

**PROSPECTUS - ALTERATION  
CHICAGO FEDERAL CENTER  
CHICAGO, IL**

Prospectus Number: PIL-0205-CH14  
Congressional District: 07

**FY2014 Project Summary**

The General Services Administration (GSA) proposes an alteration project to relocate and install a new boiler plant for the Chicago Federal Center (CFC). The CFC is comprised of three buildings totaling over 3.1 million gross square feet: the Everett M. Dirksen Courthouse (EMD), the John C. Kluczynski Federal Building (JCK), and the U.S. Post Office Loop Station (USPO), located at 219 S. Dearborn Street, 230 S. Dearborn Street, and 211 S. Clark Street, respectively, in Chicago, Illinois. The existing boiler plant is oversized with more capacity than is needed, inefficient and approaching the end of its useful life and the operation and maintenance of the plant requires additional utilities to power it. Execution of the proposed project will reduce energy consumption and operating costs and will extend the useful life of the CFC buildings.

**FY2014 Committee Approval and Appropriation Requested**

**(Design, Construction and M&I) ..... \$15,000,000**

**Major Work Items**

Boiler Plant Replacement and Relocation; Hot Water Distribution Improvements

**Project Budget**

Design .....	\$1,228,000
Estimated Construction Cost (ECC) .....	12,483,000
Management and Inspection (M&I) .....	1,289,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$15,000,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY2014	FY2016

**Buildings**

The CFC consists of three buildings: the Everett M. Dirksen Courthouse (EMD), the John C. Kluczynski Federal Building (JCK), and the U.S. Post Office Loop Station (USPO).

The EMD was built in 1964 and is constructed of structural steel frames, clad with metal and glass facade. The courthouse serves as the headquarters for the Northern District of

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Illinois and the U.S. Court of Appeals for the Seventh Circuit. The high-rise courthouse is 1,465,191 gross square feet with rental space of 1,208,546 and 119 inside parking spaces.

The JCK was built in 1973 and is constructed of structural steel framing encased in concrete with the exterior skin consisting of glass and structural steel plate spandrels. The JCK supports multiple federal agencies, including the Department of Labor, Drug Enforcement Administration, Internal Revenue Service and General Services Administration. The high-rise Federal Building is 1,428,620 gross square feet with rental space of 1,135,634 and 23 inside parking spaces.

The USPO was built in 1973 and is constructed of structural steel framing with exterior skin consists of glass, steel mullions, and spandrels. The building serves primarily as a postal facility for the U.S. Postal Service in the Chicago Loop area. The one story building is 288,125 gross square feet with rental space of 135,948 and 32 inside parking spaces.

The CFC contributes to the distinguished history of skyscraper construction in Chicago. The EMD was the first of Mies van der Rohe's urban, mixed land-use projects. As a result, the CFC has been listed on the National Register of Historic Places.

**Tenant Agencies**

EMD – Justice, Judiciary, multiple agencies

JCK - Labor, GSA and Justice, multiple agencies

USPO - Post Office, DHS, multiple agencies

**Proposed Project**

GSA proposes to replace and relocate the boiler plant serving the CFC. The existing high pressure steam boilers are located in lower level mechanical space adjacent to the footprint of the EMD. The steam generated by the existing boilers is then run to the JCK and LPO buildings where it is converted to hot water. The new hot water boiler plant, proposed to be located in the sub-basement level space within the footprint of the EMD, will eliminate the need to convert the steam to hot water. New hot water piping will be installed to connect the boiler plant to each of the individual buildings in the facility. Existing coils within the JCK and LPO buildings will be reused. Steam coils within the air handling units in the EMD will be replaced with hot water coils.

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**Major Work Items**

Boiler Plant Replacement	\$7,297,000
Hot Water Distribution Improvements	<u>5,186,000</u>
<b>Total ECC</b>	<b>\$12,483,000</b>

**Justification**

The CFC currently receives heat through a boiler plant located in mechanical space adjacent to the EMD. The boiler plant is oversized, inefficient and is at the end of its useful life. Operating the plant is costly and requires more utilities than an efficient modern plant. Execution of the proposed work will reduce energy consumption and operating costs and will extend the useful life of the buildings within the CFC. Current standards no longer employ steam, using hot water is more efficient and cost effective. Installing the boiler plant in the new location will allow the existing boiler plant to remain operational during the construction, and therefore, minimize heating downtime for the CFC. The new boiler plant will be strategically relocated and have enough capacity to provide service to any future Federal building constructed on the government owned site adjacent to EMD. The new location will also allow for the optimal use of lower level spaces within and adjacent to the EMD.

**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.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

Prospectus	Description	FY	Amount
PIL-0205/0236-CH04	Curtainwall Repairs (EMD, JCK)	2004	\$ 24,056,000
PIL-0205-CH09	Systems Upgrades and Backfill (EMD)	2004	\$160,977,000

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ARRA	Fire Alarm/Mechanical Upgrades (JCK & USPO)	2009	\$ 99,673,000
ARRA	Plaza Upgrade (CFC)	2009	\$ 28,131,000

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

There are no feasible alternatives to this project. This is a single system renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

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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