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) ...................................................... 803,000
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
Design & Construction .................................. Start: FY 2018  End: 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.
Tenant Agencies

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

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.
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)

<table>
<thead>
<tr>
<th>Alternative</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alteration</td>
<td>$104,881,000</td>
</tr>
<tr>
<td>Lease</td>
<td>$146,865,000</td>
</tr>
<tr>
<td>New Construction</td>
<td>$128,725,000</td>
</tr>
</tbody>
</table>

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

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

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