

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

Prospectus Number: POH-0028-CN19
Congressional District: 1

FY 2019 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 \$1.6 million in annual lease costs will be avoided, with savings of approximately \$160,000 in annual agency rent payments.

FY 2019 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$32,885,000

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\$3,086,000
Estimated Construction Cost (ECC)27,229,000
Management & Inspection (M&I)2,570,000
Estimated Total Project Cost (ETPC)*\$32,885,000

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

Schedule

	Start	End
Design and Construction	FY 2019	FY 2024

Building

The Potter Stewart 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 529,000 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.

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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, clerk space, and shared support spaces. HVAC, electrical, plumbing, and life safety system upgrades required to house USBC in the courthouse also will be completed. To provide contiguous space for USBC, some of the existing customer agency space may be relocated within the courthouse.

Major Work Items

Interior Construction	\$21,411,000
Demolition /Hazardous Materials Abatement	1,825,000
HVAC Upgrades	2,630,000
Electrical Upgrades	1,128,000
Plumbing Upgrades	133,000
Life Safety Upgrades	<u>102,000</u>
Total ECC	\$27,229,000

Justification

The Potter Stewart Courthouse has approximately 30,000 USF of vacant space. USBC, which currently is 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 USBC into the Potter Stewart Courthouse will co-locate all of the judiciary's space in Cincinnati into one location and will avoid approximately \$1.6 million in annual lease costs.

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

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Prior Committee Approvals

None

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

None

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

Alteration	\$40,715,000
Lease	\$66,844,000
New Construction	\$45,072,000

The 30-year, present value cost of alteration is \$26,129,000 less than the cost of leasing, with an equivalent annual cost advantage of \$1,299,000.

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 12, 2018

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration