

**PROSPECTUS – ALTERATION
HOWARD M. METZENBAUM U.S. COURTHOUSE
CLEVELAND, OH**

Prospectus Number: POH-0033-CL22
Congressional District: 11

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to replace the plaza at the Howard M. Metzenbaum U.S. Courthouse (Metzenbaum Courthouse), located at 201 Superior Avenue in Cleveland, OH. The proposed project will complete critical structural repairs and upgrades to the building’s plaza system to address life-safety concerns.

FY 2022 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$21,467,000

Major Work Items

Plaza upgrades/replacement; basement wall repairs; and exterior conveying system upgrades/replacement.

Project Budget

Design	\$2,111,000
Estimated Construction Cost (ECC)	17,572,000
Management and Inspection (M&I).....	1,784,000
Estimated Total Project Cost (ETPC).....	\$21,467,000

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

Schedule

	Start	End
Design and Construction	FY 2022	FY 2026

Building

The Metzenbaum Courthouse, built between 1903 and 1910, is a five-story structure designed in the neo-classical style. It is one of the most significant structures in Cleveland’s downtown cityscape and is listed in the National Register of Historic Places. The courthouse is approximately 227,000 gross square feet with 13 inside parking spaces. The facade is clad with granite and remains essentially the same as when it was originally constructed. Between 2002 and 2005, the courthouse was modernized for the primary use of the Bankruptcy Courts after the District Courts relocated to the newly constructed Stokes Courthouse.

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Tenant Agencies

Judiciary–Bankruptcy Court, District Court; Department of Justice–U.S. Trustees, U.S. Marshals Service; GSA; Department of Commerce–International Trade Administration; Department of Homeland Security–U.S. Citizenship and Immigration Services

Proposed Project

The proposed project will replace the plaza’s concrete slabs, restore the plaza’s structural steel support system, replace the plaza and perimeter foundation wall’s waterproofing systems, repair basement walls damaged from years of water infiltration, recondition the basement lift that serves the mail screening room, and replace the structural support system for the Daniel Chester French statues at the main entrance.

Major Work Items

Plaza Replacement	\$14,944,000
Basement Wall Repairs	2,059,000
Conveying Systems	<u>569,000</u>
Total ECC	\$17,572,000

Justification

The plaza’s concrete, waterproofing membrane, and most of its supporting steel framing was last replaced in 1972, and the top slab was replaced in 1987. Shoring was installed over a decade ago to support the sidewalk vault structurally and to prevent the public sidewalk from collapsing. Maintenance and repairs are no longer sufficient for preventing water leaks through the plaza.

The plaza’s concrete structural slab is failing. Widespread deterioration under the plaza’s structural slab ranges from small spalls to large areas of complete delamination. The damage has gone beyond concrete and reinforcing deterioration to significant loss of structural steel sections. The steel can be restored in some areas but will have to be replaced in others. The elevator lift that serves the mail screening room in the basement must remain operational during the project and will be used by the construction contractor for vertical conveyance. Refurbishment of the lift will be required after the plaza work is completed.

The foundation wall’s lack of waterproofing allows moisture and water to infiltrate through several cracks. Waterproofing that was applied in previous slab replacement projects only go down a few feet below grade and has worn away. The remainder of the foundation wall has no waterproofing. The wall moisture has corroded the full height of the vertical steel channels at the inside face of the wall that are likely a key part of the wall’s strength.

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There are two significant Daniel Chester French statues on the south elevation of the building. The statues are supported by both the building exterior wall and the sidewalk slab. Movement and deterioration of the sidewalk slab create a risk of cracking in the statues. The original clay tile floor slab supporting the base of the statues has fallen away, leaving only unreinforced cement topping between the steel beams and the statue base. A new support system needs to be installed to isolate the statues from the sidewalk slab.

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

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing 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)

There are no feasible alternatives to this project. This 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 6/15/2021

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration