

**AMENDED PROSPECTUS – ALTERATION
POTTER STEWART U.S. COURTHOUSE
CINCINNATI, OH**

Prospectus Number: POH-0028-CN21
Congressional District: 1

FY2021 Project Summary

The General Services Administration (GSA) proposes a consolidation project that will relocate the U.S. Bankruptcy Court (USBC) from over 38,000 usable square feet (usf) of leased space to approximately 21,000 usf in the Potter Stewart U.S. Courthouse (Potter Stewart Courthouse). The project will meet the long-term housing needs of USBC, decrease the Federal Government's reliance on leased space, reduce federally owned vacant space, and improve space utilization in the Potter Stewart Courthouse. Approximately \$1,100,000 in annual lease costs will be avoided, with savings of approximately \$110,000 in annual agency rent payments.

FY2021 Committee Approval Requested

(Design, Construction, Management & Inspection) \$4,667,000¹

This prospectus amends Prospectus No. POH-0028-IN19. GSA is requesting approval of an additional estimated design cost of \$436,000, additional estimated construction cost of \$3,963,000, and additional estimated management and inspection cost of \$268,000 for a total additional cost of \$4,667,000 to account for cost escalation due to time and market conditions.

FY2021 Committee Appropriation Requested

(Design, Construction, Management & Inspection) \$37,552,000²

Major Work Items

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

Project Budget

| | |
|---|---------------------|
| Design | \$3,522,000 |
| Estimated Construction Cost (ECC) | 31,192,000 |
| Management and Inspection (M&I) | <u>2,838,000</u> |
| Estimated Total Project Cost (ETPC)* | \$37,552,000 |

¹ Prospectus Nos. POH-0028-CL19 and POH-0301-CL19 were approved by the Committee on Transportation and Infrastructure of the House of Representatives on September 27, 2018, and the Committee on Environment and Public Works of the Senate June 19, 2019, for a total estimated project cost of \$32,885,000.

² GSA was unable to fund the approved repair and alteration project within the enacted level of the FY 2019 President's Budget.

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

| <u>Schedule</u> | <u>Start</u> | <u>End</u> |
|-------------------------|--------------|------------|
| Design and Construction | FY 2021 | FY 2026 |

Building

The Potter Stewart U.S. Courthouse, built in 1938, is a nine-story structure designed in the Art Modern style. The primary elevations are clad in limestone atop a granite base. The courthouse is approximately 532,000 gross square feet with 11 outside parking spaces. It is located within Cincinnati's Central Business District and is listed in the National Register of Historic Places. It serves as the main office for the Sixth Circuit Court Executive. A service and pedestrian tunnel connects the building to the John Weld Peck Federal Building.

Tenant Agencies

Judiciary, Department of Justice, GSA

Proposed Project

The proposed project involves alterations to consolidate USBC's space into the Potter Stewart Courthouse from leased space. The construction will create two USBC courtrooms and chambers, a judges' elevator, clerk space, and shared support spaces. HVAC, electrical, plumbing, and life safety system upgrades required to house USBC in the courthouse will also be completed.

Major Work Items

| | |
|--|---------------------|
| Interior Construction | \$23,669,000 |
| HVAC Upgrades | 3,366,000 |
| Demolition/Hazardous Materials Abatement | 2,396,000 |
| Electrical Upgrades | 1,453,000 |
| Plumbing Upgrades | 177,000 |
| Life Safety Upgrades | <u>131,000</u> |
| Total ECC | \$31,192,000 |

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Justification

The Potter Stewart Courthouse has approximately 31,000 usf of vacant space. The USBC who are currently in 38,000 usf of leased space will backfill approximately 21,000 usf in the building once the project is completed. The majority of the remaining vacant space will be in the basement and sub-basement of the building. Bringing the USBC into the Potter Stewart Courthouse will co-locate all of the Judiciary's space in Cincinnati into one location, and approximately \$1,100,000 in annual lease costs will be avoided.

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

None.

Prior Committee Approvals

| Prior Committee Approvals | | | |
|----------------------------------|-------------|---------------|---|
| Committee | Date | Amount | Purpose |
| House T&I | 9/27/2018 | \$32,885,000 | Design = \$3,086,000 ECC = \$27,229,000 M&I = \$2,570,000 |
| Senate EPW | 6/19/2019 | \$32,885,000 | Design = \$3,086,000 ECC = \$27,229,000 M&I = \$2,570,000 |

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

None

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

| | |
|-------------------------|--------------|
| Alteration: | \$52,466,000 |
| New Construction: | \$54,423,000 |
| Lease | \$96,736,000 |

The 30-year, present value cost of alteration is \$1,958,000 less than the cost of new construction with an equivalent annual cost advantage of \$92,000.

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 February 4, 2020

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration