

**PROSPECTUS – ALTERATION
JAMES C. CORMAN FEDERAL BUILDING
VAN NUYS, CA**

Prospectus Number: PCA-007-LA18
Congressional District: 29

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the James C. Corman Federal Building at 6230 Van Nuys Boulevard, Van Nuys, CA. The project includes roof replacement, building systems upgrades, and egress and life-safety improvements. This work is essential to the long-term positioning of the asset and it facilitates future recovery of vacant space by providing accommodation for Federal agencies currently in commercial leased facilities.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection).....\$12,690,000

Major Work Items

Structural upgrades; exterior and interior construction; electrical; new egress and protected entries; heating, ventilation and air conditioning (HVAC) upgrades; roof replacement; site work; demolition and hazardous materials abatement; plumbing; and fire protection for annex

Project Budget

Design	\$ 1,183,000
Estimated Construction Cost (ECC)	10,704,000
Management and Inspection (M&I)	<u>803,000</u>
Estimated Total Project Cost (ETPC)*	\$12,690,000

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

Schedule

	Start	End
Design & Construction	FY 2018	FY 2021

Building

Located in the heart of Van Nuys, the James C. Corman Federal Building is 4 stories and approximately 231,000 gross square feet. It is a mid-twentieth century, precast concrete and stone-clad office building with a basement and both indoor and outdoor parking. On the same site, there is a one-story "annex" that previously housed the United States Postal Service.

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Tenant Agencies

U.S. Department of the Treasury – Internal Revenue Service, Defense Contract Audit Agency, U.S. Department of Labor, U.S. Army, Department of State – Consular Affairs, GSA – Federal Acquisition Service, GSA – Public Buildings Service, and DHS – Federal Protective Service.

Proposed Project

The project includes structural alterations and repairs, exterior enclosure and interior construction, electrical upgrades, new egress and protected entries, HVAC upgrades, roof replacement, site work, demolition and hazardous materials abatement, plumbing upgrades, and fire protection for the annex. The work will position the building for full occupancy.

Major Work Items

Structural Alterations, Exterior Enclosure and Interior Construction	\$ 2,746,000
Electrical Upgrades	2,671,000
New Egress and Protected Entries	1,242,000
HVAC Upgrades	1,129,000
Roof Replacement	990,000
Site Work—Building Related	609,000
Demolition and Hazardous Materials Abatement	585,000
Plumbing Upgrades	419,000
Fire Protection Upgrades	<u>313,000</u>
Total ECC	\$10,704,000

Justification

Due to its age and condition, the asset requires repair and alteration to assure service continuity and safety and to attract and keep tenants for vacant space recovery. This project, in conjunction with a Fiscal Year 2016 Consolidation Activities Special Emphasis Program project and other backfill plans, will help take the building from two-thirds vacant to full occupancy by the time construction is complete. Life-safety improvements and upgrades will improve occupant safety and code compliance and enhance the asset's performance, efficiency and reliability. Some improvements also will provide the added benefit of improving occupant comfort and marketability of the asset needed to recover vacant space.

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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*. 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)

Alteration	\$104,881,000
Lease	\$146,865,000
New Construction:	\$128,725,000

The 30-year, present-value cost of alteration is \$23,844,000 less than the cost of new construction, with an equivalent annual cost advantage of \$1,296,000.

Recommendation

ALTERATION

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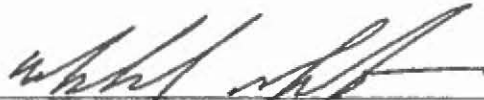
Certification of Need

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

May 17, 2017

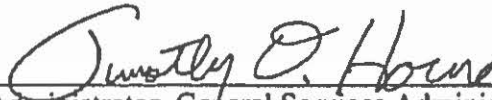
Submitted at Washington, DC, on _____

Recommended:



Acting Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration