

**PROSPECTUS - ALTERATION
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE
SAN DIEGO, CA**

Prospectus Number: PCA-0167-SD14
Congressional District: 53

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of space in the Edward J. Schwartz Federal Building and US Courthouse (Schwartz FB-CT) to consolidate the U.S. Immigration and Customs Enforcement Agency (ICE) and backfill other tenant agencies in space vacated by the Internal Revenue Service (IRS) and portions of the District Court upon their move to the new San Diego courthouse annex during the first quarter of FY2013. Approximately 184,000 rentable square feet (rsf) of space will be backfilled, building security will be improved to meet tenant requirements, and several of the building systems will be upgraded.

A prospectus for design was submitted in FY2011 which included a full modernization project for the Edward J. Schwartz Federal Building and US Courthouse with an estimated total project cost (ETPC) of \$213,056,000. The project was not fully approved at the time. In an attempt to address only the most critical life safety components of the full modernization project and to allow ICE to collocate 3 leased locations into a Federal building, the proposed project has been reduced in scope and cost with a revised cost of \$61,136,000.

The project will satisfy ICE's need for approximately 157,000 RSF to consolidate its regional operations from three leased locations. In addition to ICE, components of the Executive Office of Immigration Review, US Attorneys, US Trustees, Magistrate Court, US Bankruptcy Clerk, and Federal Protective Service will backfill the vacant space from leased locations. The backfill will allow the Government to release leased space, reducing the Government's rental payments to the private sector by over \$2,000,000 annually.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I).....\$61,136,000

Major Work Items

Interior construction; security, electrical, fire protection and plumbing systems upgrades; exterior construction

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Project Budget

Design	\$6,292,000
Estimated Construction Cost (ECC)	49,127,000
Management and Inspection (M&I)	5,717,000
Estimated Total Project Cost (ETPC)*	\$61,136,000

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I).....\$61,136,000

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

Schedule

	Start	End
Design and Construction	FY2014	FY2017

Building

The 625,715 rentable square foot (rsf) Edward J. Schwartz Federal Building and US Courthouse, at 880 Front St. in downtown San Diego, was built in 1973. It consists of two adjacent structures, a six-story federal office wing, a five-story court wing, and underground parking and basement offices. The building's two wings share an upper basement and are connected by a bridge between the fifth and sixth floors. The last major capital project was a \$14.2 million HVAC upgrade funded in FY2002.

Tenant Agencies

Judiciary, Department of Homeland Security, Department of Justice, GSA

Proposed Project

Approximately 184,000 RSF of vacated space will be reconfigured for occupancy by ICE, Executive Office of Immigration Review, US Attorneys, the U.S. Bankruptcy Court Clerk, U.S. Trustee, U.S. Magistrate Court, and the Federal Protective Service coming from leased locations in the San Diego area. Two public restrooms will be remodeled for compliance with the Architectural Barriers Act Accessibility Standard (ABAAS). The project includes wall hardening on several facades and the installation of bollards and an anti-ram barrier at the entrance to the garage. Building system upgrades including new automatic transfer switches, a new electric fire pump, new domestic water shut-off valves, a new emergency generator and new

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quick response fire sprinkler heads will be installed. Precast concrete panels on the south elevation of the building's office wing will be cleaned and sealed.

Major Work Items

Security Upgrade	\$4,483,000
Fire Protection Upgrade	1,338,000
Interior Construction	39,441,000
Electrical Upgrade	2,174,000
Plumbing Upgrade	1,294,000
Exterior Construction	<u>397,000</u>
Total ECC	\$49,127,000

Justification

A prospectus for design was submitted in FY2011 which included a full modernization project for the Edward J. Schwartz Federal Building and US Courthouse with an ETPC of \$213,056,000. The project was not fully approved at the time. In an attempt to address only the most critical life safety components of the full modernization project, the proposed project has been reduced in scope and cost.

In addition to addressing the critical life safety items necessary in the building the project will also backfill space at the Edward J. Schwartz Federal Building and U.S. Courthouse vacated by tenants moving to the new San Diego Courthouse, improve building security, upgrade building systems, and collocate ICE functions in the San Diego area.

Currently the building falls short of blast and security standards. In addition, failure to repair or replace the outdated and inefficient building systems will cause operating costs to continue to increase and would likely lead to costly system failures. Further deterioration of the building's systems will make it difficult to backfill the space vacated by tenants moving to the San Diego Courthouse Annex.

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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

Edward J. Schwartz Federal Building and U.S. Courthouse Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	11/30/2010	\$22,336,000	Repair & Alteration

Prior Prospectus-Level Projects in Building (past 10 years)

None

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

New Construction	\$109,636,000
Alteration	\$ 81,957,000
Leasing.....	\$152,228,000

The 30 year, present value cost of alteration is \$27,670,000 less than the cost of new construction, an equivalent annual cost advantage of \$1,562,000.

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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