

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

Prospectus Number: POH-0301-CL25
Congressional District: 11

FY 2025 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 project will upgrade the building’s fire alarm system.

FY 2025 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$14,942,000

The fire alarm scope requested herein was submitted previously as part of a larger building-wide proposed prospectus project in FY 2023. Although this prospectus was approved by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works on July 20, 2022, and November 19, 2022, respectively, funding for the full scope was not appropriated. Due to the emergent need and life safety concerns with the fire alarm system, GSA is now seeking approval and appropriation for a stand-alone fire alarm project.

Major Work Items

Fire protection upgrades; interior construction

Project Budget

Design	\$1,319,000
Estimated Construction Cost (ECC)	12,455,000
Management and Inspection (M&I).....	1,168,000
Estimated Total Project Cost (ETPC).....	\$14,942,000

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

Schedule

	Start	End
Design and Construction	FY 2025	FY 2030

Building

The Stokes Courthouse is a 747,032 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 building acts as an anchor to the downtown area of Cleveland and is prominent in the city’s skyline.

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Tenant Agencies

Judiciary – District Court, Magistrate Court, Court of Appeals, Probation and Pre-trial Services; Department of Justice – U.S. Marshals Service, Executive Office of Immigration Review, U.S. Attorney, Immigration and Customs Enforcement; Senate and GSA

Proposed Project

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 components throughout the building will be repaired or replaced. All finishes disturbed by the installation of the new fire alarm will be restored.

Major Work Items

Fire Protection	\$10,114,000
Interior Construction	<u>2,341,000</u>
Total ECC	\$12,455,000

Justification

The existing fire alarm, installed in 2001, is past its useful life and affected by major deficiencies. 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. All newly manufactured components are incompatible with the existing system's firmware. Maintaining the system in a fully operational condition is extremely difficult as spare parts are unavailable and currently produced components are incompatible.

GSA has determined that there was improper installation of a select number of the smoke detectors, with the detectors not installed to the fire codes; lacking correct separation distance from HVAC equipment. There are also pressurization issues in the stairwells and library atrium. The cause of the pressurization issues is the atrium's smoke control system. It creates a pressure differential that inhibits egress in some areas as over-pressurization requires more force to open doors. The project scope includes improvements to the atrium and rebalancing the system which will eliminate the pressurization issues.

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

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction

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opportunities to increase energy and water efficiencies that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, reduce the environmental impact of materials, and address climate risk liabilities 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)

Prospectus	Description	FY	Amount
POH-0301-CL23	Plaza Replacement - Design, M&I	2023	\$10,235,000

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 4/1/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Admi Carmaha
Administrator, General Services Administration