

**PROSPECTUS – ALTERATION
ANTHONY J. CELEBREZZE FEDERAL BUILDING
CLEVELAND, OH**

Prospectus Number: POH-0192-CL18
Congressional District: 11

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Anthony J. Celebrezze Federal Building (Celebrezze Building) located at 1240 E. 9th Street in Cleveland, OH. The project will renovate and provide consolidated space in the Celebrezze Building for the Veterans Benefits Administration (VBA), the Department of Labor Office of Workers' Compensation Programs (OWCP) and the Department of Education (DoE). VBA is currently housed in the Celebrezze Building. OWCP and DoE are in privately owned leased space and will relocate into Celebrezze when the project is complete. The project will provide long-term housing solutions for all of the agencies.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$74,224,000

Major Work Items

Interior construction; heating, ventilation and air conditioning (HVAC) and electrical upgrades/replacement; hazardous materials abatement; and life safety upgrades

Project Budget

Design	\$ 6,008,000
Estimated Construction Cost (ECC).....	63,362,000
Management and Inspection (M&I)	4,854,000
Estimated Total Project Cost (ETPC)*	\$74,224,000

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2026

Building

The Celebrezze Building was built in 1966 and houses over 4,000 federal employees. The building has 1,471,000 gross square feet, including 331 inside parking spaces, and is located within the northeast section of downtown Cleveland. There are 32 floors and a mezzanine level above grade, a basement and a sub-basement. The building is eligible for listing in the National Register of Historic Places.

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Tenant Agencies

Department of Defense, VBA, Internal Revenue Service, Department of Homeland Security, Equal Employment Opportunity Commission, and the National Labor Relations Board.

Proposed Project

The project proposes the build-out of space in the Celebrezze Building to meet the long-term needs of VBA, OWCP and DoE. The project scope includes relocation of several existing tenants within the building to provide VBA with contiguous space, thereby allowing the agency to administer services for veterans more efficiently. OWCP and DoE will be relocated from privately owned leased space into Celebrezze and consolidate their footprints. Existing space will be abated of all hazardous materials. A new ceiling, lighting, and fire and life safety systems will be installed. Mechanical and electrical systems will be upgraded or replaced, as required, for build-out of the tenants' spaces. Minor plumbing repairs in tenant spaces and some restrooms will be completed.

Major Work Items

Interior Construction	\$21,666,000
HVAC Upgrades/Replacement	11,309,000
Electrical Upgrades/Replacement	12,993,000
Life Safety Upgrades	1,479,000
Demolition/Hazardous Materials Abatement	<u>15,915,000</u>
Total ECC	\$63,362,000

Justification

VBA currently occupies approximately 113,000 usable square feet in the Celebrezze Building. They have been housed on the 10th through 13th floors of the federal building since it opened in 1966. Aside from minor space modifications and upgrades to the building's mechanical systems, the VBA office space has not undergone a major renovation. The modernization will provide VBA with contiguous space that meets its current requirements and will assist them in providing veterans services more effectively. Hazardous materials abatement needs to be completed in the renovated spaces to replace the ceiling, lighting and fireproofing, which are original to the building. OWCP and DoE will backfill space vacated by VBA

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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.

Prior Appropriations

None

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
P.L. (111-5) ARRA	Replace Curtain Wall System	2009	\$117,849,000

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

Alteration	\$109,204,000
New Construction	\$120,727,000
Lease	\$171,354,000

The 30-year, present value cost of alteration is \$11,523,000 less than the cost of new construction with an equivalent annual cost advantage of \$626,000.

Recommendation

ALTERATION

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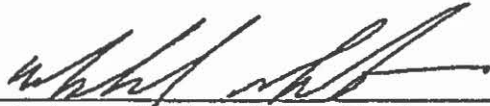
Certification of Need

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

May 17, 2017

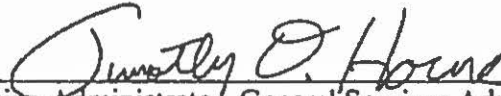
Submitted at Washington, DC, on _____

Recommended:



Acting Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration