

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

Prospectus Number: PCA-0198-LA11
Congressional District: 28

Project Summary

The General Services Administration (GSA) proposes the build-out of space for the Department of State's Consular Affairs Office and IRS, and roof replacement at the James C. Corman Federal Building at 6230 Van Nuys Boulevard, Van Nuys, CA. This work is essential to the long-term positioning of this asset and it provides an excellent accommodation for the State Department relocation required for the repair and alteration of the Wilshire Federal Building.

Major Work Items

Roof replacement, exterior enclosure, interior construction, mechanical, fire protection, electrical repairs, demolition, and hazardous materials abatement.

Project Budget

Design and Review.....	\$894,000
Estimated Construction Cost (ECC).....	9,541,000
Management and Inspection (M&I).....	604,000
Estimated Total Project Cost (ETPC)*.....	\$11,039,000

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

Authorization Requested (Design and ECC).....\$11,039,000

Prior Authority and Funding - None

Prior Prospectus-Level Projects in Building (past 10 years): - None

Schedule

	Start	End
Design	FY2011	FY2012
Construction	FY2012	FY2012

Building

Located in the heart of the Van Nuys Civic Center, the James C. Corman Federal Building rises four stories and measures 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.

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It is in close proximity to several other municipal and Federal buildings, including Van Nuys City Hall, the Northwest District Superior Court, the Van Nuys State Office Building, the Van Nuys Branch Library, the Marvin Braude Constituent Service Center, and the Los Angeles Police Department.

Tenant Agencies

Department of the Treasury is the major tenant, while other tenants include Bureau of Alcohol, Tobacco, Firearms, and Explosives; US Army Corps of Engineers; Defense Contract Audit Agency; GSA-Federal Acquisition Service; Federal Bureau of Investigation; GSA-Public Buildings Service; Consular Affairs; and United States Postal Service.

Proposed Project

This project proposes the build-out of 29,266 usable square feet of space for the Department of State Los Angeles Passport Office and 27,312 useable square feet of space for the IRS, and the replacement of the roof. Structural, mechanical, electrical, fire protection, interior, exterior enclosure, and hazardous material abatement work undertaken is incidental to the tenant improvements.

Major Work Items

Roof replacement	\$1,034,000
Tenant improvements	5,421,000
Exterior enclosure	240,000
Interior construction	477,000
Mechanical	579,000
Fire protection	130,000
Electrical	1,016,000
Demotion & abatement	<u>644,000</u>
Total ECC	\$9,541,000

Justification

State Department Consular Affairs Passport office and IRS require improvements to meet their requirements, and the roof is deteriorated beyond repair. Passport is a newly assigned tenant relocating from 11000 Wilshire Blvd making way for the FBI expansion; IRS is a current Corman FB tenant that requires new space in exchange for giving up its current space to Passport. Passport requires the existing IRS space in order to meet its mission visibility and accessibility to the public. The roof is aged, deteriorated, and leaking and needs replacement for acceptable long-term service.

