

**AMENDED PROSPECTUS – ALTERATION  
CARL B. STOKES U.S. COURTHOUSE  
CLEVELAND, OH**

Prospectus Number: POH-0301-CL21  
Congressional District: 11

**FY2021 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 (Stokes 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, and allow for the completion of the plaza toward Superior Avenue, which has remained unfinished since construction of the courthouse.

**FY2021 Committee Approval Requested**

**(Design, Construction, Management & Inspection) ..... \$8,722,000<sup>1</sup>**

This prospectus amends Prospectus No. POH-0301-CL19. GSA is requesting approval of additional estimated design cost of \$802,000, an additional estimated construction cost of \$7,321,000, and an additional estimated management and inspection cost of \$599,000 for a total additional cost of \$8,722,000 to account for cost escalation due to time and market conditions and an additional site component.

**FY2021 Committee Appropriation Requested**

**(Design, Construction, Management & Inspection) ..... \$28,686,000<sup>2</sup>**

**Major Work Items**

Sitework

**Project Budget**

Design .....	\$2,657,000
Estimated Construction Cost (ECC).....	23,836,000
Management and Inspection (M&I) .....	<u>2,193,000</u>
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$28,686,000</b>

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

<sup>1</sup> Prospectus Nos. POH-0301-CL17 and POH-0301-CL19 were approved by the Committee on Transportation and Infrastructure of the House of Representatives on May 25, 2016, and September 27, 2018, and the Committee on Environment and Public Works of the Senate on May 18, 2016 and June 19, 2019, for a total estimated project cost of \$19,964,000.

<sup>2</sup>GSA was unable to fund the approved repair and alteration project within the enacted levels of the FY 2017 and FY 2019 President's Budgets.

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<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
Design and Construction	FY 2021	FY 2025

**Building**

The Stokes Courthouse is a 766,000 gross square foot building with 21 stories above grade and 3 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.

**Tenant Agencies**

Judiciary, Department of Justice, Senate, GSA

**Proposed Project**

The project proposes to repair the plaza at the Stokes 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. The surface parking lots and the retaining wall between them will be upgraded.

The project also proposes to extend the currently incomplete plaza towards Superior Avenue as was envisioned in the original design. Due to a funding shortage when the building was originally constructed, a portion of the plaza was left unfinished.

**Major Work Items**

Sitework	<b><u>\$23,836,000</u></b>
<b>Total ECC</b>	<b>\$23,836,000</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

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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 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*. GSA encourages cost effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

**Prior Appropriations**

None

**Prior Committee Approvals**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
House T&I	5/25/2016	\$15,524,000	Design = \$1,513,000 ECC = \$12,727,000 M&I = \$1,284,000
Senate EPW	5/18/16	\$15,524,000	Design = \$1,513,000 ECC = \$12,727,000

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			M&I = \$1,284,000
House T&I	9/27/18	\$19,964,000	Additional Design = \$342,000 Additional ECC = \$3,788,000 Additional M&I = \$310,000
Senate EPW	6/19/19	\$19,964,000	Additional Design = \$342,000 Additional ECC = \$3,788,000 Additional M&I = \$310,000

**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 February 4, 2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration