

**PROSPECTUS - CONSTRUCTION
FEDERAL BUREAU OF INVESTIGATION
SAN JUAN, PR**

Prospectus Number: PPR-FBC-HR12
Congressional District: 01

Description

The General Services Administration (GSA) proposes constructing a new federal building at 150 Carlos Chardon Avenue, San Juan, PR, to consolidate the Federal Bureau of Investigation (FBI). This proposed FBI complex includes construction of a new FBI field office, annex building, and visitor screening facility totaling 361,168 gsf. In addition, this complex includes construction of a secure parking garage.

Project Summary

Site Information

Government-Owned..... 9 acres

Building Area

Building without parking241,168 gsf
Building with parking361,168 gsf
Number of outside parking spaces.....15
Structured parking spaces360

Project Budget

Design and Review (ARRA Funding).....\$11,875,000
Estimated Construction Cost (ECC).....138,609,000
Management and Inspection (M&I)..... 6,897,000
Estimated Total Project Cost (ETPC)*.....\$157,381,000

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

Authorization Requested (ECC & M&I).....\$145,506,000

Prior Authority and Funding

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 \$36,272,980 for the design and construction of a parking facility. The parking lot had to be demolished during the preparation for the new facility and the relocation of the child care facility.

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<u>Schedule</u>	Start	End
Design	FY2010	FY2012
Construction	FY2012	FY2015

Overview of Project

The FBI is currently housed in the Federico Degetau Federal Building (Degetau FB) in San Juan, PR and the GSA Center in Guaynabo, PR. The proposed project will consolidate FBI onto existing Federal property through construction of a new state of the art federal facility to house FBI's field office, an annex building for vehicle maintenance, a visitor screening facility, and the construction of a secured parking garage. Once FBI has moved into the new facility, a number of Federal agencies, currently housed in leased space in the vicinity of the Federal Building in San Juan, will backfill the vacated Federal building space.

The FBI complex will share the 27-acre Federal site with the existing Degetau FB and 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. The Rainforest Kids Child Development Center, however, as outlined above will be relocated to a newly constructed center located on the same site.

The proposed project will satisfy all of FBI's security and long-term space requirements and provide the FBI with a modern state of the art facility that meets objectives outlined in the FBI's Program of Requirements including space flexibility, sustainable design, seismic safety, durability and maintainability. New construction on this Federally owned site maximizes use of the existing Federal land.

Tenant Agencies

FBI

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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 with projected staffing levels anticipated to increase in the coming years. 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.

The FBI FO is anticipating integrating additional operational and technical capabilities that are currently located off-site. Once construction of the proposed facility is completed, the current off-site location is scheduled for implosion.

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.

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Summary of Energy Compliance

The project will be designed to meet, at a minimum, a LEED gold certification. As an ARRA project, the new design must comply with the Minimum Performance Criteria stipulated for all new projects as a condition for ARRA funding. These are 36 individual criteria's that require the architect and engineering team to investigate and implement High Performance sustainable features as appropriate for the project. Many of these requirements meet and/or exceed the requirements in the P-100 and LEED.

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

New Construction	\$164,659,000
Lease	\$180,090,000

The 30 year, present value cost of new construction is \$15,430,000 less than the cost of lease, an equivalent annual cost advantage of \$947,000.

Recommendation

CONSTRUCTION

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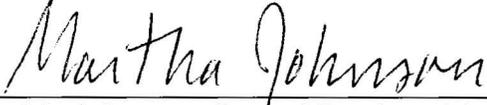
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Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on March 9, 2011

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration