

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

Prospectus Number: POH-0028-CN18
Congressional District: 1

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to modernize the elevator systems at the Potter Stewart U.S. Courthouse (Stewart Courthouse). The proposed project will upgrade eight passenger elevators and one freight elevator.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection).....\$10,872,000

Major Work Items

Elevator upgrades; hazardous materials abatement; and life-safety upgrades

Project Budget

Design	\$ 1,054,000
Estimated Construction Cost (ECC)	8,869,000
Management and Inspection (M&I)	949,000
Estimated Total Project Cost (ETPC)	\$10,872,000

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

Schedule

	Start	End
Design and Construction	FY 2018	FY 2022

Building

The Stewart Courthouse, which serves the Sixth Circuit Court Executive, is a nine-story structure designed in the Art Moderne style and was built in 1938. The courthouse is 528,542 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. The primary elevations are clad in limestone atop a granite base.

Major Tenant Agencies

Judiciary - District Court, Court of Appeals and Circuit Executive, and Department of Justice

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Proposed Project

The proposed project will modernize eight passenger elevators and one freight elevator. The hoisting equipment and machine room controls will be upgraded and the historic cabs will be refurbished. The project also includes hazardous materials abatement and safety feature upgrades required to comply with current building codes.

Major Work Items

Elevator Upgrades	\$7,266,000
Hazardous Materials Abatement	1,499,000
Life Safety Upgrades	<u>104,000</u>
Total ECC	\$8,869,000

Justification

The elevator system has exceeded its useful life and is difficult to maintain. Some of the equipment, such as the gearless hoist machines, dates back to the original construction of the building. The elevators are not in compliance with current code and safety standards, and the control systems are not compatible with current technology.

Tenant impacts include entrapment in the passenger/freight elevators. The elevators also have been taken out of service due to mechanical failure. When this occurs, parts have had to be sent offsite for repairs and the elevators can be out of service for months, as components are no longer manufactured and have to be re-machined.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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

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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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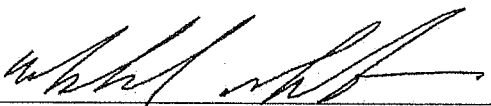
Certification of Need

The proposed project is the best solution to meet a validated Government need.

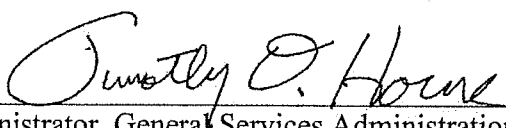
May 17, 2017

Submitted at Washington, DC, on _____

Recommended: _____


Acting Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration