



**Committee on Transportation and Infrastructure  
U.S. House of Representatives**

**Washington, DC 20515**

**Bill Shuster  
Chairman**

**Nick J. Rahall, III  
Ranking Member**

**COMMITTEE RESOLUTION**

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

**ALTERATION  
THEODORE LEVIN U.S. COURTHOUSE  
DETROIT, MI  
PMI-0029-DE15**

*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 Phase II of a multi-phase alteration project, including replacement of the fire alarm electrical distribution systems, emergency generator, perimeter fan coils and passenger elevators and the extension of the fire sprinkler system, to correct serious building deficiencies at the Theodore Levin U.S. Courthouse located at 231 West Lafayette Boulevard in Detroit, Michigan, at an estimated construction cost for Phase II of \$37,539,000 and a management and inspection cost for Phase II of \$2,960,000 for a total authorization for Phase II of \$40,499,000, 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 16, 2014

Bill Shuster, M.C.  
Chairman

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

Prospectus Number: PMI-0029-DE15  
Congressional District: 14

**FY2015 Project Summary**

The General Services Administration (GSA) is proposing Phase II of a multi-phase alteration project to correct serious building deficiencies at 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 of the fire alarm electrical distribution systems, emergency generator, perimeter fan coils, and passenger elevators and the extension of the fire sprinkler system.

**FY2015 Committee Approval and Appropriation Requested**

**(Phase II M&I and ECC) .....\$40,499,000**

**Major Work Items (all phases)**

HVAC and electrical systems replacement; elevator improvements; plumbing and fire and life safety upgrades; interior construction

**Project Budget**

**Design (FY2014) .....\$10,200,000**

**Estimated Construction Cost (ECC)**

Phase I (FY2014) .....\$19,256,000

**Phase II (FY2015 request).....\$37,539,000**

Phase III (future year request).....\$62,173,000

**Total ECC .....\$118,968,000**

**Management and Inspection (M&I)**

Phase I (FY2014) .....\$1,541,000

**Phase II (FY2015 request).....\$2,960,000**

Phase III (future year request).....\$6,040,000

**Total M& I .....\$10,541,000**

**Estimated Total Project Cost\*.....\$139,709,000**

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

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<u>Schedule</u>	<b>Start</b>	<b>End</b>
Design	FY2014	FY2016
Construction	FY2014	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 3<sup>rd</sup> to 10<sup>th</sup> 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, GSA, U.S. Tax Court

**Proposed Project**

The multi-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 phase of the larger project includes replacement of the fire alarm electrical distribution systems, emergency generator, perimeter fan coils, and passenger elevators and the extension of the fire sprinkler system.

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Phase I (requested in 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 III, the final phase, will include replacement of major HVAC system components including air handling units and fiberboard ductwork and upgrades to the BAS and plumbing. Under this phase, temporary swing space will be constructed within the building for 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 space.

**Major Work Items (all phases)**

HVAC Replacement	\$56,614,000
Fire and Life Safety Upgrades	19,864,000
Electrical System Replacement	15,895,000
Interior Construction	12,976,000
Plumbing Upgrades	7,143,000
Elevator Improvements	<u>6,476,000</u>
<b>Total ECC</b>	<b>\$118,968,000</b>

**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.

**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

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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 the Building (past 10 years)**

None

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

Alteration: .....	\$235,644,000
Lease .....	\$415,631,000
New Construction: .....	\$293,849,000

The 30-year, present value cost of alteration is \$57,747,000 less than the cost of new construction with an equivalent annual cost advantage of \$2,946,000.

**Recommendation**

ALTERATION

**PROSPECTUS -ALTERATION  
THEODORE LEVIN U.S. COURTHOUSE  
DETROIT, MI**

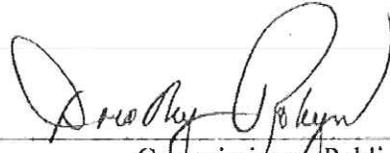
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**Certification of Need**

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

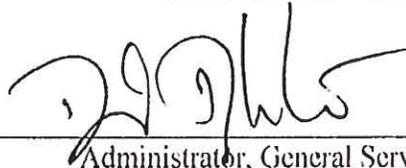
Submitted at Washington, DC, on March 6, 2014

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

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

## COMMITTEE RESOLUTION

ALTERATION  
THEODORE LEVIN U.S. COURTHOUSE  
DETROIT, MI  
PMI-0029-DE15

### 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 II of a multi-phase alteration project to correct serious building deficiencies at the Theodore Levin U.S. Courthouse located at 231 West Lafayette Boulevard in Detroit, Michigan, including replacement of the fire alarm electrical distribution systems, emergency generator, passenger elevators, and the extension of the fire sprinkler system, at a cost for Phase II not to exceed \$37,539,000 for construction; and a management and inspection cost for Phase II of \$2,960,000, for a total cost of \$40,499,000 for Phase II, 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: April 28, 2015