

AMENDED PROSPECTUS – ALTERATION
JOHN F. SEIBERLING
FEDERAL BUILDING AND U.S. COURTHOUSE
AKRON, OH

Prospectus Number: POH-0194-AK27
Congressional District: 13

FY 2027 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to repair the structural deficiencies of the plaza system at the John F. Seiberling Federal Building and U.S. Courthouse located at 2 South Main Street in Akron, OH. The proposed project includes replacement of the existing failed waterproofing system, upgrades to the plaza drainage system, repairs to the atrium skylight, landscaping improvements, and replacement of the garage drainage system.

FY 2027 House Committee Approval Requested

(Design, Construction, and Management & Inspection).....\$45,990,000

FY 2027 Senate Committee Approval Requested

(Design, Construction, and Management & Inspection)..... \$22,648,000¹

This prospectus amends Prospectus No. [POH-0194-AK22](#). GSA is requesting approval of additional appropriations for the estimated design cost of \$1,729,000, the additional estimated construction cost of \$20,216,000, and the additional management and inspection cost of \$1,397,000 for a total additional cost of \$23,342,000 for cost escalations and the addition of the garage drainage system replacement.

FY 2027 Committee Appropriation Requested

(Design, Construction, and Management & Inspection).....\$45,990,000

Major Work Items

Site work; plumbing replacement

Project Budget

Design	\$3,920,000
Estimated Construction Cost (ECC).....	38,828,000
Management and Inspection (M&I)	<u>3,242,000</u>
Estimated Total Project Cost (ETPC)*	\$45,990,000

¹ Prospectus No. [POH-0194-AK22](#) was approved by the [Committee on Environment and Public Works of the Senate on](#) January 12, 2022, for a total estimated project cost of \$22,648,000, however no funds were appropriated to GSA for the project.

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*Tenant agencies may fund an additional amount for alterations above the standard

<u>Schedule</u>	Start	End
Design and Construction	FY2027	FY2031

The Seiberling Federal Building and U.S. Courthouse is located in the central business district in Akron, Ohio. Its primary function is to provide space for the Northern District of Ohio’s District and Bankruptcy Courts. Completed in 1974, the 422,317 gross square foot building is a concrete reinforced structure with an indoor parking garage. It consists of six stories above grade, including a mechanical penthouse, and three levels below grade. A plaza surrounds all four sides of the building and serves as the roof to portions of the building’s lower levels.

Tenant Agencies

Judiciary – District Court, Bankruptcy Court, Probation, Pretrial Services; Social Security Administration; Department of the Treasury – Internal Revenue Service; Department of Justice – Trustees, U.S. Marshals Service, U.S. Attorneys; GSA.

Proposed Project

The project proposes to upgrade the failing plaza system and south plaza wall at the Seiberling Courthouse. The proposed scope includes replacement of the existing failed waterproofing system, upgrades to the drainage system, atrium skylight repairs, landscaping improvements, and replacing the garage drainage system which has failed since the prior project submission.

Major Work Items

Site Work	\$27,344,000
Plumbing Replacement	<u>11,484,000</u>
Total ECC	\$38,828,000

Justification

The building’s original plaza waterproofing system has exceeded its useful life. Directly beneath the portion of plaza fronting Main Street are offices, a cafeteria, and storage,

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mechanical, and circulation space. The parking garage is located beneath the rear portion of the plaza. Water infiltration around the plaza skylight is causing damage to the building's interior and has infiltrated occupied spaces below the plaza and the parking garage. The infiltration is progressively worsening, necessitating the use of drip pans, piping, and pumps to capture and redirect the water, minimizing damage. More extensive water diversion efforts and mold abatement were required that include the removal and replacement of drywall, ceiling tiles, and carpet in 2025 as an interim repair project. Due to mold in the space, Probation and Pretrial Services were relocated to a different floor of the building. Issues with water infiltration will persist until funding is available for the plaza waterproofing system replacement.

Pieces of concrete have fallen underneath the plaza in vehicular and pedestrian areas. Some areas of the garage must be roped off and cannot be utilized. Structural concrete has begun to crack and spall because of the moisture buildup, causing steel reinforcement members to rust and swell. In 2023, a project was completed under the minor repair and alterations program to repair failing concrete at the garage entrance where a steel beam is exposed. The project aimed at improving occupant safety until the larger repair needs are addressed was recently completed. Water infiltration along the south wall of the plaza is resulting in water buildup within ductwork and cracking in the adjacent walls and floors. The building's garage drainage system (pipe, fittings, and drains), which is original to the building, is severely corroded, failing, and also requires replacement.

Summary of Energy, Water, High-Performance Building Compliance

This project will be designed to conform to GSA's Core Building Standards. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs, incorporate sustainable design principles, and reduce the environmental impact of materials in a manner that is life cycle cost effective in accordance with 42 U.S.C. 6834.

Prior Appropriations

None

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Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	1/12/22	\$22,648,000	Design = \$2,191,000 ECC = \$18,612,000 M&I = \$1,845,000
Approvals to Date		\$22,648,000	Senate EPW

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

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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

3/30/2026

Recommended:  _____
Acting Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration