PROSPECTUS – ALTERATION
POTTER STEWART U. S. COURTHOUSE
CINCINNATI, OH

Prospectus Number: POH-0028-CN16
Congressional District: 1

FY2016 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to modernize the elevator systems at the Potter Stewart U.S. Courthouse, located at 100 E. 5th Street, Cincinnati, OH. The proposed project will upgrade eight passenger elevators and one freight elevator to ensure their long term reliability.

FY2016 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $8,101,000

Major Work Items

Elevator system upgrades, hazardous material abatement

Project Budget

Design	$735,000
Estimated Construction Cost (ECC)	6,723,000
Management and Inspection (M&I)	643,000
Estimated Total Project Cost (ETPC)	**$8,101,000**

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

Schedule

	Start	End
Design and Construction	FY2016	FY2019

Building

The Potter Stewart U.S. Courthouse is a nine-story structure designed in the Art Modern style and was built in 1938. The primary elevations are clad in limestone atop a granite base. The courthouse is 542,823 gross square feet with 11 outside parking spaces and is located within Cincinnati's Central Business District. It serves as the main office for the Sixth Circuit Court Executive and is eligible for listing on the National Register of Historic Places.

Tenant Agencies

Judiciary; U.S. Marshals Service; Office of the U.S. Attorney; U.S. Tax Court; GSA

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Proposed Project

The proposed project will modernize the elevator systems in the courthouse. The mechanical systems including the hoisting equipment and machine room controls will be upgraded and the historic cabs will be refurbished. The project also includes hazardous materials abatement and safety feature upgrades required to comply with current building codes.

Major Work Items

Elevator systems upgrades	$5,534,000
Hazardous material abatement	1,189,000
Total ECC	**$6,723,000**

Justification

The elevator system has exceeded its useful life and is difficult to maintain. Some of the equipment dates back to the original construction of the building. The elevators are not in compliance with current code and safety standards and the control systems are not compatible with current technology. Replacement parts are becoming difficult to procure which has caused elevator outages and sometimes have to be manufactured because they are no longer stocked.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. 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)

None

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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 February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration