



San Juan Field Office (SJFO) FBI Federal Building

January 15, 2020

PR-Hato Rey-San Juan FBI Federal Office Building
140 Chardon Ave, Hato Rey, PR, 00918 PR00017ZZ

U.S. General Services Administration
Northeast & Caribbean Region

Team:

Project Executive: Jaime Quinones
Project Manager: Michael Hogg
On-Site PM & COR: Richard Kurrasch
Contracting Officer: Hillary Gonzalez-Maldonado
Property Manager: Gonzalo Vargas Pla
Asset Manager: Jessica Karkat

Design-Build Contractor: Walsh Puerto Rico, llc.
Architect/Engineer: Wight & Company
Construction Manager: Hill International

Project Type: New Construction, Design-Build

Scope:

Office Building (5 story) 154,498 GSF 144,897 RSF
Annex (1 story) 16,476 GSF 16,476 RSF
Visitor Screening Facility 738 GSF 738 RSF
Parking Area: 320
All-In Project Utilization Rate: 314

Description:

This project consolidates the operations of the FBI currently located in the Degetau Federal Bldg in Hato Rey, PR and the GSA Center in Guaynabo, PR to a state of the art new facility located on federally owned property that is home to the Degetau Federal Bldg. This project is designed to achieve LEED Gold status and meet Interagency Security Committee (ISC) criteria for Facility Security Level (FSL) IV.

Contract Amount: \$81,936,584.68

Schedule:

Design-Build Contract Award: April 5, 2016
Construction Start: August 8, 2016
Design Complete: February 23, 2018
Substantial Completion: January 2020 (estimated)
Occupancy: January 2020



Items of Interest:

- Hurricanes Irma and Maria hit in September 2017 while site work was underway. Contractor personnel left the island. The performance period was extended by approximately four (4) months as a result of the hurricanes.
- In addition to the new FBI office building, this project completes a long term plan at the federal campus that included prior construction of a 4 story parking garage and the reconfiguration of site entrance facilities and surface parking.
- R & R Studios sculptural installation "Building Blocks" was installed within the federal campus in January 2020 under the Art in Architecture program.
- The FBI will be vacating 82,735 RSF from Degetau Federal Building, and 24,898 RSF from GSA Center. The vacated space will be designated to be backfilled by other federal agencies.