

**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**

	<b>Start</b>	<b>End</b>
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.

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**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	<u>\$12,727,000</u>
<b>Total ECC</b>	<b>\$12,727,000</b>

**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

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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.

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**Recommendation**

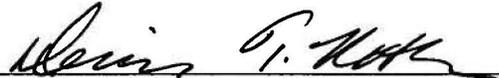
ALTERATION

**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