

**PROSPECTUS - ALTERATION
EDWARD R. ROYBAL FEDERAL BUILDING AND U.S. COURTHOUSE
LOS ANGELES, CA**

Prospectus Number: PCA-0283-LA14
Congressional District: 34

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for building system upgrades and the reconfiguration and alteration of space currently occupied by the U.S. District Courts in the Edward R. Roybal Federal Building and U.S. Courthouse (Roybal FBCT). The proposed alterations will allow for the consolidation of court operations currently housed in the Roybal FBCT and in 312 North Spring Street (NSS).

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I).....\$19,383,000

Major Work Items

Interior construction; demolition and abatement; HVAC, fire sprinkler, plumbing and electrical system adjustments.

Total Project Budget

Design	\$2,207,000
Estimated Construction Cost (ECC).....	15,753,000
Management and Inspection (M&I).....	1,423,000
Estimated Total Project Cost (ETPC)*.....	\$19,383,000

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

Schedule

	Start	End
Design	FY2014	FY2014
Construction	FY2014	FY2016

Building

The Roybal FBCT is located in the civic center of downtown Los Angeles, in proximity to the 300 N. Los Angeles Federal Office Building (300 NLA), the new Los Angeles Courthouse (LACT), 312 North Spring Street (312 NSS), the Los Angeles City Hall, the County Courts Buildings and the Metropolitan Detention Center. The Roybal FBCT occupies 3.68 acres of an 8.08 acre parcel shared with 300 NLA. The two buildings share a common mechanical plant. The building is a Class A stand-alone structure occupied primarily by the U.S. District Courts, court-related agencies, and the Drug Enforcement

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Agency (DEA). Constructed in 1993, the building is steel-frame construction with exterior granite cladding. The building has 22 stories, with three below-grade basement levels, including an underground parking facility. The building was named for Edward Roybal, a city councilman in Los Angeles in the 1950s and U.S. Congressman from 1963-1993.

Tenant Agencies

U.S. District Courts, Drug Enforcement Administration, U.S. Marshal Service, Equal Employment Opportunity Commission, Department of State, Department of Homeland Security, Office of US Attorneys and U.S. Tax Court.

Proposed Project

The project includes build out of ten chambers for Magistrate and Court of Appeals judges and construction of general office space for expansion of District Clerk, Pretrial Services and Probation. Upon project completion, the Roybal FBCT will house 9 senior judges, 17 magistrate judges and 14 bankruptcy judges. This project will allow the Court to consolidate in two locations (Roybal and the new LACT) and vacate 312 NSS to position it for exchange. Build out of chambers and usage of courtrooms will be consistent with the Court's policies on sharing.

Major Work Items

Demolition and Abatement	\$1,785,000
Repair HVAC	2,266,000
Interior Construction	8,692,000
Repair Electrical System	2,758,000
Repair Plumbing	<u>252,000</u>
Total ECC	\$15,753,000

Justification

When the new LACT is complete in 2016, the active District judges and a portion of the senior District judges and their support functions will be consolidated in the new LACT. The remaining court operations will be consolidated in the Roybal FBCT. The proposed Roybal FBCT alteration project provides only the minimum tenant improvements required for this consolidation. The Roybal FBCT alterations are also required so court functions currently located in 312 NSS can be relocated to Roybal FBCT. Once vacant, the 312 NSS property can be exchanged for a new federal office building (FOB) to be constructed on the LACT site consistent with the announcement made on December 10,

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2012. The Roybal FBCT alterations must occur concurrently with the completion of the new courthouse in 2016. This schedule requires design and construction appropriation in FY14 for alterations in Roybal FBCT.

Prior to the start of construction for this project, the Court will, at its expense, vacate sufficient space to construct ten new chambers and provide space for the consolidation of ancillary functions. The vacation of space will be accomplished through consolidation using advanced workplace strategies including optimizing their workplace, courtroom sharing, hoteling and teleworking.

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 Building (past 10 years)

None

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

As this project is integral to the delivery of the new LACT and is tied into the proposal for 312 NSS, there are no feasible alternatives to this project.

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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