

AMENDED PROSPECTUS – ALTERATION  
POTTER STEWART U.S. COURTHOUSE  
CINCINNATI, OH

Prospectus Number: POH-0028-CN22  
Congressional District: 1

**FY 2022 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project that will relocate the U.S. Bankruptcy Court (USBC) from over 38,000 usable square feet (USF) of leased space to approximately 21,000 USF in the Potter Stewart U.S. Courthouse (Potter Stewart Courthouse) and upgrade eight passenger elevators and one freight elevator. The project will meet the long-term housing needs of USBC, decrease the Federal Government’s reliance on leased space, reduce federally owned vacant space, and improve space utilization in the Potter Stewart Courthouse. Approximately \$1,100,000 in annual lease costs will be avoided, with savings of approximately \$110,000 in annual agency rent payments.

**FY 2022 House Committee Approval Requested**

**(Design, Construction, Management & Inspection) ..... \$19,066,000<sup>1</sup>**

This prospectus amends Prospectus No. POH-0028-CN19. GSA is requesting approval of an additional estimated design cost of \$1,737,000, additional estimated construction cost of \$15,942,000, and additional estimated management and inspection cost of \$1,387,000 for a total additional cost of \$19,066,000 to account for cost escalation of the USBC relocation portion of the project due to time and market conditions and inclusion of the upgrades to the elevators.

**FY 2022 Senate Committee Approval Requested**

**(Design, Construction, Management & Inspection) ..... \$10,965,000<sup>2</sup>**

This prospectus amends Prospectus Nos. POH-0028-CN16 (elevator upgrades) and POH-0028-CN19 (USBC relocation). GSA is requesting approval of an additional estimated design cost of \$1,002,000, additional estimated construction cost of \$9,219,000, and additional estimated management and inspection cost of \$744,000 for a total additional cost of \$10,965,000 to account for cost escalation due to time and market conditions.

<sup>1</sup> Prospectus No. POH-0028-CN19 (USBC relocation) were approved by the Committee on Transportation and Infrastructure of the House of Representatives on September 27, 2018 for design cost of \$3,086,000, an estimated construction cost of \$27,229,000, and an estimated management and inspection cost of \$2,570,000 for a total estimated project cost of \$32,885,000.

<sup>2</sup> Prospectus Nos. POH-0028-CN16 (elevator upgrades) and POH-0028-CN19 (USBC relocation) were approved by the Committee on Environment and Public Works of the Senate on May 18, 2016, and June 19, 2019, respectively. Approval of POH-0028-CN16 was for design cost of \$735,000, an estimated construction cost of \$6,723,000, and an estimated management and inspection cost of \$643,000, for a total estimated project cost of \$8,101,000. Approval of POH-0028-CN19 was for design cost of \$3,086,000, an estimated construction cost of \$27,229,000, and an estimated management and inspection cost of \$2,570,000, for a total estimated project cost of \$32,885,000.

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**FY 2022 Committee Appropriation Requested**

**(Design, Construction, Management & Inspection) ..... \$51,951,000<sup>3</sup>**

**Major Work Items**

Interior construction; elevator upgrades; demolition and hazardous materials abatement; heating, ventilation and air conditioning (HVAC); electrical; life safety upgrades and plumbing

**Project Budget**

Design .....	\$4,823,000
Estimated Construction Cost (ECC) .....	43,171,000
Management and Inspection (M&I).....	3,957,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$51,951,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2022	FY 2027

**Building**

The Potter Stewart U.S. Courthouse, built in 1938, is a nine-story structure designed in the Art Modern style. The primary elevations are clad in limestone atop a granite base. The courthouse is approximately 532,000 gross square feet with 11 outside parking spaces. It is located within Cincinnati's Central Business District and is listed in the National Register of Historic Places. It serves as the main office for the Sixth Circuit Court Executive. A service and pedestrian tunnel connects the building to the John Weld Peck Federal Building.

**Tenant Agencies**

Judiciary, Department of Justice, GSA

<sup>3</sup> GSA was unable to fund the approved repair and alteration projects within the enacted levels of the FY 2016 and FY 2019 appropriations.

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**Proposed Project**

The proposed project involves alterations to consolidate USBC's space into the Potter Stewart Courthouse from leased space. The construction will create two USBC courtrooms and chambers, a judges' elevator, clerk space, and shared support spaces. HVAC, electrical, plumbing, and life safety system upgrades required to house USBC in the courthouse will also be completed.

The proposed project will also modernize eight passenger elevators and one freight elevator. The hoisting equipment and machine room controls will be upgraded, and the historic cabs will be refurbished. The project also includes hazardous materials abatement and safety feature upgrades required to comply with current building codes.

**Major Work Items (USBC Relocation and Elevator Upgrades)**

Interior Construction	\$25,094,000
Elevator Upgrades	8,125,000
Demolition/Hazardous Materials Abatement	4,388,000
HVAC Upgrades	3,569,000
Electrical Upgrades	1,540,000
Life Safety Upgrades	267,000
Plumbing Upgrades	<u>188,000</u>
<b>Total ECC</b>	<b>\$43,171,000</b>

**Justification**

The Potter Stewart Courthouse has approximately 31,000 USF of vacant space. The USBC who are currently in 38,000 USF of leased space will backfill approximately 21,000 USF in the building once the project is completed. The majority of the remaining vacant space will be in the basement and sub-basement of the building. Bringing the USBC into the Potter Stewart Courthouse will co-locate all of the Judiciary's space in Cincinnati into one location, and approximately \$1,100,000 in annual lease costs will be avoided.

The elevator system has exceeded its useful life and is difficult to maintain. Some of the equipment, such as the gearless hoist machines, date back to the original construction of the building. The elevators are not in compliance with current code and safety standards, and the control systems are not compatible with current technology.

Tenant impacts include entrapment in the passenger/freight elevators. The elevators also have been taken out of service due to mechanical failure. When this occurs, parts have had to be sent offsite for repairs, and the elevators can be out of service for months as components are no longer manufactured and must be re-machined.

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**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will design to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to (a) increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles and (c) minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

**Prior Appropriations**

None

**Prior Committee Approvals**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
House T&I	9/27/2018	\$32,885,000	Design = \$3,086,000 ECC = \$27,229,000 M&I = \$2,570,000
Senate EPW	5/18/2016	\$8,101,000	Design = \$735,000 ECC = \$6,723,000 M&I = \$643,000
Senate EPW	6/19/2019	\$32,885,000	Design = \$3,086,000 ECC = \$27,229,000 M&I = \$2,570,000

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

None

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

There are no feasible alternatives to this project. This project is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**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 9/9/2021

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration