

COURTHOUSE CONSTRUCTION

COURTHOUSE CONSTRUCTION FUNDING AND THE JUDICIARY COURTHOUSE PLANNING AND PRIORITIZATION PROCESS

The federal courthouse construction program is administered jointly by the judiciary and the General Services Administration (GSA). The judiciary establishes priorities for courthouse construction projects and sets the housing requirements for each project to ensure that completed facilities meet the needs of the courts. GSA, as the holder of real property authority, secures the funding for courthouse construction, acquires the building site, and completes design and construction work on the facilities themselves.

The judiciary sets forth its priorities for courthouse construction funding on its *Federal Judiciary Courthouse Project Priorities (CPP)* list. The *CPP* is divided into two parts. Part I consists of the judiciary's highest courthouse construction funding priorities for the budget year. Part II identifies out-year courthouse construction priorities. As described in detail below, the most recent *CPP* includes the following project priorities for fiscal year (FY) 2027: San Juan, Puerto Rico; Hartford, Connecticut; Chattanooga, Tennessee¹; Bowling Green, Kentucky; Anchorage, Alaska; and McAllen, Texas. The judiciary requests \$1.1 billion in FY 2027 to fund these priority projects.

MANAGEMENT OF PRIOR YEAR COURTHOUSE CONSTRUCTION FUNDING

The table below provides the status of prior year funded *CPP* projects, excluding partially funded projects awaiting additional funding on the current *CPP*. Two additional projects not on the *CPP* were funded in FY 2016 – Rutland, Vermont, and Greenville, Mississippi. The courthouse in Rutland, Vermont, received \$6.4 million. It was acquired by GSA from the U.S. Postal Service in October 2018 and awaits funding for a follow-on renovation project. The Greenville, Mississippi, courthouse construction project received \$46.4 million; the estimated completion date is March 2026, with full planned occupancy in Summer 2026.

¹ At the time the FY 2027 *CPP* was approved, the new courthouse project in Chattanooga still required additional funding. Subsequent to that approval, the enactment of the Consolidated Appropriations Act, 2026, fully funded the Chattanooga project. As a result, Chattanooga still appears on the FY 2027 *CPP*, but it is no longer part of the FY 2027 funding request. Consistent with longstanding practice, Chattanooga will be removed from future iterations of the *CPP* now that it is fully funded.

Location	Project Description	Funding FY(s)	Project Status (as of March 2026)
Nashville, Tennessee	New Courthouse	2016	Construction Completed 2022
Toledo, Ohio	Courthouse Annex	2016	Construction Completed 2024
Charlotte, North Carolina	Courthouse Annex	2016	Construction Completed 2021
Des Moines, Iowa	New Courthouse	2016	Construction Completed 2024
Greenville, South Carolina	New Courthouse	2016	Construction Completed 2021
Anniston, Alabama	New Courthouse	2016	Construction Completed 2022
Savannah, Georgia	Courthouse Annex	2016	Construction Completed 2021
San Antonio, Texas	New Courthouse	2016	Construction Completed 2021
Harrisburg, Pennsylvania	New Courthouse	2016/2018	Construction Completed 2023
Huntsville, Alabama	New Courthouse	2018	Construction Completed 2024
Fort Lauderdale, Florida	New Courthouse	2018/2023	Estimated Completion November 2026

Between FY 2021 and FY 2026, Congress provided partial funding of \$345.0 million for the Hartford, Connecticut courthouse, and full funding of \$282.8 million for the Chattanooga, Tennessee courthouse, which represent the top two priorities on Part I of the current *CPP*, as well as partial funding of \$70.8 million for the judicial space emergency in San Juan, Puerto Rico. The Hartford and San Juan projects await the remaining needed funding in FY 2027.

Each of the remaining funded or partially funded new construction projects (Fort Lauderdale, Florida; Hartford, Connecticut; Chattanooga, Tennessee; and San Juan, Puerto Rico) and post-annex renovation and alteration projects (James M. Ashley & Thomas W. Ashley U.S. Courthouse in Toledo, Ohio; and Tomochichi Federal Building and U.S. Courthouse in Savannah, Georgia) is in a different stage of development. The Administrative Office of the U.S. Courts continues to engage with GSA, the U.S. Marshals Service (USMS), and other Executive Branch stakeholders on portfolio management activities to ensure that additional milestones are reached, and projects remain on track. These activities include regular coordination and project status meetings; development of a communications and program management plan; the operation of a National Courthouse Change Management Board to oversee changes impacting scope, schedule, and budget; and deployment of a program management dashboard to track progress. Ongoing coordination continues among stakeholders to address issues impacting the portfolio including risks, policies, and best practices.

UPDATES TO THE *CPP*

In September 2025, the Judicial Conference of the United States approved an updated *CPP* list for FY 2027. The FY 2027 *CPP* is the sixth to incorporate the requirement that any project considered for addition to Part I must have a completed GSA Phase II feasibility study. This requirement helps improve the quality of GSA cost estimates associated with Part I projects, for which funding is being sought.

The approved *CPP* for FY 2027 (see page 14.8) reflects the continuing judicial space emergency in San Juan, Puerto Rico, which makes that project the de facto top courthouse construction priority of the judiciary. Part I of the FY 2027 *CPP*, as approved, consists of Hartford, Connecticut; Chattanooga, Tennessee; Bowling Green, Kentucky, Anchorage, Alaska; and McAllen, Texas. McAllen was elevated from Part II to Part I of the *CPP* based on completion of its GSA Phase II feasibility study. Cost estimates for these projects were also updated by GSA and reflect numerous changes, including the impact of revisions to GSA policy, cost escalation, changes to construction delivery methods and other factors as noted below.

On Part II of the FY 2027 *CPP*, as approved, the rank order is now as follows based upon 2025 Urgency Evaluation (UE) scores: (1) Greensboro/Winston-Salem, North Carolina; (2) Sherman/Plano, Texas; (3) Dallas, Texas; (4) Rochester, New York; (5) Macon, Georgia; and (6) Norfolk, Virginia.

Subsequent to the approval of the FY 2027 *CPP*, additional funds were provided in the Consolidated Appropriations Act, 2026, for three active *CPP* projects, including full funding for the new courthouse project in Chattanooga. As a result, the *CPP* shown on page 14.8 has also been updated to reflect the provision of those additional funds and the resulting impact on the amount of funding still needed for completion.

Judicial Space Emergency

San Juan, Puerto Rico: \$1.6 million for site and design and \$339.5 million for new annex construction requested in FY 2027

Prior funding: \$22.5 million previously funded in FY 2022 and \$3.0 million in FY 2024 for site and design; \$25.3 million in partial funding for construction received in FY 2024; \$20.0 million in partial funding for construction received in FY 2026; site is federally owned.

The Clemente Ruiz-Nazario U.S. Courthouse and the Federico Degetau Federal Building in San Juan, Puerto Rico, were declared a judicial space emergency by the Judicial Conference in September 2020. In early 2018, the Puerto Rico District Court was informed that the Federico Degetau Federal Building was among eight courthouses found to be structurally deficient and at extremely high risk for seismic activity. GSA reported that the federal building did not meet the required performance level and that significant, and invasive, seismic remediation work was necessary. Recommended seismic upgrades to the Degetau Federal Building include reinforcing columns, constructing new shear walls, concrete deck doweling and replacement, retrofitting the existing spandrels at the perimeter walls, and adding seismic bracing to the mechanical systems. To safely perform the necessary seismic work, a new annex needs to be constructed in advance to provide not only necessary permanent expansion space for the court but also temporary swing space for all tenants during the invasive seismic upgrade to the Degetau Federal Building.

GSA currently estimates that \$341.1 million in additional funding is needed for construction of the annex. GSA's total estimated project cost is \$411.9 million. GSA's current project estimate reflects numerous updates, including the impact of changes in internal GSA policy and expected cost escalation from design fee increases and maintenance and inspection fee increases, among others. The proposed new annex will meet the expansion needs of the district court with six district courtrooms and ten chambers, provide secure circulation for prisoner movement, and expand facilities for prisoner management to better accommodate the USMS. The project is currently in the design phase.

Because of the Degetau Federal Building's location in an area of high seismic activity, GSA commissioned studies to evaluate the building's performance under customary seismic events. Reports indicated that although the building can support typical occupancy live loads at full capacity, it does not meet the relevant seismic criteria. Accordingly, the judiciary vacated the Degetau building and all personnel for the United States District Court and the United States Probation and Pretrial Services Office for the District of Puerto Rico began work from alternate locations as of September 2023. Other government tenants remain in the Degetau building pursuant to existing agreements with GSA.

Part I: FY 2027 Courthouse Construction Funding Priorities

The five projects on Part I of the FY 2027 *CPP* (which reflects the addition on one project) are described in detail below.

1. Hartford, Connecticut: \$87.2 million for construction requested in FY 2027

Prior funding: \$135.5 million in FY 2021 for site, design, and partial construction; \$138.0 funded in FY 2022 for partial construction; \$61.5 million funded in FY 2023 for partial construction; and \$10.0 million funded in FY 2026 for partial construction.

The Abraham Ribicoff Federal Building and U.S. Courthouse (Ribicoff Federal Building) in Hartford, Connecticut, is number one on the judiciary's *CPP* list for FY 2027. GSA estimates a total of \$432.2 million is required for site acquisition, design, and construction of the new courthouse. The amount requested in FY 2027 is \$87.2 million to address the remaining balance required for project construction. GSA's update to its FY 2026 project estimate of \$492.6 million reflects the impact of changes in internal GSA policy, an update to the construction delivery method and the need to revise the project schedule due to the delay in full funding. The project is currently in the site selection phase.

The Ribicoff Federal Building was constructed in 1963 and houses the district court, bankruptcy court, and court of appeals, among other tenants. The courthouse building currently houses 10 judges (four district judges, three senior district judges, two magistrate judges and one bankruptcy judge) and contains one hearing room and seven courtrooms (four district, two magistrates, and one bankruptcy), many of which do not meet *U.S. Courts Design Guide (USCDG)* size standards.

The Ribicoff Federal Building has considerable challenges related to prisoner movement, with no dedicated prisoner elevator and an undersized sally port, prohibiting separate public/prisoner/judge circulation. The U.S. Immigration and Customs Enforcement Office escorts 350-500 prisoners per month in this building. The annex to the Ribicoff Federal Building, constructed in 1991, has ongoing water intrusion, air quality, and HVAC issues. The annex also suffered extensive damage after a major storm in 2008.

2. Chattanooga, Tennessee: Fully funded; no funding requested in FY 2027

3. Bowling Green, Kentucky: \$27.0 million for site and design; \$190.9 million for construction requested in FY 2027

Bowling Green, Kentucky, is number three on the judiciary's *CPP* list for FY 2027. GSA currently estimates that a total of \$217.9 million is needed for site acquisition, design, and construction of the courthouse. GSA's update to its FY 2026 project estimate of \$219.4 million reflects the impact of changes to GSA internal policy. The existing courthouse was constructed in 1933 and houses the district court, among other court-related tenants. The building houses two resident judges (one district and

one magistrate), but only contains one magistrate judge courtroom, one undersized magistrate judge hearing room, and one undersized bankruptcy judge courtroom. The courthouse, which was constructed in 1933, lacks adequate security, does not provide for future expansion needs, and does not meet current *USCDG* standards. Because of inadequacies in the existing building's configuration and size, judges, prisoners, and the public must use the same public elevator and corridors. The building lacks a prisoner sallyport, restricted judges' parking, and adequate setbacks and perimeter barriers. None of the courtrooms meet accessibility requirements for persons with disabilities. Additionally, there are considerable fire/life safety deficiencies, including lack of fire protection systems and inadequate egress capacities.

4. Anchorage, Alaska: \$63.3 million for site and design requested in FY 2027

Anchorage, Alaska, is number four on the judiciary's *CPP* list for FY 2027. GSA estimates \$63.3 million is required for site and design. The judiciary is not seeking funding for construction at this time. Court operations are currently housed in two separate facilities – the James M. Fitzgerald U.S. Courthouse and Federal Building (Fitzgerald Courthouse) and the Anchorage Federal Building. The Fitzgerald Courthouse serves as the district headquarters and houses nine resident judges (three district, four senior district, and two magistrate), but only has three district judge courtrooms, one magistrate judge courtroom, and two undersized hearing rooms. Further, the Fitzgerald Courthouse lacks adequate security, does not provide for future expansion needs due to column spacing and floor heights, and does not meet current *USCDG* standards. Because of inadequacies in the existing building's configuration and size, there is a lack of secure circulation for judges and prisoners, and the restricted circulation for court personnel is severely limited. The Anchorage Federal Building houses three resident judges (one circuit and two bankruptcy) and has one bankruptcy judge courtroom. The Anchorage Federal Building also lacks adequate security and does not meet current *USCDG* standards.

5. McAllen, Texas - \$38.7 million for site and design; \$361.6 million for construction requested in FY 2027

McAllen, Texas, is number five on the judiciary's *CPP* list for FY 2027. GSA estimates a total of \$400.2 million is required for site, design, and construction of a new courthouse. The judiciary and supporting tenants are currently in an 11 story, leased facility – Bentsen Tower, built 1963 in downtown McAllen. The facility is not managed by GSA and houses the district court, probation office, and other court-related tenants. The building houses eight resident judges (three district, one senior district, three magistrates, and one bankruptcy), and only has three district judge courtrooms, two magistrate judge courtrooms, and one bankruptcy judge courtroom. There are security and space deficiencies in the facility. The preferred alternative, which is the

smallest gross square foot alternative, proposes to house eight courtrooms (three district, two senior district, two magistrate, and one bankruptcy) and eleven chambers (four district, three senior district, three magistrate, and one bankruptcy). The U.S. Attorneys' staff office, Federal Public Defender, and GSA office would remain in current or new leased space

FEDERAL JUDICIARY COURTHOUSE PROJECT PRIORITIES (CPP) FOR FISCAL YEAR 2027

**APPROVED BY THE JUDICIAL CONFERENCE OF THE UNITED STATES (September 2025)
UPDATED TO REFLECT ENACTED 2026 APPROPRIATIONS (March 2026)**

The *Federal Judiciary Courthouse Project Priorities (CPP)* is the judiciary's list of courthouse construction funding priorities as approved by the Judicial Conference of the United States (Judicial Conference). The *CPP* was developed using the results of the Asset Management Planning (AMP) process. Approved by the Judicial Conference in 2008, AMP is a comprehensive facility planning tool designed to identify the Judiciary's most urgent space needs, address cost-containment concerns, and incorporate applicable industry best practices.

Under the AMP process, each courthouse nationwide is assessed to determine current and future needs, identify preliminary housing solutions as needed, and calculate the relative urgency of need compared to other courts nationwide. Factors considered include building condition, building functionality, security, compliance with space standards, courtroom and chambers needs, and caseload and personnel growth. From this assessment, an Urgency Evaluation (UE) Results List that ranks space urgency by court location on a "worst first" basis is developed. Each location's UE rating is updated annually until a project is placed on Part I of the *CPP*, at which time its rating is "frozen" for purposes of planning certainty.

The *CPP* is divided into two parts. Part I, provided below, consists of the Judiciary's courthouse construction funding priorities for FY 2027. In addition, in September 2020, the Judicial Conference declared a judicial space emergency for the Nazario U.S. Courthouse and Degetau Federal Building in San Juan, Puerto Rico, due to unique circumstances resulting from GSA's planned seismic retrofit of the Degetau Federal Building. Part I projects all have a completed GSA Phase II feasibility study or equivalent to establish cost estimates and housing solutions needed to address local court housing needs.

Funding amounts shown on this FY 2027 CPP have been updated to reflect FY 2026 appropriations, which were enacted subsequent to approval of the CPP.

Judicial Space Emergency									
			FUNDING SUMMARY (\$M)						
			FY 2027 Funding Request		Previously Funded		Est.Total (Site/Design, Construction)	Site Acquired	Status (as of 12/2025)
District	City	Project Description	Site/Design	Construction	Site/Design	Construction			
District of Puerto Rico	San Juan	Courthouse Annex	1.589	339.516	25.496	45.270	411.871	Yes	GSA Feas. Study Completed

NOTES: (1) Courthouse Annex site is federally owned. (2) Funding for repair and alteration (R&A) of the Degetau Federal Building is not included in the funding summary above. GSA will request follow-on R&A design and construction funding for the Degetau Federal Building in a future budget year. (3) Updated cost estimate provided by GSA in December 2025; figures reflect escalation due to time, labor, market conditions.

Part I: Fiscal Year (FY) 2027 Courthouse Construction Funding Priorities										
			FUNDING SUMMARY (\$M)							
			FY 2027 Funding Request		Previously Funded		Est.Total (Site/Design, Construction)	Site Acquired	Status (as of 12/2025)	
Priority	District	City	Project Description	Site/Design	Construction	Site/Design				Construction
1	District of Connecticut	Hartford	New Courthouse	0	87.197	48.201	296.799	432.197	No	GSA Ph II Feas. Study Completed
2	Eastern District of Tennessee	Chattanooga	New Courthouse	0	0	45.493	237.309	282.802	No	GSA Ph II Feas. Study Completed
3	Western District of Kentucky	Bowling Green	New Courthouse	26.977	190.856	0.000	0.000	217.833	No	GSA Ph II Feas. Study Completed
4	District of Alaska	Anchorage	New Courthouse	63.329	TBD	0.000	0.000	TBD	No	GSA Ph II Feas. Study Completed
5	Southern District of Texas	McAllen	New Courthouse	38.666	361.545	0.000	0.000	400.212	No	GSA Ph II Feas. Study Completed
TOTAL:				128.972	639.598	93.694	534.108	TBD		

NOTES: (1) All projects have been assessed using the AMP process. (2) All cost estimates updated and provided by GSA in December 2025. (3) Judiciary policies pertaining to courtroom sharing and the exclusion of projected judgeships have been applied to all projects. (4) Construction cost estimates for Anchorage, Alaska, are not included at this time.

Part II of the CPP identifies outyear courthouse construction priorities. All project locations on Part II have been assessed under the AMP process and prioritized based on the project location's UE rating. As projects in Part I are funded and constructed, projects in Part II may potentially be elevated to Part I. A project location must have a completed GSA Phase II feasibility study before moving to Part I. In selecting which projects should begin a Phase II study, the Judicial Conference's Committee on Space and Facilities will rely heavily on a location's UE rating. Where multiple locations have similar UE ratings, additional factors may be considered, including

prisoner production figures during a given period of time, previous funding, and whether the current facility is owned by GSA. When a GSA Phase II feasibility study has been completed, that project will be elevated to Part I and placed behind any other locations already on Part I the next time the *CPP* is updated. Until a location is elevated to Part I, its UE rating will be refreshed each year to capture changes in courtroom needs, chambers needs, and caseload growth, and as a result, its place in the prioritization of Part II projects may change.

Part II: CPP Outyear Courthouse Construction Priorities (Based on 2025 Urgency Evaluation Rating)				
District	City	2025 UE Rating	Site Acquired	Status (as of 12/2025)
Middle District of North Carolina	Greensboro/W-S	70.803	No	GSA Ph I Feasibility Study Completed
Eastern District of Texas	Sherman/Plano	48.528	No	GSA Ph I Feasibility Study Completed
Northern District of Texas	Dallas	42.226	No	GSA Ph I Feasibility Study Completed
Western District of New York	Rochester	39.414	No	GSA Ph I Feasibility Study Completed
Middle District of Georgia	Macon	37.201	No	GSA Ph I Feasibility Study Completed
Eastern District of Virginia	Norfolk	27.208	Yes	GSA Feasibility Study Completed in 2010; needs refresh

NOTES: (1) All projects have been assessed using the AMP process. (2) Judiciary policies pertaining to courtroom sharing and the exclusion of projected judgeships have been applied to all projects.

BACKGROUND

Federal Judiciary Courthouse Project Priorities (CPP) List

The judiciary compiles a prioritized list of federal construction projects representing the courts’ most urgent courthouse construction needs. This prioritization is based on the judiciary’s long-range space planning methodology called the Asset Management Planning (AMP) process (as discussed below). Prior to FY 2016, this list was referred to as the *Five-Year Courthouse Project Plan (Five-Year Plan)*. In September 2015, the Judicial Conference recognized that the *Five-Year Plan* did not reflect an accurate funding timeline or articulate the relative urgency-of-need for projects on the *Five-Year Plan* (particularly those that remained on the plan for long periods of time). To address these concerns, the Conference adopted a new planning instrument to detail the judiciary’s priorities for new construction: the *Federal Judiciary CPP* list.

The *CPP* is a two-part, two-page document. Part I lists the judiciary’s highest courthouse construction priorities – projects for which the judiciary will request federal funding in its annual budget submission – in numbered priority order. The priority order

of all projects on Part I is maintained until a project has been fully funded, at which point the funded project is removed from Part I. Part II of the *CPP* consists of a separate table that includes the remaining projects. Prioritization of projects on Part II is reviewed and updated annually based on the location's Urgency Evaluation (UE) score.² New projects may be added to Part II of the *CPP* after the completion of a Phase I GSA feasibility study that recommends the construction of a new courthouse or annex. As of September 2020, projects must have a completed Phase II GSA feasibility study before they can be elevated to Part I of the plan.

AMP Process

The AMP process was approved by the Judicial Conference in March 2008. The AMP process incorporates rigorous facility assessments and consistently applied objective standards and guidelines to evaluate space needs in federal courthouses throughout the nation. Deliverables of the AMP process include a district-wide Long-Range Facilities Plan, a Facility Benefit Assessment (FBA) score for each courthouse, and a UE ranking for each city. Through these deliverables, the judiciary identifies courthouse space issues by location, preliminary housing solutions, and relative urgency-of-need compared to other courts nationwide.

The FBA score is based upon factors grouped into one of four weighted categories:

1. Building Condition – 30 percent
2. Space Functionality – 30 percent
3. Security – 25 percent
4. Space Standards – 15 percent

The UE ranking is used to determine which courthouses throughout the nation have the most urgent space needs, regardless of the size of the courthouse or type of housing solution. There are four weighted factors used to calculate a courthouse location's UE ranking:

1. FBA score – 40 percent
2. Judges without chambers – 30 percent

² When two or more projects have UE scores so similar as to make meaningful prioritization among those projects difficult, the Judicial Conference Committee on Space and Facilities has approved a list of additional factors that can be used to inform the prioritization process. These factors include: (1) whether a court is currently located in a leased building as opposed to a GSA-owned facility; (2) whether the United States Marshals Service (USMS) produces a high number of prisoners for court proceedings at that location; and (3) whether the location has received past congressional funding.

3. Judges without courtrooms based on courtroom sharing policies – 20 percent
4. Projected caseload growth – 10 percent

The annual UE Results List is published early each calendar year to reflect updates in a location's courtroom or chambers needs and caseload growth, and to update or add locations that have been evaluated under the AMP process since the issuance of the prior year's UE Results List. All 94 districts and 12 circuit headquarters throughout the country have been assessed under the AMP process.