

**PROSPECTUS – ALTERATION  
Prospectus for Design**

Description

The General Services Administration (GSA) is seeking authorization for design projects during fiscal year 2011 that we will schedule for construction in future years. Project descriptions are attached.

Justification

By seeking authority to start the design for projects prior to construction phase funding, an orderly and timely accomplishment of a planned program is ensured. Under the separate funding approach, we will submit construction prospectuses for each project along with the budget requests.

Included are projects for improvements to building and safety systems, remodeling and recapture of vacant space, security upgrades, hazardous materials abatement, building exterior repairs, and seismic strengthening.

Recommendation

Authorize design for \$96,453,000 for the projects attached. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

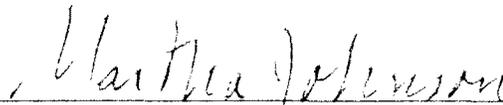
**Authority Requested in this Prospectus.....\$96,453,000**

Certification of Need

The proposed projects are the best solutions to meet validated Government needs.

Submitted at Washington, DC, on May 13, 2010

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

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FISCAL YEAR 2011 ALTERATION DESIGN PROJECTS  
(Alphabetical by State)

<u>LOCATION</u>	<u>FY 2011 FUNDING</u>
Los Angeles, CA Federal Building Complex (11000 Wilshire Boulevard)	\$51,217,000
San Diego, CA Edward J. Schwartz Federal Building & U.S. Courthouse	\$22,336,000
Washington, DC Elijah Barrett Prettyman U.S. Courthouse	\$22,900,000
<b>TOTAL.....</b>	<b>\$96,453,000</b>

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Prospectus Number: PDS-02011  
Congressional District: 30

PROJECT: Federal Building/Parking Garage (11000 Wilshire Boulevard)

LOCATION: Los Angeles, CA

ESTIMATED TOTAL PROJECT COST: \$627,557,000

DESIGN: \$51,217,000

CONSTRUCTION: \$527,000,000

MANAGEMENT & INSPECTION: \$49,340,000

AMOUNT REQUESTED IN FY2011 (Design): \$51,217,000

WORK ITEMS SUMMARY:

Seismic retrofit and blast-resistance upgrades, exterior construction, roof replacement, clean and repair exterior, interior construction, replacement of HVAC/electrical/plumbing systems, fire and life safety upgrades, elevator upgrades, and hazardous materials abatement.

DESCRIPTION:

The Federal Building Complex, located at 11000 Wilshire Boulevard in the Westwood area of Los Angeles is comprised of four buildings totaling approximately 725,000 gross square feet. The complex incorporates a 17-story office tower, two ancillary buildings connected to the office tower, and a parking garage. The proposed project will renovate the 561,559 gross square foot U.S. Federal Building and the 192,192 gross square foot parking garage. The Federal Bureau of Investigation (FBI) is the primary occupant.

Since the attacks of September 11, 2001, and the subsequent enactment by Congress on October 24, 2001 of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism (USA PATRIOT) Act of 2001, the FBI has grown in size and has incorporated new programs and assumed new operational responsibilities. Over the past several years, the FBI offices and operations in the Los Angeles, CA, area have grown significantly in their response to increasing concerns about national security, occupying six locations across the Los Angeles area.

The amount of office and related space has not kept pace with the significant growth in personnel and technical and investigative/operational needs. Local offices of the FBI are overcrowded, constraining normal office operations and the amount of support and special space is also inadequate for the designated functions and unable to support new programs. The decentralized critical functions and the inability to expand has fractured organization, supervisory oversight and information management and coordination.

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Continued occupancy of the Federal Building allows for the utilization of an existing asset, the avoidance of costly lease payments, and minimal disruption to FBI operations. The proposed project will allow FBI to expand by consolidating various lease locations into one building at the 11000 Wilshire Federal Building and occupy all facilities on site with the exception of the existing U.S. Post Office and GSA Field Office. All other building tenants will be permanently relocated allowing for swing space during construction. The expansion space that will become available through the renovation of 11000 Wilshire Boulevard will address the anticipated growth in requirements over the next ten years.

Repair and alteration of the Federal Building complex is urgently needed due to the age and condition of the facilities. Most building systems will be replaced and the entire Federal Building will undergo significant structural seismic and blast-resistance upgrades and energy efficiency measures. Construction is to be accomplished in three phases. A future site enhancement prospectus proposal will address long-term site use, security and other parameters.

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Prospectus Number: PDS-02011  
Congressional District: 53

PROJECT: Edward J. Schwartz Federal Building and U.S. Courthouse

LOCATION: San Diego, CA

ESTIMATED TOTAL PROJECT COST: \$213,056,000

DESIGN: \$22,336,000

CONSTRUCTION: \$170,891,000

MANAGEMENT & INSPECTION: \$19,829,000

AMOUNT REQUESTED IN FY2011 (Design): \$22,336,000

WORK ITEM SUMMARY

Interior construction including entry lobby upgrades/restoration, secondary public lobbies and circulation, restroom upgrades, security/blast protection, a new building restaurant, plumbing, HVAC, electrical, and life safety systems upgrades, hazardous materials abatement, exterior construction, and improvements to grounds and approaches.

DESCRIPTION

The General Services Administration (GSA) proposes a major tenant realignment and building systems upgrade of the Edward J. Schwartz Federal Building-U.S. Courthouse (Schwartz FB-CT). The requested funding level will support the design of the proposed project. Once this project is fully completed, it will result in a court campus consisting of subject building, the Jacob Weinberger U.S. Courthouse and the new courthouse annex. The proposed tenant realignment will permit the Department of Homeland Security's Immigration and Customs Enforcement (DHS – ICE) to consolidate its regional operations in federal space.

Constructed in 1976, the Schwartz FB-CT is located at 880 Front Street in downtown San Diego. The 895,249 gross square foot building consists of two wings, a six-story office wing and a five-story court wing, basement office space, and underground parking. The building's two wings are connected by a bridge between the 6th and 5th floors.

The proposed project will allow GSA to backfill space vacated by the District Court when it moves to the new courthouse annex and will permit the Department of Homeland Security-Immigration and Customs Enforcement (ICE) to consolidate its regional operations in 178,713 of contiguous usable square feet. The co-location will consolidate the ICE's functions, now housed in four different locations, three of which are leased. It will also accommodate ICE's growth from 416 to 698 persons.

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Existing joint use functions such as the public health clinic, the credit union and the snack bar will be relocated to more accessible ground floor space, which they will share with a new child care center. The existing 2<sup>nd</sup> floor cafeteria will be replaced by a smaller restaurant outside the building's secure perimeter so that nearby building tenants can access the restaurant without passing through building security. Site security will be improved with perimeter bollards, lighting and cameras. Systems work includes a seismic retrofit; mechanical, electrical, plumbing and sprinkler system modifications; a lighting retrofit for energy efficiency; blast protection; and reinforcement against progressive collapse. While the entire project is scheduled to be completed in FY2016, reconfigured tenant space will be occupied by FY2014.

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Prospectus Number: PDS-02011

<u>PROJECT:</u>	Elijah Barrett Prettyman United States Courthouse	
<u>LOCATION:</u>	Washington, DC	
<u>ESTIMATED TOTAL PROJECT COST:</u>		\$288,051,000
<u>DESIGN:</u>		\$ 22,900,000
<u>CONSTRUCTION:</u>		\$240,931,000
<u>MANAGEMENT &amp; INSPECTION:</u>		\$ 24,220,000
<u>AMOUNT REQUESTED IN FY2011 (Design):</u>		\$ 22,900,000

WORK ITEMS SUMMARY:

Exterior construction, interior construction, roof repair, conveyance systems replacement, plumbing, HVAC, and electrical systems replacement, fire protection replacement, hazardous abatement, security upgrades and site work.

DESCRIPTION:

The General Services Administration (GSA) proposes major systems replacements for the Elijah Barrett Prettyman Courthouse (Prettyman CT) in Washington, DC. The requested funding level will support the design of the proposed project. The proposed project will allow GSA to extend the useful life of the building while continuing to provide the best quality space for the U.S. Courts in the District of Columbia. The courthouse is attached to the newly constructed William B. Bryant Annex.

Constructed in 1952, Prettyman CT consists of 627,740 gross square feet of space with 44 inside and 40 outside parking spaces. The Prettyman Courthouse has not had a major systems replacement since it was originally constructed. The project will consist of five phases and will replace antiquated HVAC, electrical, plumbing, and fire suppression and alarm systems. The project will address hazardous material abatement, ADA compliance, elevator and escalator replacement, renovation of interior spaces including refurbishment of public corridors, lobbies, restrooms, and tenant spaces. Site work includes providing landscape improvements, lighting and utility improvements, perimeter security, roadway curb adjustments and pavers. Security upgrades include the installation of blast windows and exterior doors, new emergency lighting and upgraded surveillance cameras and door and window alarms.

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Currently, there is no vacant space in the Prettyman Courthouse. The Bryant Annex was built to accommodate the overcrowding in the main courthouse and a projected need for a significant amount of expansion space and new courtrooms in the District of Columbia for the courts and court-related agencies. Probation, the U.S. Court of Appeals and D.C. Pretrial will need to relocate to approximately 46,000 rentable square feet of leased swing space for the duration of the project.