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
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

<table>
<thead>
<tr>
<th>Work Item</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Elevator Upgrades</td>
<td>$7,266,000</td>
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<tr>
<td>Hazardous Materials Abatement</td>
<td>1,499,000</td>
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<tr>
<td>Life Safety Upgrades</td>
<td>104,000</td>
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<tr>
<td>Total ECC</td>
<td>$8,869,000</td>
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</tbody>
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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
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
PROSPECTUS – ALTERATION
POTTER STEWART U.S. COURTHOUSE
CINCINNATI, OH

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

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