

**PROSPECTUS – ALTERATION
JOHN F. SEIBERLING
FEDERAL BUILDING AND U.S. COURTHOUSE
AKRON, OH**

Prospectus Number: POH-0194-AK22
Congressional District: 11

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to repair the structural deficiencies of the plaza system at the John F. Seiberling Federal Building and U.S. Courthouse located at 2 South Main Street in Akron, OH. The proposed project includes replacement of the existing failed waterproofing system, upgrades to the drainage system, repairs to the atrium skylight, and landscaping improvements.

FY 2022 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection)..... \$22,648,000¹

Major Work Items

Site work

Project Budget

Design	\$2,191,000
Estimated Construction Cost (ECC).....	18,612,000
Management and Inspection (M&I).....	1,845,000
Estimated Total Project Cost (ETPC).....	\$22,648,000

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

Schedule

	Start	End
Design and Construction	FY 2022	FY 2025

Building

The Seiberling Federal Building and Courthouse is located in the central business district in Akron, Ohio. Its primary function is to provide space for the Northern District of Ohio’s District and Bankruptcy Courts. Completed in 1974, the 422,317 gross square foot building

¹ This project was submitted as part of GSA’s FY 2018 and FY 2020 Capital Investment and Leasing Programs; however, no committee approvals or appropriations were received.

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is a concrete reinforced structure with an indoor parking garage. It consists of six stories above grade, including a mechanical penthouse, and three levels below grade. A plaza surrounds all four sides of the building.

Tenant Agencies

Judiciary – District Court, Bankruptcy Court, Probation; Social Security Administration; Department of the Treasury – Internal Revenue Service; Department of Justice – Trustees, U.S. Marshals Service, U.S. Attorneys; GSA

Proposed Project

The project proposes to upgrade the failing plaza system and south plaza wall at the Seiberling Courthouse. The proposed scope includes replacement of the existing failed waterproofing system, upgrades to the drainage system, atrium skylight repairs, and landscaping improvements.

Major Work Items

Site Work	<u>\$18,612,000</u>
Total ECC	\$18,612,000

Justification

The plaza waterproofing system is original to the building and has exceeded its useful life. Directly beneath the front portion of the plaza, along Main Street, are offices, a cafeteria, and storage, mechanical, and circulation space. Beneath the rear portion of the plaza is a parking garage. Water infiltration around the plaza skylight is causing damage to the building interior. Water has also infiltrated into the occupied spaces below the plaza and into the parking garage. The infiltration is getting progressively worse. To minimize damage, water is being captured and redirected with drip pans, piping, and pumps. More extensive water diversion efforts and mold abatement are being completed as an interim repair project. Issues with water infiltration will persist until funding is available for the plaza waterproofing system replacement.

Pieces of concrete have fallen underneath the plaza in vehicular and pedestrian areas. Some areas of the garage must be roped off and cannot be utilized. Structural concrete has begun to crack and spall because of the moisture buildup, causing steel reinforcement members to rust and swell. Another interim repair project is being completed to mitigate the issues

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with the concrete and enhance occupant safety until funding for the project is received that can address all the drainage pipes/system issues. Also, water infiltration along the south wall of the plaza is causing water buildup in ductwork and cracking in the walls and floors.

The new plaza system will help to reduce the heat island effect (where paved surfaces retain more heat than permeable soil/land and become warmer than the air temperature) on the west side of the building and will help to create an outdoor space that tenants can utilize.

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will design to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria 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)

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.

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 6/15/2021

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration