FY2014 Project Summary
The General Services Administration (GSA) proposes construction of a new federal complex at 150 Carlos Chardon Avenue, San Juan, PR, to consolidate the Federal Bureau of Investigation (FBI) for their locations. The proposed FBI complex includes a new FBI field office, annex building, and a visitor screening facility totaling 192,794 gross square feet (gsf) as well as a secure parking garage.

FY2014 Committee Approval and Appropriation Requested
(ECC & M&I) .......................................................... $94,780,000

Overview of Project
As part of its FY2012 Capital Investment and Leasing Program, GSA proposed the construction of a new federal complex at 150 Carlos Chardon Avenue, San Juan, PR, to consolidate the Federal Bureau of Investigation (FBI). Design of the proposed facility and the construction of a new parking facility to support the continued need for parking at the adjacent facility were funded under the American Recovery and Reinvestment Act (ARRA) of 2009. The Senate Committee on Environment and Public Works approved $145,506,000 for the purpose of constructing a new federal building, but the funds have not been appropriated.

This proposed FBI complex includes a new FBI field office, annex building for vehicle maintenance, and visitor screening facility totaling 192,794 gsf along with a secure parking garage. The FBI complex will share the 27-acre Federal site in San Juan with the existing Federico Degetau Federal Building (Degetau FB), Clemente Ruiz Nazario U.S. Courthouse (FB-CT), and Rainforest Kids Child Development Center. The FB-CT will remain undisturbed during the construction of the project.

Site Information
Government-Owned....................................................... 5 acres
Building Area
Building without parking............................................. 192,794 gsf
Building with parking.................................................. 292,794 gsf
Structured parking spaces .............................................. 211
PROSPECTUS - CONSTRUCTION
FEDERAL BUREAU OF INVESTIGATION
SAN JUAN, PR

Prospectus Number: PPR-FBC-HR14
Congressional District: 01

Project Budget
Design (ARRA Funding) ................................................................. $12,107,000
Estimated Construction Cost (ECC) .............................................. 88,608,000
Management and Inspection (M&I) ............................................. 6,172,000
Estimated Total Project Cost (ETPC)* ......................................... $106,887,000

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

FY2014 Committee Approval and Appropriation Requested
(ECC & M&I) .................................................................................. $94,780,000

Schedule

<table>
<thead>
<tr>
<th>Start</th>
<th>End</th>
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</thead>
<tbody>
<tr>
<td>Design</td>
<td>FY2010</td>
</tr>
<tr>
<td>Construction</td>
<td>FY2014</td>
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</table>

Tenant Agencies

FBI

Justification

The FBI is currently housed in the Federico Degetau Federal Building (Degetau FB) in
San Juan, PR and the GSA Center in Guaynabo, PR, approximately 3.5 miles apart. The
San Juan Field Office (FO) currently is located within the Degetau FB, occupying office
space on one and a half floors. At present, there is no space within the Degetau FB for
expansion purposes and the building cannot support the FBI mission in San Juan. The
mechanical and electrical equipment in the existing facilities do not meet the FBI’s
identified requirements and cannot meet the anticipated personnel growth with projected
staffing levels anticipated to increase in the coming years.

The FBI FO needs to integrate additional operational and technical capabilities that are
currently located off-site at the GSA Center. Once construction of the proposed FBI
facility is completed, the GSA Center will be disposed of.

The FBI’s criminal and national security mission increasingly relies upon an intelligence-
driven approach. Efficient and cost-effective facilities support the FBI’s intelligence-
driven strategy and enable the FBI to successfully carry out its mission. For example, this
building will support deployment of secure work space needed to handle classified
information and will promote cooperation between the FBI and its various Federal, State, and local partners. Consolidation of their operations in new federal space will enable the FBI to effectively perform its mission in Puerto Rico satisfying their security and long-term housing needs.

The proposed project will provide the FBI with a modern, state of the art, facility that will satisfy the agency’s security and long-term space requirements and meet the objectives of flexibility of space, sustainable design, seismic safety, durability, and. New construction on this federally owned site maximizes use of the existing Federal land.

This project was proposed as part of GSA’s FY2012 Capital Investment and Leasing Program. The Senate Committee on Environment and Public Works approved $145,506,000 for the purpose of constructing a new federal building, but the funds have not been appropriated. In the absence of construction-phase funding, FBI and GSA re-examined the project requirements and concept design, and re-scoped the project to reduce its cost. Further evaluation of the project site, based on the revised FBI requirements, led GSA to conclude that the previously planned relocation of the existing child care center was unnecessary and that only site work around the center is required. These adjustments have reduced the construction funding request.

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

<table>
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<tr>
<th>Public Law</th>
<th>Fiscal Year</th>
<th>Amount</th>
<th>Purpose</th>
</tr>
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<tbody>
<tr>
<td>111-5 (ARRA)</td>
<td>2009</td>
<td>$35,935,000</td>
<td>Design, Construction</td>
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</table>

Appropriations to Date $35,935,000

Prior Committee Approvals

<table>
<thead>
<tr>
<th>Committee</th>
<th>Date</th>
<th>Amount</th>
<th>Purpose</th>
</tr>
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<tbody>
<tr>
<td>Senate EPW</td>
<td>12/8/2011</td>
<td>$145,506,000</td>
<td>Construction, M&amp;I</td>
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</tbody>
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Alternatives Considered (30-year, present value cost analysis)

New Construction ................................................................. $129,737,000
Lease ....................................................................................... $220,529,000

The 30 year, present value cost of new construction is $90,792,000 less than the cost of lease, an equivalent annual cost advantage of $5,124,000.

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1 Under the American Recovery and Reinvestment Act (ARRA) of 2009, Congress appropriated $5.5 billion to the Federal Buildings Fund of which GSA allocated a total of $35,935,000 for design of a stand-alone FBI facility with setbacks located on the existing Hato Rey parking lot and construction of a parking facility to replace the existing parking spaces which will be lost due to the proposed FBI facility. The Senate Committee on Environment and Public Works approved $145,506,000 for the purpose of constructing a new federal building as part of GSA’s FY2012 Capital Investment and Leasing Program, but the funds have not been appropriated.
Recommendation

CONSTRUCTION

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:

[Signature]
Commissioner, Public Buildings Service

Approved:

[Signature]
Acting Administrator, General Services Administration