

**AMENDED PROSPECTUS – ALTERATION
CARL B. STOKES U.S. COURTHOUSE
CLEVELAND, OH**

Prospectus Number: POH-0301-CL23
Congressional District: 11

FY 2023 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Carl B. Stokes U.S. Courthouse (Stokes Courthouse) located at 801 W. Superior Ave. in Cleveland, OH. The proposed project will correct the ongoing deterioration of the plaza system, eliminate water infiltration into the building, and allow for the completion of the plaza toward Superior Avenue, which has remained unfinished since construction of the courthouse. The project will also upgrade the building’s fire alarm system.

FY 2023 Committee Approval Requested

(Design, Construction, and Management & Inspection) \$35,866,000¹

This prospectus amends Prospectus No. POH-0301-CL19. GSA is requesting approval of an additional estimated design cost of \$3,731,000, an additional estimated construction cost of \$29,080,000, and an additional management and inspection cost of \$3,055,000, for a total additional cost of \$35,866,000, to account for cost escalations of the plaza repairs due to time and market conditions, and the addition of the fire alarm system upgrade and sustainability components.

FY 2023 Committee Appropriation Requested

(Design, Construction, and Management & Inspection) \$55,830,000²

Major Work Items

Sitework; fire protection; interior construction; and electrical upgrades

Project Budget

Design	\$5,586,000
Estimated Construction Cost (ECC).....	45,595,000
Management and Inspection (M&I).....	4,649,000
Estimated Total Project Cost (ETPC).....	\$55,830,000

¹Prospectus Nos. POH-0301-CL17 and POH-0301-CL19 were approved by the Committee on Transportation and Infrastructure of the House of Representatives on May 25, 2016, and September 27, 2028, respectively, and the Committee on Environment and Public Works of the Senate on May 18, 2016, and June 19, 2019, respectively, for a total estimated project cost of \$19,964,000. Prospectus No. POH-0301-CL21 was transmitted to Congress on February 4, 2020 but was not approved by the Committees.

² GSA was unable to fund the approved repair and alteration project within the enacted levels of the FY 2017, FY 2019, and FY 2021 President’s Budgets.

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

<u>Schedule</u>	Start	End
Design and Construction	FY 2023	FY 2030

Building

The Stokes Courthouse is a 766,000 gross square foot building with 21 stories above grade and 3 below grade. Construction of the building was completed in 2002, and its primary function is to serve as a Federal courthouse. The Stokes Courthouse is located at the intersection of Superior Avenue and Huron Road. The existing plaza spans the front of the property along Huron Road and was originally designed to extend to the corner of Superior Avenue. The building acts as an anchor to the downtown area of Cleveland and is prominent in the city’s skyline.

Tenant Agencies

Judiciary; Department of Justice; Senate; and GSA

Proposed Project

The project proposes to repair the plaza at the Stokes Courthouse to eliminate water leaks and infiltration into the lower levels of the building. The scope includes refinishing and reinforcing the structural steel that supports the plaza along with repairs to fireproofing. The surface parking lots and the retaining wall between them will be upgraded.

The project also proposes to extend the currently incomplete plaza towards Superior Avenue as was envisioned in the original design. Due to a funding shortage when the building was originally constructed, a portion of the plaza was left unfinished.

Completing the plaza provides the opportunity to introduce renewable energy sources and a water reclamation system on the site. Renewable energy would be generated by installing solar panels and wind turbines on the plaza and the adjacent landscaped area. A stormwater capture system would be installed, and the reclaimed water would be used in building systems.

Additionally, the project proposes to upgrade the building’s fire alarm system that has exceeded its useful life. The main fire alarm control panel will be replaced, and other alarm components will be repaired or replaced throughout the building. Repairs to interior walls and glass dividers impacted by the replacement of fire alarm devices will be undertaken.

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Major Work Items

Sitework	\$35,406,000
Fire Protection	7,979,000
Interior Construction	1,839,000
Electrical Upgrades	<u>371,000</u>
Total ECC	\$45,595,000

Justification

The plaza surrounding the Stokes Courthouse has remained incomplete since the time construction was completed in 2002. Because the plaza's construction has been left unfinished, the structural steel that supports it has been exposed to the elements for over 20 years. The steel has considerable rust damage, and the structural beams that support the plaza and connect into the parking garage are heavily corroded. Part of the unfinished plaza includes the base of the structural steel columns at grade which support the Courthouse and plaza and traverse above the Cleveland Regional Transit Authority train tracks. The degradation of the steel columns is clearly visible. If the steel continues to be left unattended, it will result in further structural issues and a more complex and costly repair. The corroded steel is also very unsightly and takes away from the appearance of the modern courthouse.

The sidewalk on the northwest side of the site is built on a portion of city-owned/controlled Huron Road. This sidewalk is the only way to access the building from the southeast intersection of Huron Road and Superior Avenue. Once the plaza is completed, the sidewalk will be returned to the city, restoring a lane of traffic on Huron Road. Once the plaza is complete, the surface area also provides the opportunity to incorporate sustainable technologies, including renewable energy (*e.g.*, wind turbines, photovoltaic cells) and stormwater recapture (*e.g.*, for irrigation and heating, ventilation and air conditioning (HVAC) purposes).

The unfinished plaza has caused excessive water infiltration into many areas of the Courthouse and will worsen until repairs are complete. The leaks have been causing damage to the structure, interior finishes, and fireproofing in the lower levels of the building.

Completing the plaza will protect the structural steel from future damage, improve pedestrian access and safety to the building, return a lane of traffic on Huron Road, incorporate the building into the surrounding urban environment, and significantly improve the appearance of the Stokes Courthouse.

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The fire alarm is past its useful life and planning the replacement in tandem with plaza work allows for the most negligible impact to tenants and captures economies of scale opportunities. The existing fire alarm was installed in 2001, and currently there are service and reliability issues between the main panel and the sub-panels. Compatible replacement parts are no longer produced, and the supply of spare parts is depleted. Some of the smoke detectors need to be relocated to ensure correct separation distance from HVAC equipment. There are also pressurization issues in the stairwells and library atrium. These issues may inhibit egress in some areas as over-pressurization requires more force to open doors.

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 will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost effective.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	5/25/2016	\$15,524,000	Design = \$1,513,000 ECC = \$12,727,000 M&I = \$1,284,000
Senate EPW	5/18/16	\$15,524,000	Design = \$1,513,000 ECC = \$12,727,000 M&I = \$1,284,000
House T&I	9/27/18	\$19,964,000	Additional Design = \$342,000 Additional ECC = \$3,788,000 Additional M&I = \$310,000
Senate EPW	6/19/19	\$19,964,000	Additional Design = \$342,000 Additional ECC = \$3,788,000 Additional M&I = \$310,000

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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 4/5/2022

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration