

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

Prospectus Number: PMI-0029-DE15
Congressional District: 14

FY2015 Project Summary

The General Services Administration (GSA) is proposing Phase II of a multi-phase alteration project to correct serious building deficiencies at the historic Theodore Levin U.S. Courthouse (Levin Courthouse) located at 231 West Lafayette Boulevard in Detroit, MI. The Levin Courthouse houses the Federal Courts for the Eastern District of Michigan. The proposed multi-phase project will correct deficiencies to ensure the long term occupancy of federal agencies by providing a safe and reliable work environment. The proposed scope for this phase includes replacement of the fire alarm electrical distribution systems, emergency generator, perimeter fan coils, and passenger elevators and the extension of the fire sprinkler system.

FY2015 Committee Approval and Appropriation Requested

(Phase II M&I and ECC)\$40,499,000

Major Work Items (all phases)

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

Project Budget

Design (FY2014)\$10,200,000

Estimated Construction Cost (ECC)

Phase I (FY2014)\$19,256,000

Phase II (FY2015 request).....\$37,539,000

Phase III (future year request).....\$62,173,000

Total ECC\$118,968,000

Management and Inspection (M&I)

Phase I (FY2014)\$1,541,000

Phase II (FY2015 request).....\$2,960,000

Phase III (future year request).....\$6,040,000

Total M& I\$10,541,000

Estimated Total Project Cost*.....\$139,709,000

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

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<u>Schedule</u>	Start	End
Design	FY2014	FY2016
Construction	FY2014	FY2019

Building

The Levin Courthouse, located at 231 West Lafayette Boulevard in Detroit, MI 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 and contains 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 3rd to 10th 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

The multi-phase project 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 elevators will be replaced and a new freight elevator will be added. 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.

This proposed phase of the larger project includes replacement of the fire alarm electrical distribution systems, emergency generator, perimeter fan coils, and passenger elevators and the extension of the fire sprinkler system.

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Phase I (requested in FY2014) included the design of the entire project and 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.

Phase III, the final phase, will include replacement of major HVAC system components including air handling units and fiberboard ductwork and upgrades to the BAS and plumbing. Under this phase, temporary swing space will be constructed within the building for tenants to occupy while work is performed in their space. The build-out of internal swing space will require the relocation of a tenant from the building into external swing space.

Major Work Items (all phases)

HVAC Replacement	\$56,614,000
Fire and Life Safety Upgrades	19,864,000
Electrical System Replacement	15,895,000
Interior Construction	12,976,000
Plumbing Upgrades	7,143,000
Elevator Improvements	<u>6,476,000</u>
Total ECC	\$118,968,000

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

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for High Performance and Sustainable Buildings. 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 the Building (past 10 years)

None

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

Alteration:	\$235,644,000
Lease	\$415,631,000
New Construction:	\$293,849,000

The 30-year, present value cost of alteration is \$57,747,000 less than the cost of new construction with an equivalent annual cost advantage of \$2,946,000.

Recommendation

ALTERATION

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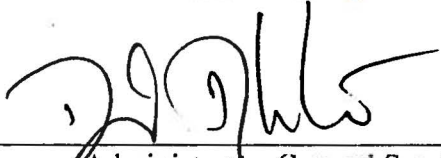
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Certification of Need

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

Submitted at Washington, DC, on March 6, 2014

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration