

GSA

PBS

**PROSPECTUS – ALTERATION
ANTHONY J. CELEBREZZE FEDERAL BUILDING
CLEVELAND, OH**

Prospectus Number: POH-0192-24
Congressional District: 11

FY 2024 Project Summary

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the Anthony J. Celebrezze Federal Building (Celebrezze Building) located at 1240 E. Ninth Street in Cleveland, OH. The proposed project will install new domestic water piping in the sub-basement, basement, first, and mezzanine levels of the building.

FY 2024 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$8,311,000

Major Work Items

Plumbing upgrades; demolition/hazardous materials abatement; sitework; interior construction

Project Budget

Design	\$781,000
Estimated Construction Cost (ECC)	6,968,000
Management and Inspection (M&I).....	<u>562,000</u>
Estimated Total Project Cost (ETPC)	\$8,311,000

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

Schedule

	Start	End
Design	FY 2024	FY 2025
Construction	FY 2026	FY 2027

Building

The Celebrezze Building was built in 1966 and houses approximately 4,000 Federal employees. The building has 1,459,000 gross square feet, including 321 inside parking spaces, and is located within the northeast section of downtown Cleveland. There are 32 floors and a mezzanine level above grade, a basement, and a sub-basement. The building is listed in the National Register of Historic Places as part of the Erieview Historic District.

Tenant Agencies

Department of Defense; Defense Financing and Accounting Service, Chief of Naval Personnel; Veterans Affairs-Veterans Benefits Administration; Internal Revenue Service;

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Department of Homeland Security: U.S. Coast Guard, U.S. Citizenship & Immigration Services; Equal Employment Opportunity Commission; National Labor Relations Board.

Proposed Project

The proposed project will install new domestic cold, hot, and recirculation water piping in the lower levels of the building: the sub-basement, basement, first, and mezzanine levels, from the point of origin at the city water mains. The existing domestic water piping will be demolished. Asbestos-containing materials on the existing pipe and fittings will be abated. The piping replacement will require cutting, excavation, infill, and patching of the building’s plaza and sidewalk areas. After the piping work is completed, architectural finishes that were disturbed will be repaired.

Major Work Items

Plumbing	\$3,814,000
Demolition/Hazardous Materials Abatement	\$1,195,000
Sitework	\$1,119,000
Interior Construction	<u>\$840,000</u>
Total ECC	\$6,968,000

Justification

The Celebrezze Building opened in 1966, and the expected service life of its domestic water piping is 50 years. Most of the domestic water piping is original to the building. In 2021, a GSA consultant’s study of the domestic water system showed that the pipes are decaying and need to be replaced. The piping in the lower levels was found to be in the poorest condition. GSA has made two attempts to replace the piping with Basic Repairs and Alterations funding in 2023, but both of GSA’s procurement attempts resulted in bids that exceeded GSA’s annual prospectus threshold and without the necessary funding and approvals to award the contract, GSA was unable to undertake the repairs.

GSA’s subject matter experts recently completed an onsite assessment, reviewed the scope of the project, and confirmed the pipe replacement is an exigent need. They also recommended the inclusion of additional scope and funding to account for related civil engineering work for the project.

If the piping in the lower levels is not replaced, there is a significant chance it will fail and flood the basement levels. Mechanical and electrical systems are also located in the basement levels. If a pipe ruptures, water could cause major damage to these systems, lead to a building shutdown, and create expensive repairs. These system failures would require

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the displacement and rehousing of the 30 tenant agencies that currently occupy 665,000 usable square feet in the building. GSA estimates that it could take upwards of 5 years before the repairs/replacements would be completed and the tenants would be able to return to the building.

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 opportunities to increase energy and water efficiencies that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles, 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-0192-FY18	VBA renovation - design	2018	\$ 7,835,000
POH-0192-FY20	VBA renovation - construction	2020	\$63,928,000

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

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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 8/7/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Rahni Carnahan
Administrator, General Services Administration