

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

Prospectus Number:      POH-0192-FY20  
Congressional District:      11

**FY 2020 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Anthony J. Celebrezze Federal Building (Celebrezze Building) located at 1240 E. 9th Street in Cleveland, OH. The project will renovate and provide consolidated space in the Celebrezze Building for the Veterans Benefits Administration (VBA), the Department of Labor Office of Workers' Compensation Programs (OWCP) and the Department of Education (Education). OWCP and Education are in leased space and will relocate into the Celebrezze Building when the project is complete. VBA is currently housed in the Celebrezze Building. The OWCP and Education office space consolidations will provide an annual lease cost avoidance of approximately \$1,011,000 and an annual rent savings of approximately \$273,000. The project will provide long-term housing solutions for all of the agencies.

**FY 2020 Senate Committee Approval Requested**

**(Design, Construction, and Management & Inspection)..... \$71,763,000<sup>1</sup>**

This prospectus amends Prospectus No. POH-0192-CL18, and requests approval of \$71,763,000 to account for a more refined budget estimate.

**FY 2020 Appropriation Requested**

**(Construction and Management & Inspection) ..... \$63,928,000<sup>2</sup>**

<sup>1</sup> The House Committee on Transportation and Infrastructure approved Design, M&I and Construction of \$74,224,000 in Prospectus No. POH-0192-CL18. The approval requested in this FY 2020 amended prospectus reflects a reduction of \$2,461,000 for the project, and requests reallocation of the previously approved Design, Construction, and M&I.

<sup>2</sup> While GSA was unable to fund the proposed FY 2018 repair and alteration project within the enacted level of the President's FY 2018 Budget, GSA's FY 2018 Major R&A Spending Plan did provide \$7,835,000 for Design and related services.

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**Major Work Items**

Interior construction; heating, ventilation and air conditioning (HVAC); electrical upgrades/replacement; demolition/hazardous materials abatement; and life safety upgrades

**Project Budget**

Design (FY 2018) .....	\$7,835,000
Estimated Construction Cost (ECC).....	59,325,000
Management & Inspection (M&I) .....	4,603,000
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$71,763,000</b>

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

**Schedule**

	Start	End
Design and Construction	FY 2019	FY 2026

**Building**

The Celebrezze Building was built in 1966 and houses approximately 4,000 Federal employees. The building has 1,471,000 gross square feet, including 331 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 eligible for listing in the National Register of Historic Places.

**Tenant Agencies**

Department of Defense-Defense Financing and Accounting Service, Chief of Naval Personnel; Veterans Affairs-Veterans Benefits Administration; Internal Revenue Service; Department of Homeland Security-U.S. Coast Guard, U.S. Citizenship & Immigration Services; Equal Employment Opportunity Commission; and the National Labor Relations Board.

**Proposed Project**

The project proposes the build-out of space in the Celebrezze Building to meet the long-term needs of VBA, OWCP and Education. The project scope includes relocation of several existing tenants within the building to provide VBA with contiguous space, thereby allowing the agency to administer services for veterans more efficiently. OWCP

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and Education will be relocated from privately owned leased space into Celebrezze and consolidate their footprints. Existing space will be abated of all hazardous materials. A new ceiling, lighting, and fire and life safety systems will be installed. Mechanical and electrical systems will be upgraded or replaced, as required for build-out of the tenants' spaces. Minor plumbing repairs in tenant spaces and some restrooms will be completed.

**Major Work Items**

Interior Construction	\$28,066,000
Demolition/Hazardous Materials Abatement	15,164,000
HVAC Upgrades/Replacement	9,635,000
Electrical Upgrades/Replacement	3,779,000
Life Safety Upgrades	<u>2,681,000</u>
<b>Total ECC</b>	<b>\$59,325,000</b>

**Justification**

VBA currently occupies approximately 113,000 usable square feet in the Celebrezze Building. They have been housed on the 10th through 13th floors of the Federal building since it opened in 1966. Aside from minor space modifications and upgrades to the building's mechanical systems, the VBA office space has not undergone a major renovation. The modernization will provide VBA with contiguous space that meets its current requirements and will assist them in providing veterans services more effectively. Hazardous materials abatement needs to be completed in the renovated spaces to replace the ceiling, lighting and fireproofing, which are original to the building. OWCP and Education will backfill space vacated by VBA.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

**Prior Appropriations**

<b>Prior Appropriations</b>			
<b>Public Law</b>	<b>Fiscal Year</b>	<b>Amount</b>	<b>Purpose</b>
115-141 via Major R&A Spending Plan	2018	\$7,835,000	Design and Related Services
<b>Appropriations to Date</b>		<b>\$7,835,000</b>	

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**Prior Committee Approvals**

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	6-27-18	\$74,224,000	Design, Construction, M&I <sup>3</sup>

**Prior Prospectus-Level Projects in Building (past 10 years)**

None

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

Alteration: .....\$109,053,000  
New Construction: .....\$119,738,000  
Lease .....\$184,755,000

The 30-year, present value cost of alteration is \$10,685,000 less than the cost of new construction with an equivalent annual cost advantage of \$517,000.

**Recommendation**

**ALTERATION**

<sup>3</sup> The amount approved for Design in Prospectus No. POH-0192-CL18 by the House Committee is \$6,008,000 which is \$1,827,000 less than the \$7,835,000 funding level in GSA's FY18 Major R&A Spending Plan. However, the amounts approved for Construction (\$63,362,000) and Management & Inspection (\$4,854,000) are \$4,037,000 and \$251,000 greater than the amounts requested in this prospectus respectively.

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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 18, 2019

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration