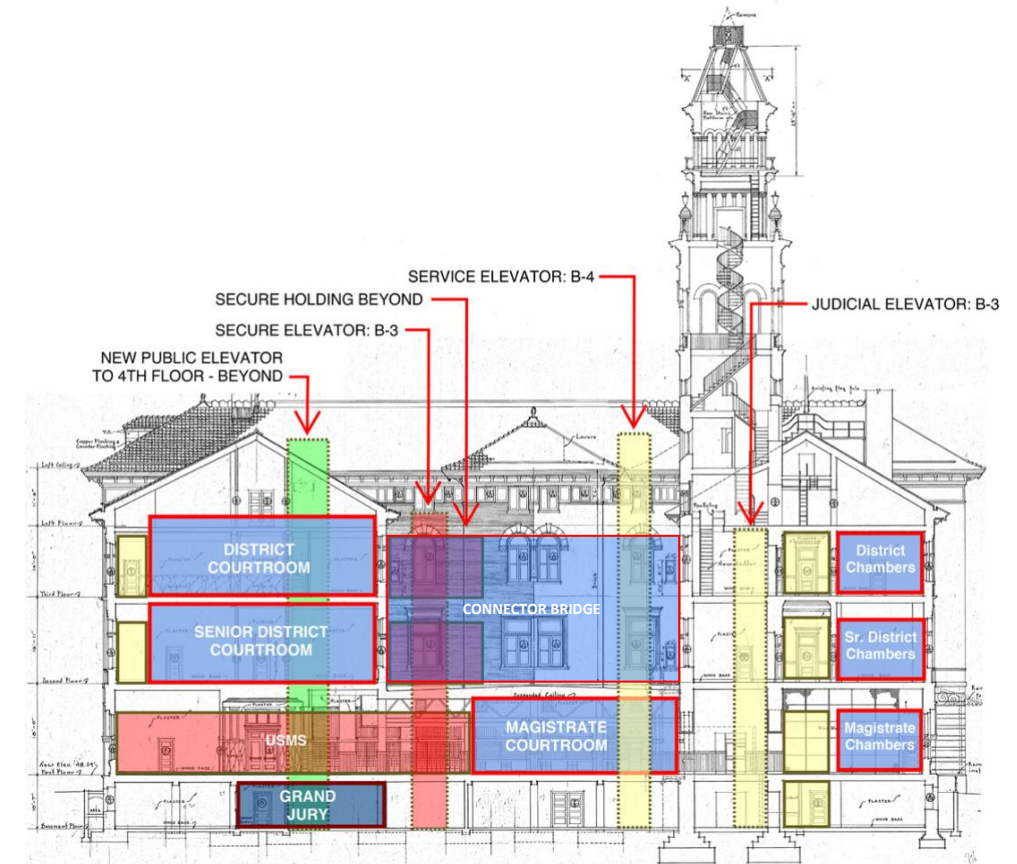
View from President Street (1974)

PROJECT DETAILS

- Project delivery method: Construction Manager as Constructor (CMc)
- Architect of record: Liollo/Hartman-Cox JV
- Structural Engineer: Bennett Preservation Engineering
- Construction Manager as Agent: Jacobs
- Construction Manager as Constructor: Brasfield & Gorrie

MAJOR WORK ITEMS

- New Magistrate and Sr. District Courtrooms
- Restoration of Historic Third-Floor Courtroom & Jury Assembly Ceiling
- New West Wing Connector Bridge
- Tower Stabilization & Repair
- Secure Basement Parking
- Perimeter Security Upgrades
- Redesign of main entrance with a new security screening vestibule, and accessible pathways
- Preservation and rehabilitation of historic corridors, lobbies and finishes
- Sidewalk and Curb Ramp upgrades
- Replacement and upgrade of MEP, and fire suppression systems
- Add new stair and north/south connector to improve life safety



CMc BUDGET

- Design Phase Services: \$398,178
- Original GMP: \$68,973,240
- Total Estimate Project Costs: \$125,051,250* (design, construction & related expenses)
- Tower Base Cost: \$8,484,586 (incl. in Total Estimated Project Cost)
- Early Work Packages included:
 - Courtroom Mockup
 - Swing space for U.S. Marshals service
 - Abatement monitoring services
 - Investigative work
 - Early abatement and demolition package

PROJECT SCHEDULE

- Early Work Package #2 – 05 May 2021 to 27 May 2025
- Construction NTP Date – 15 April 2022
- Current Substantial Completion Date – 01 June 2026*
- Current Final Completion Date – 31 July 2026*
- Following Construction Completion, USDC and USMS will prepare the space for occupancy and move into the building.
- Open for Operation – Late 2026 or Early 2027.



PROJECT RENDERINGS



Bull Street, Bird's Eye View



Whitaker Street View



York Street Corner View



Whitaker Street Corner View

EXTERIOR RENDERINGS

LOBBY RENDERINGS



JURY ASSEMBLY RENDERINGS





2022 – Ceiling condition



Current – Molded plaster components ready for installation

MAGISTRATE COURTROOM RENDERINGS



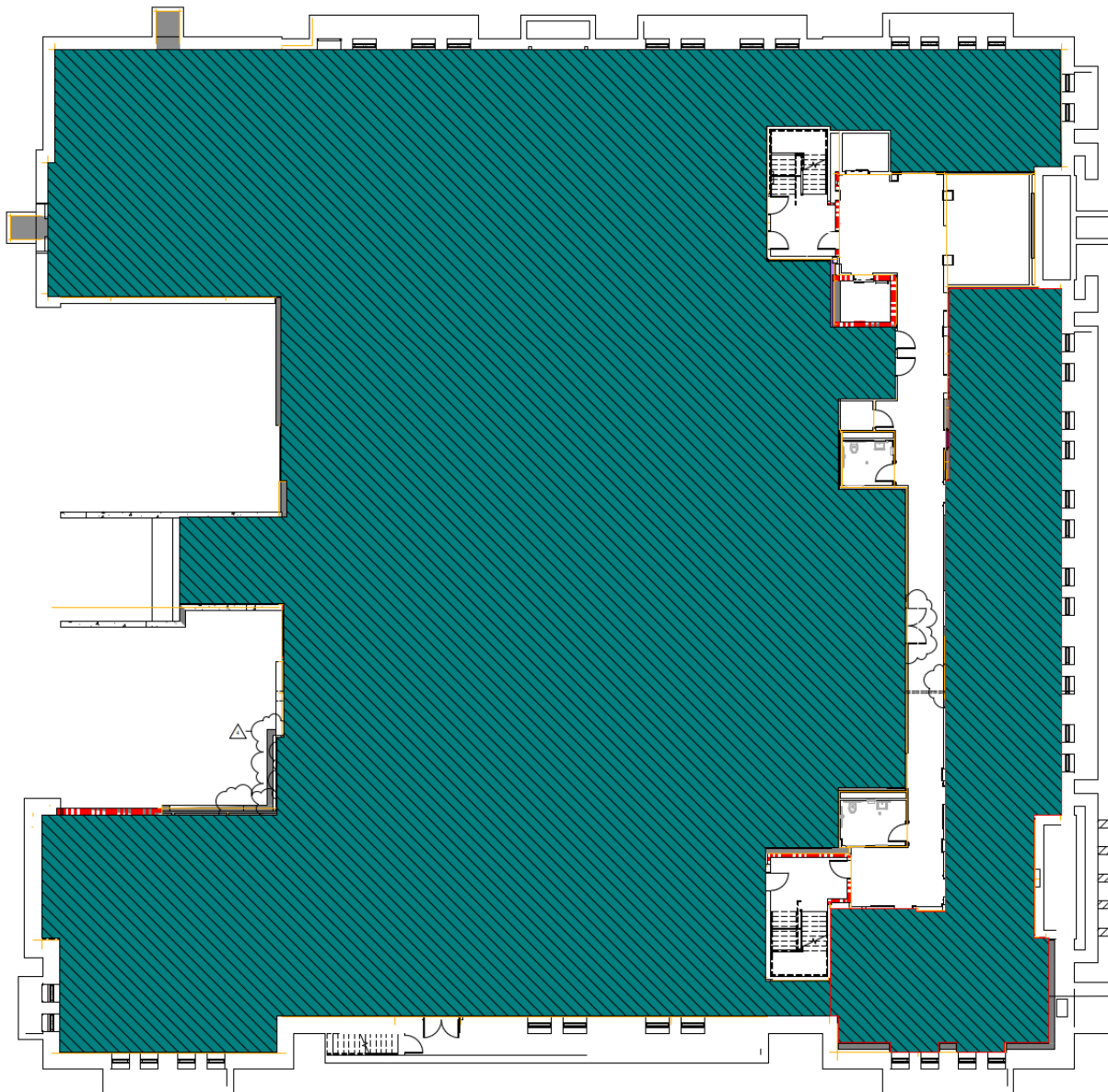




MAY 2022 – Looking from Whitaker St.



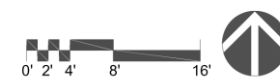
MAY 2025 – Looking from Whitaker St.



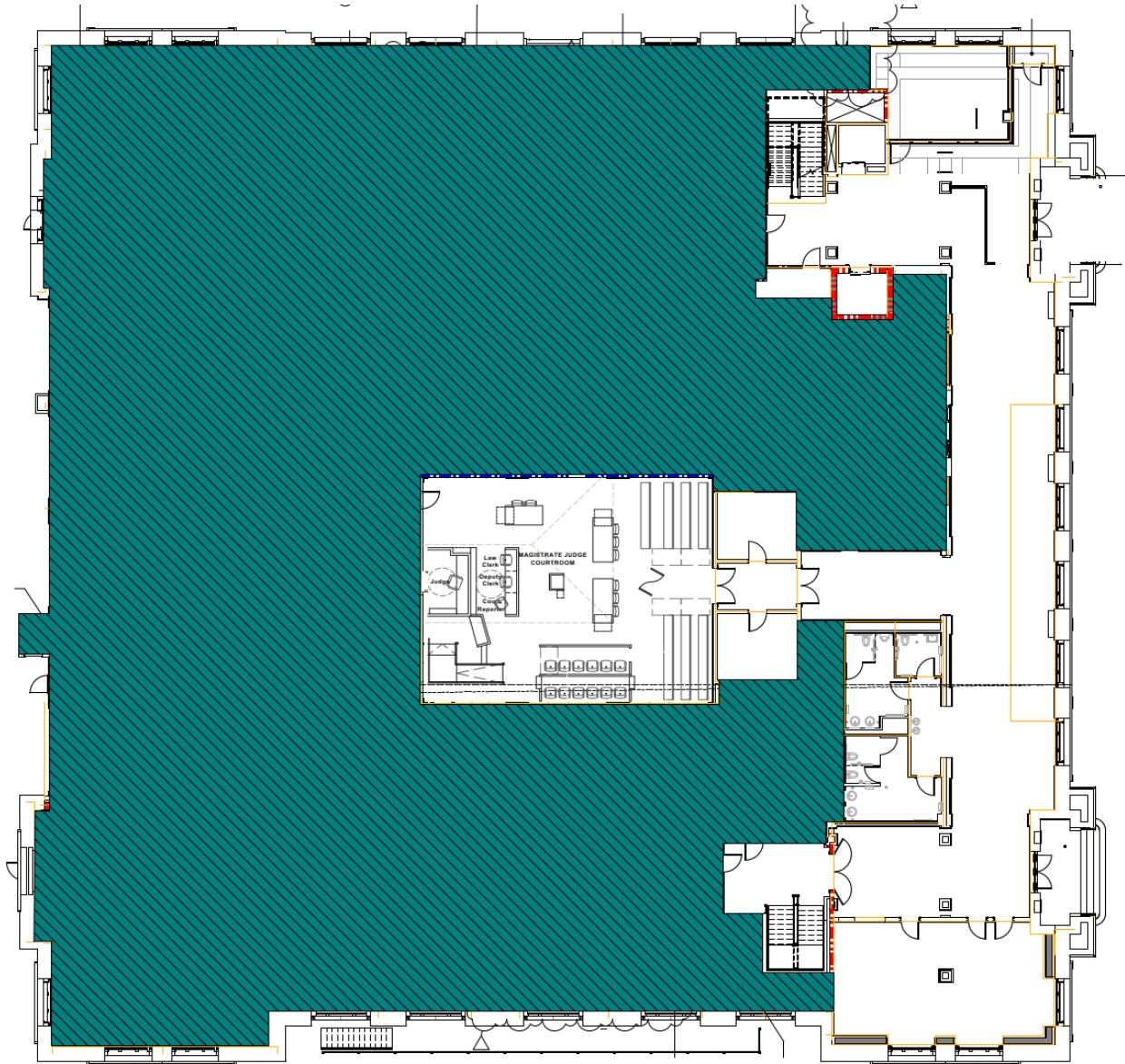
AREA PLAN LEGEND



1/8" = 1'-0"



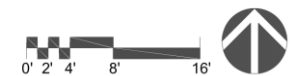
PROPOSED BASEMENT



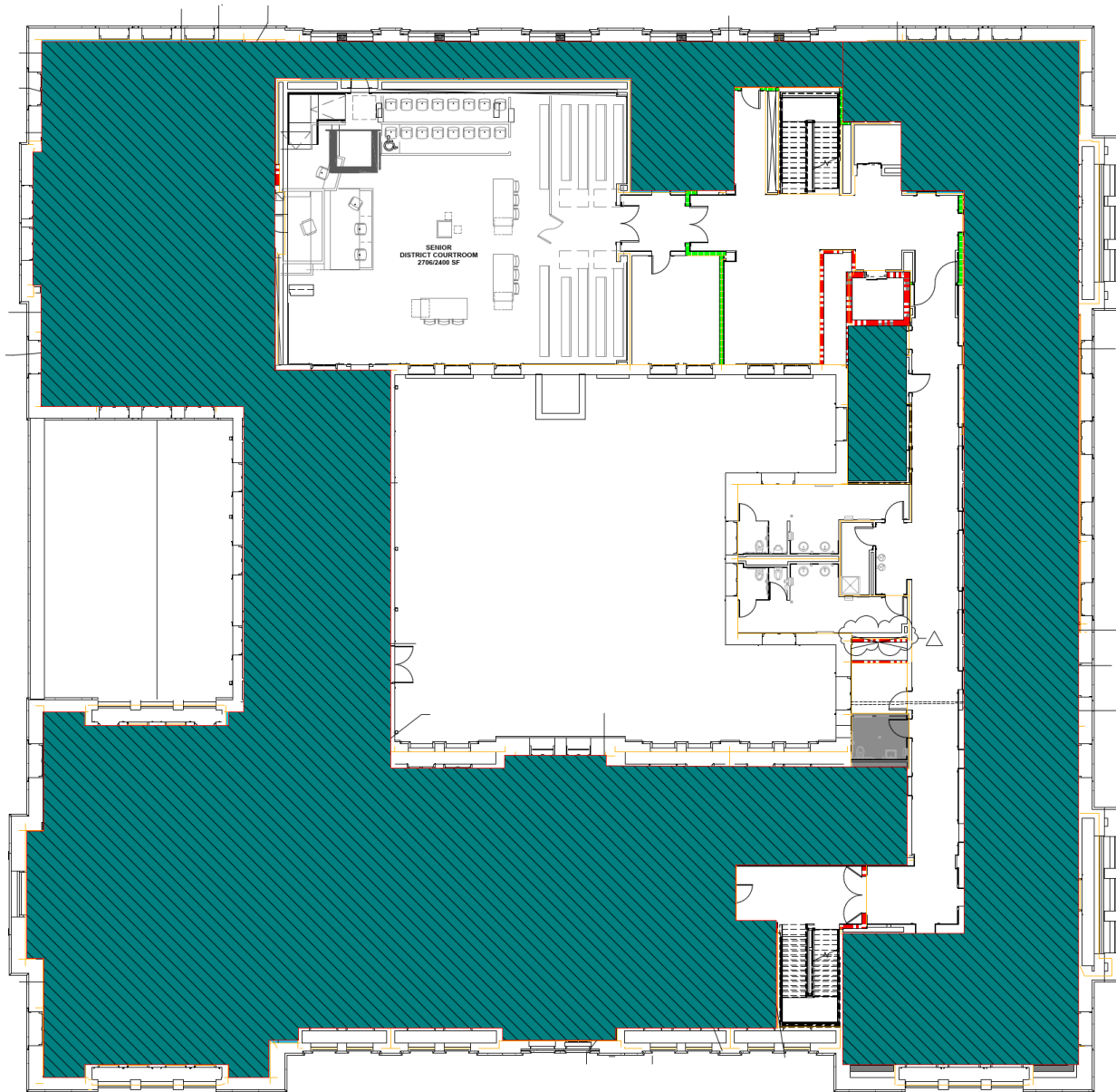
AREA PLAN LEGEND



1/8" = 1'-0"



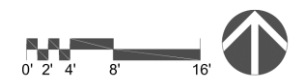
PROPOSED FIRST FLOOR



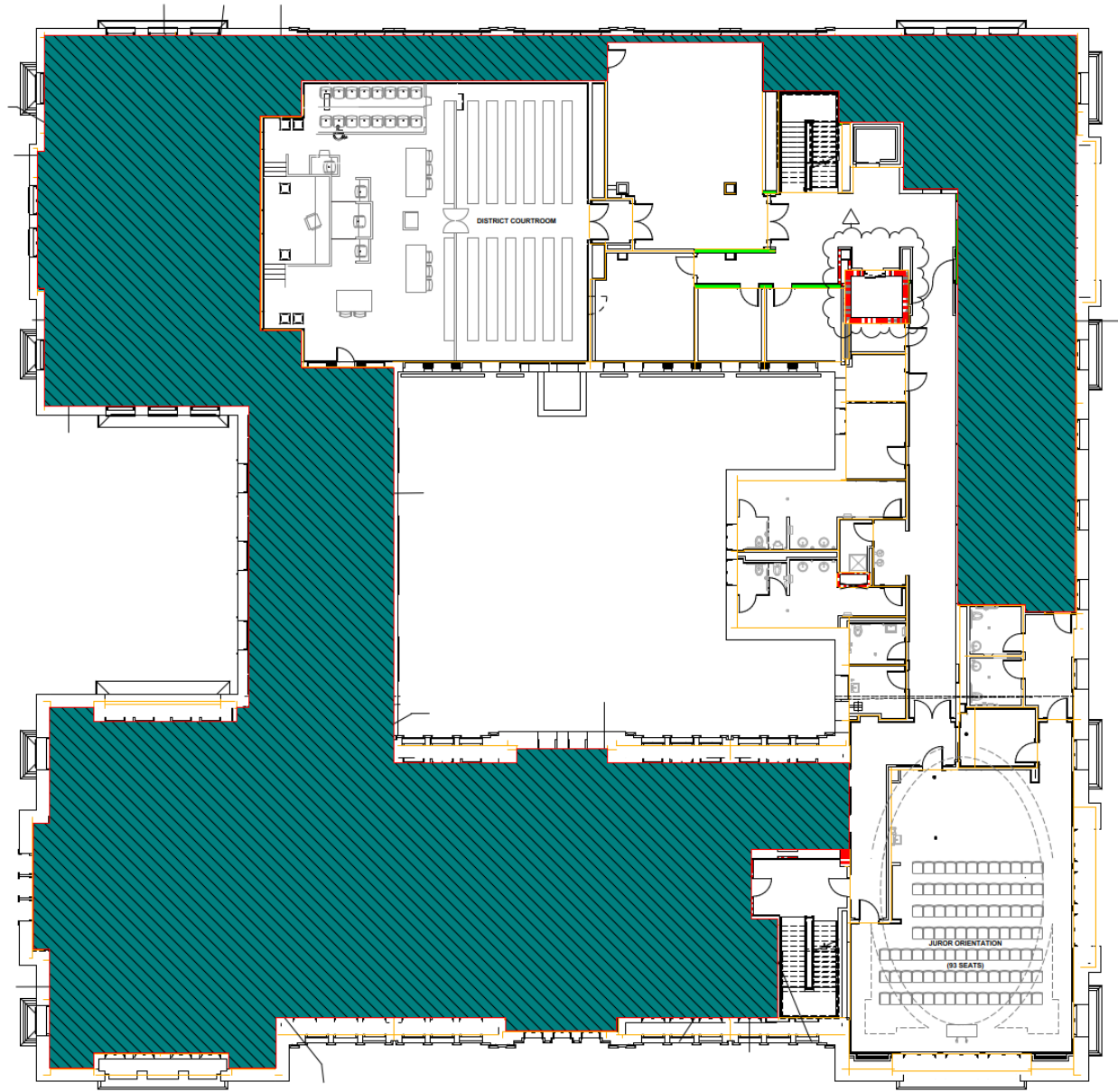
AREA PLAN LEGEND



1/8" = 1'-0"



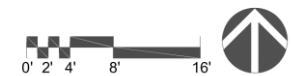
PROPOSED SECOND FLOOR



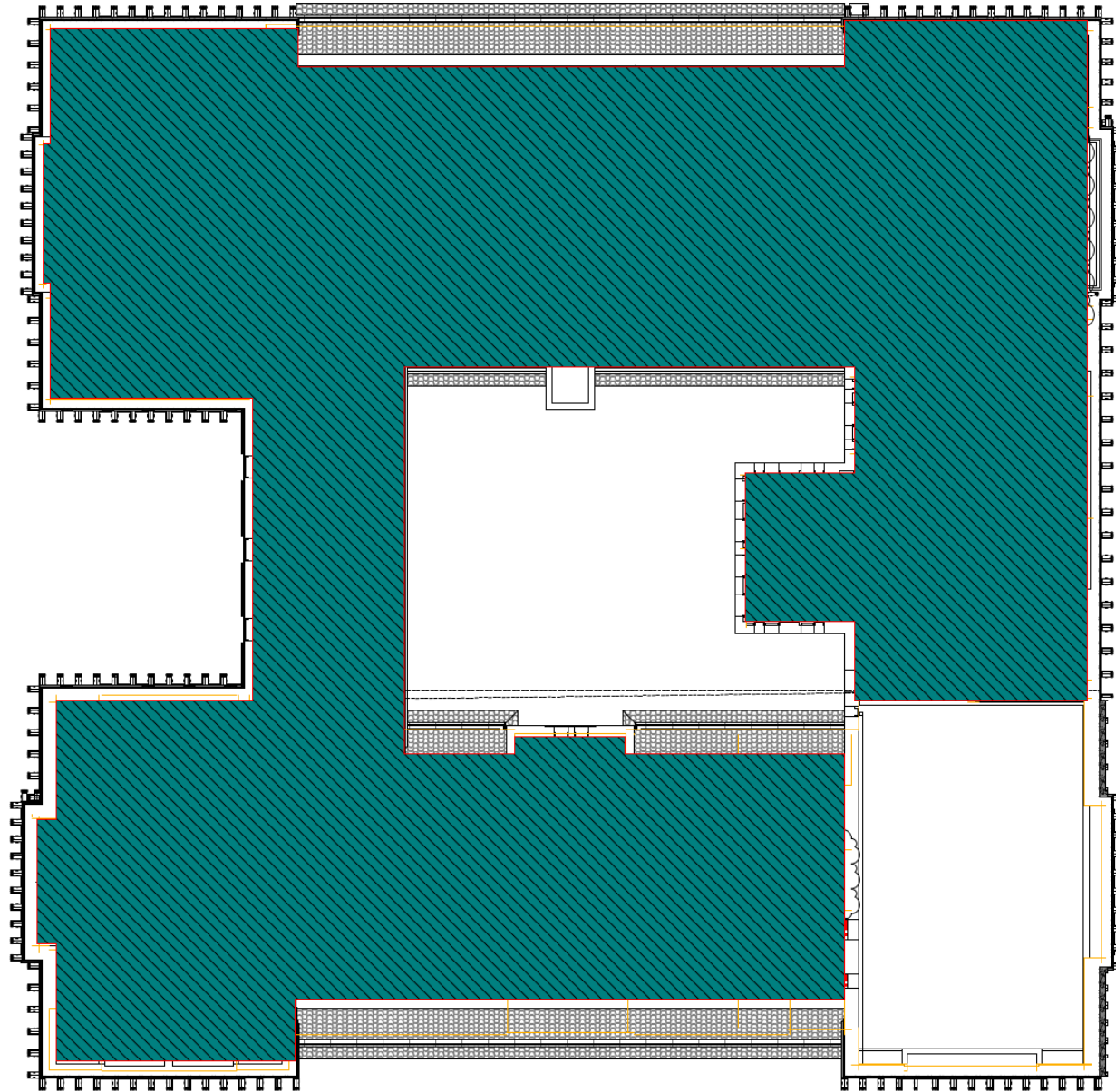
AREA PLAN LEGEND



1/8" = 1'-0"



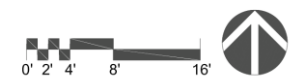
PROPOSED THIRD FLOOR



AREA PLAN LEGEND

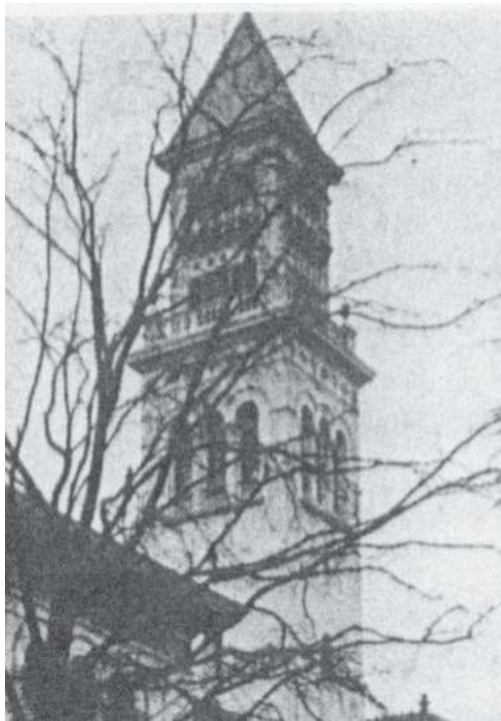
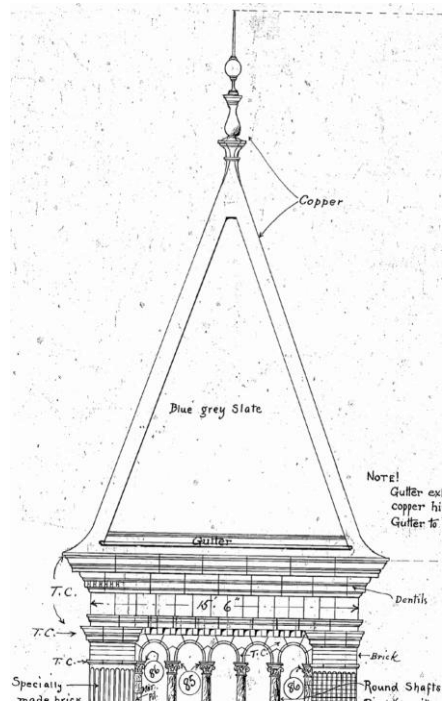


1/8" = 1'-0"

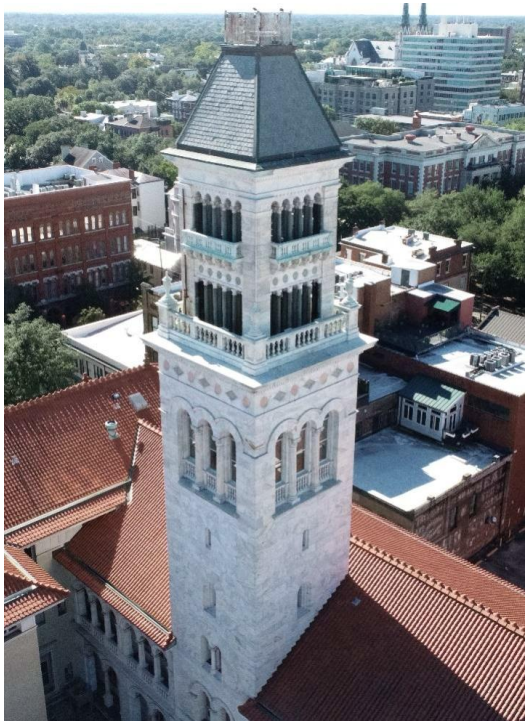
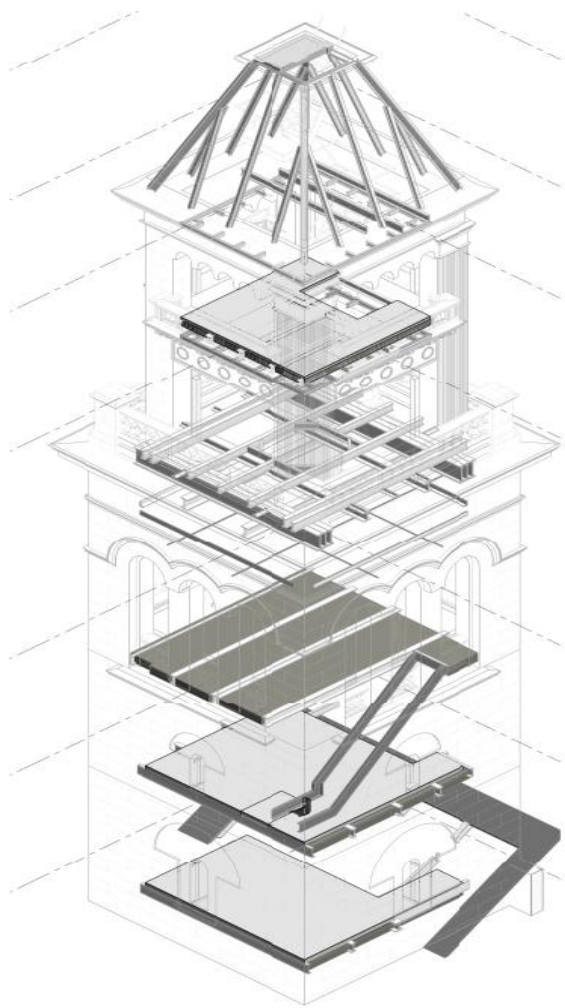


PROPOSED FOURTH FLOOR

TOWER REPAIR PACKAGE -

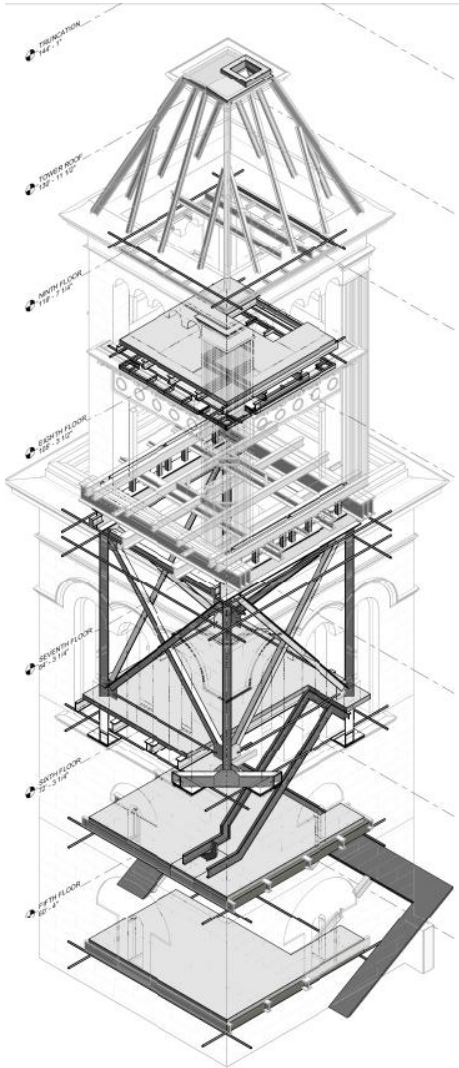


1894 – Original Tower



2022 – Existing Tower Condition

TOWER REPAIR PACKAGE -



Tower w/ Structural and Architectural Upgrades

- Interior finishes and renovations throughout the tower footprint
- Window System Upgrades - 7th, 8th and 9th Floors
- Installation of a dry sprinkler fire protection system
- Interior power and lighting upgrades
- Waterproofing Improvements
- Masonry and Stone restoration
- Roof System upgrades
- Exterior Masonry Restoration
- 7th & 9th floor system upgrades; floor framing upgrades at 8th Floor
- Safety improvements for access for future maintenance and monitoring

PROJECT COMPLICATIONS

- **Flooring System Failure:** A section of the third-floor collapsed in April 2023 triggering emergency stabilizations, reconstruction and schedule extensions
- **Environmental Hazards:** Unforeseen mold, asbestos, and lead dust required remediation in multiple phases, affecting both schedule and budget.
- **Supply Chain Volatility:** Material availability and last-minute vendor pricing changes created procurement risks.
- **Weather Impacts:** Hurricane season and related events (e.g., Hurricane Idalia) caused delays and required emergency response actions.
- **Water Infiltration Issues:** Persistent leaks from gutters and balcony drains delayed interior finishes.

LESSONS LEARNED

- Early Structural Assessment is Critical
- Proactive Risk Management is Vital
- Change Management Discipline
- Weather-Resilient Planning
- Scope Clarity Prevent Disputes

CURRENT PROGRESS



Floor 2 (Lightcourt) – Cooling Tower installation progress



Floor 1 & 3 – Terrazzo installation progress

CURRENT PROGRESS



Floor 4 – Staircase #3 installation progress



Jury Assembly – Historic Ceiling Plaster progress

CURRENT PROGRESS



Floor 2 Sr. District Courtroom –Soffit framing installation progress



Bridge Connector ongoing façade installation

QUESTIONS?

