

**PROSPECTUS - ALTERATION  
THEODORE LEVIN U.S. COURTHOUSE  
DETROIT, MI**

Prospectus Number: PMI-0029-DE14  
Congressional District: 14

**FY2014 Project Summary**

The General Services Administration (GSA) is proposing phase I of a multi-phase alteration project to correct serious building deficiencies of the historic Theodore Levin U.S. Courthouse (Levin Courthouse), which houses the Federal Courts for the Eastern District of Michigan, located at 231 West Lafayette Boulevard in Detroit, MI. Major building systems are beyond their useful lives, inefficient, and difficult to maintain. The proposed multi-phase project will correct serious building deficiencies to ensure the long term occupancy of federal agencies by providing a safe and reliable work environment. This proposed scope (Phase 1) includes replacement of chillers, addition of fire safety stairs and freight elevator, addition of Ft. Street stair corridor, and basement loading improvements (required to facilitate deliveries throughout the multi-phase project).

**FY2014 Committee Approval and Appropriation Requested**

**(Design, Phase I ECC & M&I) .....\$31,000,000**

**Major Work Items**

HVAC and electrical systems replacement; elevator improvements; plumbing and fire and life safety upgrades; interior construction

**Project Budget**

<b>Design of all Phases (2014) .....</b>	<b>\$10,200,000</b>
Estimated Construction Cost (ECC)	
<b>Phase I (2014) .....</b>	<b>\$19,259,000</b>
Phase II (TBD).....	33,986,000
Phase III (TBD).....	56,770,000
<b>Total ECC .....</b>	<b>\$110,015,000</b>
Management and Inspection (M&I)	
<b>Phase I (2014) .....</b>	<b>\$1,541,000</b>
Phase II (TBD).....	2,728,000
Phase III (TBD).....	4,557,000
<b>Total M&amp;I.....</b>	<b>\$8,826,000</b>

**Estimated Total Project Cost (ETPC)\*.....\$129,041,000**

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

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<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
Design	FY2014	FY2016
Construction	FY2014	FY2018

**Building**

The Levin Courthouse was constructed in 1934 in the Neo-Classical Revival style using reinforced concrete with an Indiana limestone façade. The building is 771,904 gross square feet with 631,871 rentable square feet and 19 inside parking spaces. It has 10 stories above grade with a pair of two-story penthouses and a below grade level where vehicles access the basement for deliveries, prisoner transfer to the building and judges' parking. The central core of the building opens to form a light-well from the 3<sup>rd</sup> to 10<sup>th</sup> floors. The building is located on the southeastern edge of the central portion of the central business district of Detroit. This asset is listed on the National Register of Historic Places as a contributing property to the historic district.

**Tenant Agencies**

Judiciary, Department of Justice, Congress-House of Representatives, GSA, U.S. Tax Court

**Proposed Project**

Phase I of this project includes the addition of the egress stairwell and Fort Street stair corridor, a new freight elevator, replacement of the chillers and reconfiguration of the basement loading dock area.

The proposed project, in total, includes replacement of the building's chillers, air handling units, perimeter fan coil units, fiber-board ductwork, and upgrades to the Building Automation System. The building's electrical distribution system and emergency generator will be replaced and cloth wiring will be removed throughout the building. Domestic water piping will be repaired and restrooms will be renovated to provide Architectural Barriers Act Accessibility Standard (ABAAS) compliance.

An egress stairwell will be added, the fire alarm will be replaced, and the sprinkler system will be extended to provide full coverage. Public and freight elevators will be replaced. The basement loading dock area will be modified to better facilitate deliveries to the building. Hazardous materials related to the scope of work will be abated.

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Under future phases, temporary swing space may need to be constructed within the building for tenants to occupy while work is performed in their space. The build-out of internal swing space may potentially require the relocation of a tenant from the building into external swing space.

**Major Work Items**

HVAC Replacement	\$54,071,000
Electrical System Replacement	14,986,000
Elevator Improvements	12,987,000
Fire and Life Safety Upgrades	12,480,000
Interior Construction	8,757,000
Plumbing Upgrades	<u>6,734,000</u>
<b>Total ECC</b>	<b>\$110,015,000</b>

**Justification**

The historic Levin Courthouse serves as the Federal Courts for the Eastern District of Michigan. In recent years, the Courthouse has experienced electrical outages, failures of the HVAC system, elevator outages, and frequent flooding resulting from pipe ruptures, resulting in major disruptions to tenant agencies' mission execution. Major building systems are well beyond their useful lives, do not comply with current codes, and are inefficient and difficult to maintain. Fire and life safety systems are outdated and egress pathways are inadequate.

Public restrooms do not comply with accessibility requirements and the current configuration of the basement loading dock area prevents the delivery of materials during normal business hours. The building's freight elevator is undersized, which makes the transport of materials throughout the building very inefficient.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

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**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

None

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

New Construction .....	\$306,203,000
Alteration .....	\$214,882,000
Lease .....	\$359,616,000

The 30 year, present value cost of alteration is \$144,735,000 less than the cost of construction, an equivalent annual cost advantage of \$8,168,000.

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**Recommendation**

ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on April 4, 2013

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration