

**PROSPECTUS – ALTERATION  
JOHN F. SEIBERLING  
FEDERAL BUILDING AND U.S. COURTHOUSE  
AKRON, OH**

Prospectus Number: POH-0194-AK18  
Congressional District: 11

**FY 2018 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to repair the structural deficiencies of the plaza system at the John F. Seiberling Federal Building and U.S. Courthouse located at 2 South Main Street in Akron, OH. The proposed project includes replacement of the existing, failed waterproofing system, upgrades to the drainage system, repairs to the atrium skylight, and site improvements.

**FY 2018 Committee Approval and Appropriation Requested**

**(Design, Construction and Management & Inspection).....\$17,938,000**

**Major Work Items**

Site work

**Project Budget**

Design .....	\$ 1,739,000
Estimated Construction Cost (ECC).....	14,725,000
Management and Inspection (M&I) .....	<u>1,474,000</u>
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$17,938,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2018	FY 2021

**Building**

The Seiberling Federal Building and Courthouse is located in the central business district in Akron, Ohio. Completed in 1974, the 425,515 gross square foot building is a concrete reinforced structure with an indoor parking garage. It consists of six stories above grade, including a mechanical penthouse, and three levels below grade. The courthouse has a plaza that extends around all four sides of the building.

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**Tenant Agencies**

Judiciary, Social Security Administration, Department of the Treasury, Department of Justice, and GSA

**Proposed Project**

The project proposes to upgrade the failing plaza system and south plaza wall at the Seiberling Courthouse. The proposed scope includes waterproofing and drainage improvements, atrium skylight repairs, and installation of a new plaza system in a portion of the plaza.

**Major Work Items**

Site Work	<u>\$14,725,000</u>
<b>Total ECC</b>	<b>\$14,725,000</b>

**Justification**

The plaza waterproofing system is original to the building and has exceeded its useful life. Directly beneath the front portion of the plaza, along Main Street, are offices, a cafeteria and storage, mechanical and circulation space. Beneath the rear portion of the plaza is a parking garage. Water has infiltrated into the occupied spaces below the plaza and into the parking garage. Water infiltration along the south wall of the plaza is causing water build-up in ductwork and cracking in the walls and floors. Structural concrete has begun to crack and spall as a result of the moisture build-up, causing steel reinforcement members to rust and swell. Water infiltration around the skylight is causing staining in the building interior. Interim repairs have been undertaken using minor repair and alteration program funds.

The new plaza system will help to reduce the heat island effect on the west side of the building and will help to create an outdoor space that tenants can utilize.

**Summary of Energy 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 above the minimum performance criteria.

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**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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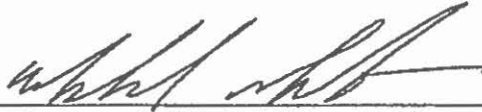
**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

May 17, 2017

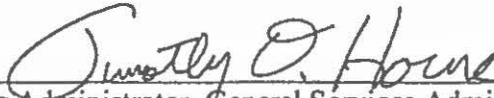
Submitted at Washington, DC, on \_\_\_\_\_

Recommended: \_\_\_\_\_



Acting Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Acting Administrator, General Services Administration