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

Prospectus Number: POH-0301-CL17
Congressional District: 11

FY 2017 Project Summary

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

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction and Management and Inspection).....$15,524,000

Major Work Items

Sitework

Project Budget

Design	$1,513,000
Estimated Construction Cost (ECC)	12,727,000
Management and Inspection (M&I)	1,284,000
Estimated Total Project Cost (ETPC)	**$15,524,000**

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

Schedule	Start	End
Design and Construction	FY 2017	FY 2019

Building

The Stokes Courthouse is a 770,802 gross square foot building with 21 stories above grade and three 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.

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

Prospectus Number: POH-0301-CL17
Congressional District: 11

Tenant Agencies

Judiciary, Department of Justice, Senate, GSA

Proposed Project

The project proposes to repair the plaza at the Stokes U.S. 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 and upgrading the surface parking lot. Installation of renewable energy and sources, such as the addition of wind turbines, solar panels, and a storm water capture system, are proposed for the site as part of this project.

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

Major Work Items

Sitework	$12,727,000
Total ECC	**$12,727,000**

Justification

The structural steel that supports the plaza is exposed to the elements and has been since the original construction. 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 that are at grade with the Cleveland Regional Transit Authority train tracks and support beams that run above and across the train tracks. If the steel continues to be left unattended, it will become difficult to repair and will result in structural issues. The corroded steel is also very unsightly and takes away from the appearance of the modern courthouse.

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

The project's use of sustainable technologies of solar energy and wind capture will help to generate power to offset energy consumption for site lighting and will enable a small recovery of utility costs. The creation of a water capture system will be used to irrigate

plantings throughout the property and help recharge the heating, ventilating and air conditioning units, which will reduce the facility's reliance on domestic water sources.

The plaza surrounding the Stokes Courthouse remains incomplete from the time of the original construction in 2002. 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, and this will restore a lane of traffic on Huron Road. Completion of the plaza will protect the structural steel from future damage, improve pedestrian access to the building, incorporate the building into the surrounding urban environment, and significantly improve the appearance of the Stokes Courthouse. The building's location within the city acts as a prominent gateway for those entering into the city from the west. Unfortunately, this impression is lost when visitors reach the intersection of Huron Road and Superior Avenue, where the steel installed for the completion of the plaza is rusting and the appearance of the facility at street level is that of a public building that is difficult to approach.

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

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.

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

Prospectus Number: POH-0301-CL17
Congressional District: 11

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

JAMES M. INHOFE, OKLAHOMA, *CHAIRMAN*

DAVID VITTER, LOUISIANA
JOHN BARRASSO, WYOMING
SHELLEY MOORE CAPITO, WEST VIRGINIA
MIKE CRAPO, IDAHO
JOHN BOOZMAN, ARKANSAS
JEFF SESSIONS, ALABAMA
ROGER WICKER, MISSISSIPPI
DEB FISCHER, NEBRASKA
MIKE ROUNDS, SOUTH DAKOTA
DAN SULLIVAN, ALASKA

BARBARA BOXER, CALIFORNIA
THOMAS R. CARPER, DELAWARE
BENJAMIN L. CARDIN, MARYLAND
BERNARD SANDERS, VERMONT
SHELDON WHITEHOUSE, RHODE ISLAND
JEFF MERKLEY, OREGON
KIRSTEN GILLIBRAND, NEW YORK
CORY A. BOOKER, NEW JERSEY
EDWARD J. MARKEY, MASSACHUSETTS

RYAN JACKSON, *MAJORITY STAFF DIRECTOR*
BETTINA POIRIER, *DEMOCRATIC STAFF DIRECTOR*

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS
WASHINGTON, DC 20510–6175

114th Congress

2nd Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

ALTERATION
CARL B. STOKES U.S. COURTHOUSE
CLEVELAND, OHIO
POH-0301-CL17

RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for repairs and alterations to complete, repair and expand the plaza system at the Carl B. Stokes U.S. Courthouse located at 801 W. Superior Avenue, Cleveland, Ohio at a cost not to exceed $1,513,000 for design; $12,727,000 for construction; and a management and inspection cost of $1,284,000, for a total cost of $15,524,000, a description of which is attached hereto and by reference made part of this resolution, is approved.

Provided, that the Administrator shall not delegate to any other agency the authority granted by this resolution.

Chairman

Ranking Member

Adopted: May 18, 2016

PRINTED ON RECYCLED PAPER