Committee on Transportation and Infrastructure
U.S. House of Representatives
Washington, DC 20515

Bill Shuster
Chairman

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MI
PMI-0029-DE16

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for phase III of a multi-phase alteration project to correct significant building deficiencies of the historic Theodore Levin U.S. Courthouse located at 231 West Lafayette Boulevard in Detroit, Michigan, including replacement or repair of major heating and air conditioning system components including air handling units and fiberboard ductwork and upgrades to the building automation system and plumbing, at an estimated construction cost of $62,752,000 and a management and inspection cost of $6,040,000 for a total estimated project cost for phase III of $68,792,000, a prospectus for which is attached to and included in this resolution.

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

Adopted: **July 23, 2015**

Bill Shuster, M.C.
Chairman

PROSPECTUS –ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MI

Prospectus Number: PMI-0029-DE16
Congressional District: 14

FY2016 Project Summary

The General Services Administration (GSA) is proposing phase III of a multi-phase alteration project to correct significant building deficiencies of the historic Theodore Levin U.S. Courthouse (Levin Courthouse) located at 231 West Lafayette Boulevard in Detroit, MI. The Levin Courthouse houses the Federal Courts for the Eastern District of Michigan. The proposed multi-phase project will correct deficiencies to ensure the long term occupancy of federal agencies by providing a safe and reliable work environment. The proposed scope for this phase includes replacement or repair of major heating and air conditioning system components including air handling units and fiberboard ductwork and upgrades to the building automation system and plumbing.

FY2016 Committee Approval and Appropriation Requested

(Phase III M&I and ECC) $68,792,000

Major Work Items (all phases)

HVAC replacement/repair, electrical systems replacement, elevator improvements, plumbing and fire and life safety upgrades, interior construction

Project Budget

Design
- Design (FY2014).....$10,200,000
- **Total Design $10,200,000**

Estimated Construction Cost (ECC)
- Phase I (FY2014).....$19,259,000
- Phase II (FY2015) 37,539,000
- **Phase III (FY2016 request).....62,752,000**
- **Total ECC $119,550,000**

Management and Inspection (M&I)
- Phase I (FY2014).....$1,541,000
- Phase II (FY2015) 2,960,000
- **Phase III (FY2016 request).....6,040,000**
- **Total M&I $10,541,000**

Estimated Total Project Cost*.....$140,291,000

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

Schedule

	Start	End
Design	FY2014	FY2016
Construction	FY2016	FY2019

Building

The Levin Courthouse, located at 231 West Lafayette Boulevard in Detroit, MI was constructed in 1934 in the Neo-Classical Revival style using reinforced concrete with an Indiana limestone façade. The building is 771,904 gross square feet and contains 19 inside parking spaces. It has 10 stories above grade with a pair of two-story penthouses and a below grade level where vehicles access the basement for deliveries, prisoner transfer to the building and judges' parking. The central core of the building opens to form a light-well from the 3rd to 10th floors. The building is located on the southeastern edge of the central portion of the central business district of Detroit. This asset is listed on the National Register of Historic Places as a contributing property to the historic district.

Tenant Agencies

Judiciary, Department of Justice, Congress-House of Representatives, General Services Administration, U.S. Tax Court

Proposed Project

The three-phase project includes replacement of the building's chillers, air handling units, perimeter fan coil units, fiber-board ductwork, and upgrades to the Building Automation System. The building's electrical distribution system and emergency generator will be replaced and cloth wiring will be removed throughout the building. Domestic water piping will be repaired and restrooms will be renovated to provide Architectural Barriers Act Accessibility Standard (ABAAS) compliance. An egress stairwell will be added, the fire alarm will be replaced, and the sprinkler system will be extended to provide full coverage. Public elevators will be replaced and a new freight elevator will be added. The basement loading dock area will be modified to better facilitate deliveries to the building. Hazardous materials related to the scope of work will be abated.

This proposed final phase includes replacement or repair of major heating and air conditioning system components, including air handling units and fiberboard ductwork and upgrades to the building automation system and plumbing throughout the building.

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In this phase, temporary swing space will be constructed within the building for successive tenants to occupy while work is performed in their space. The build-out of internal swing space will require the relocation of a tenant from the building into external swing.

Phase I (FY2014) included the design of the entire project and the addition of the egress stairwell and Fort Street stair corridor, a new freight elevator, replacement of the chillers, and reconfiguration of the basement loading dock area.

Phase II (FY2015) of the project included the replacement of the fire alarm, electrical distribution system and emergency generator, perimeter fan coils, and the majority of the passenger elevators, and extension of the fire sprinkler system

Major Work Items

HVAC Replacement/Repair	$56,891,000
Fire and Life Safety Upgrades	19,961,000
Electrical System Replacement	15,973,000
Interior Construction	13,039,000
Plumbing Upgrades	7,178,000
Elevator Improvements	6,508,000
Total ECC	**$119,550,000**

Justification

The historic Levin Courthouse serves as the Federal Courts for the Eastern District of Michigan. In recent years, the Courthouse has experienced electrical outages, failures of the HVAC system, elevator outages, and frequent flooding resulting from pipe ruptures, resulting in major disruptions to tenant agencies' mission execution. Major building systems are well beyond their useful lives, do not comply with current codes, and are inefficient and difficult to maintain. Fire and life safety systems are outdated and egress pathways are inadequate.

Public restrooms do not comply with accessibility requirements and the current configuration of the basement loading dock area prevents the delivery of materials during normal business hours. The building's freight elevator is undersized, which makes the transport of materials throughout the building very inefficient.

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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 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

Theodore Levin Courthouse Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
113-76	2014	$31,000,000	Design/Construction
113-235	2015	$40,499,000	Construction
Appropriations to Date		**$71,499,000**	

Prior Committee Approvals

Theodore Levin Courthouse Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
House T & I	2/11/14	$31,000,000	Design/Construction
Senate EPW	2/6/14	$31,000,000	Design/Construction
House T & I	7/16/14	$40,499,000	Construction

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

None

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

Alteration: $237,103,000
Lease $339,241,000
New Construction: $313,266,000

The 30-year, present value cost of alteration is $76,163,000 less than the cost of new construction with an equivalent annual cost advantage of $4,351,000.

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

JAMES M. INHOFE, OKLAHOMA, *CHAIRMAN*

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

COMMITTEE RESOLUTION

ALTERATION
THEODORE LEVIN U.S. COURTHOUSE
DETROIT, MICHIGAN
PMI-0029-DE16

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 phase III of a multi-phase alteration project to correct significant building deficiencies at the Theodore Levin U.S. Courthouse (Levin Courthouse) located at 231 West Lafayette Boulevard in Detroit, Michigan, at a cost not to exceed $62,752,000 for construction, and a management and inspection cost of $6,040,000, for a total cost of $68,792,000, 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

Barbara Boxer
Ranking Member

Adopted: January 20, 2016

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