

**PROSPECTUS - ALTERATION  
FRANK HAGEL FEDERAL BUILDING  
RICHMOND, CA**

Prospectus Number:       PCA-0213-R111  
Congressional District:       07

**Project Summary**

The General Services Administration (GSA) proposes a multi-phase repair and alteration project for the Frank Hagel Federal Building (FHFB) located at 1221 Nevin Avenue, Richmond, CA. The FHFB serves as the regional headquarters for the Social Security Administration (SSA).

**Major Work Items**

Interior construction; exterior construction; repair/replacement of HVAC, electrical, plumbing systems; demolition and hazardous materials abatement; fire/life safety upgrades; roof replacements and security upgrades.

**Project Budget**

Design and Review	
Design (FY2011 Request) .....	\$20,945,000
(Design and Review) Subtotal .....	20,945,000
Estimated Construction Cost (ECC)	
Phase I Construction (FY2011 Request) .....	\$80,575,000
Phase II (Future Year Request).....	36,600,000
Phase III (Future Year Request) .....	57,350,000
(ECC) Subtotal.....	174,525,000
Management and Inspection (M&I)	
Phase I (FY2011 Request) .....	\$12,100,000
Phase II (Future Year Request).....	5,500,000
Phase III (Future Year Request) .....	8,600,000
(M&I) Subtotal.....	26,200,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$221,670,000</b>

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

**Authorization Requested**

**(Design, and Phase I, II, and III ECC, and M&I) .....** \$221,670,000

**FY 2011 Funding Request**

**(Design, Phase I Construction and M&I).....** \$113,620,000

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**Prior Authority and Funding:**

None

**Prior Prospectus-Level Projects in Building (past 10 years):**

None

<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
<b>Design</b>		
Phase I	FY2011	FY2013
Phase II	FY2011	FY2013
Phase III	FY2011	FY2013
<b>Construction</b>		
Phase I	FY2011	FY2014
Phase II	TBD	TBD
Phase III	TBD	TBD

**Building**

The Frank Hagel Federal Building, constructed in 1975, is located at 1221 Nevin Avenue within the downtown central business area of Richmond, California. The approximately 619,000 gross square foot building consists of six stories with a one story basement. The building has an auditorium, childcare center and both secured structured and surface parking. The building serves as the regional headquarters for SSA who has been the sole tenant agency of FHFB since its construction.

**Tenant Agencies**

Social Security Administration

**Proposed Project**

The proposed project is planned as a three phase project with each phase designed as a stand-alone project. The full project will address insufficient seismic resistance, and base building deficiencies along with a total realignment of the building layout and includes HVAC, electrical, and life safety/fire alarm upgrades, along with roof replacement, blast protection, security improvements, waterproofing, and the removal of hazardous materials. SSA will maintain operations in the building during construction. To facilitate the phasing aspects of the project, approximately 17 percent of the staff or 33 percent of the space will be temporarily relocated to off-site lease space and temporary modular buildings on site at the beginning of the construction of Phase I. The building will maintain this vacancy throughout the project until its completion. Upon project completion, staff will then re-occupy in the space.

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As a significant portion of the proposed scope involves the seismic retrofit of the building, construction must be sequenced beginning in the basement and progress floor by floor to the sixth floor. Shear walls will be added at the basement and first floor levels with all column/beam connections throughout the building being upgraded. The upgrades to the columns requires both connection from below, accessed through the ceiling plenum, and from above, which will require removal of a portion of the slab above, including ducts to reinforce these connections. The installation of the connection upgrades and the associated demolition of the interior space will determine the phasing plan sequencing.

Phase I consists of a design-build seismic retrofit and tenant space realignment for the basement and first floors as well as the design for Phases II and III. Phase I construction also includes the relocation and construction of the computer center to a water resistant structure in the basement; repair and replacement of the roof system over the main building, auditorium, child care and penthouse; replacement of plaza waterproof membrane and associated plaza repairs; reconfiguration of impacted ductwork; improvements to the fire/life safety infrastructure including stairwell pressurization and modification of sprinkler system and installation of fire alarm devices; and installation of energy saving motion sensor controlled and/or photocell sensor controlled advanced lighting system and wiring. Security improvements including the application of anti-blast film to windows, installation of anti-ram bollards, boulders and planters and security devices will also be undertaken.

Phase II construction consists of space realignment and seismic retrofit for the second and third floors. Phase III construction consists of realignment and seismic retrofit for floors four through six. These phases also include interior construction, repairs/replacements of the HVAC, electrical, life safety, and plumbing systems along with the removal and abatement of hazardous materials and the application of anti-blast film to the windows.

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**Major Work Items**

Interior Construction	\$39,426,500
Exterior Construction	32,828,000
Repair/Replace HVAC	27,750,000
Demolition and Abatement	23,100,000
Repair/Replace Electrical	22,410,000
Fire/Lifesafety Upgrades	12,530,000
Replace Roofing	7,570,000
Security Upgrades	5,940,500
Repair/Replace Plumbing	<u>2,970,000</u>
<b>Total ECC</b>	<b>\$174,525,000</b>

**Justification**

The Frank Hagel Federal Building is of high importance to SSA since it serves as both the regional headquarters and a major processing facility. Execution of the proposed work will address known deficiencies, extend the useful life of the building and provide a more productive and safer work environment for the employees. Combining space realignment with the seismic and building systems work minimizes disruption to the agency's mission and also minimizes overall cost to the government.

Since its construction in 1975, the tower building has not undergone any significant major renovations except for an auditorium seismic retrofit in 1991, a child care center addition and building systems repair (waterproofing, exterior sitework, security and elevator) that was completed in 1996. SSA operations have continued to expand and evolve resulting in operating groups being inefficiently spread across a floor and/or multiple floors. The current configuration of workstations within the building is haphazard, creating wasted space and confusing circulation, which could become a major life safety issue. The realignment of the building space will allow for the accommodation of the anticipated growth in personnel, absorb the new functions assigned to the SSA regional office, allow for the reconfiguration of space to correct the current layout inefficiencies, and eliminate the need for acquisition of additional space outside of the Federal Building.

Existing membranes and sealants at the basement, plaza, roof and exterior are leaking in multiple locations and in need of repair and/or replacement. This permits water intrusion into the building effecting interior space with continued leakage over critical electrical equipment.

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The electrical and communication distribution on the office floors occurs through the ducts and many of the main ducts are overfilled. The pressure of rolling carts and heavy foot traffic has caused circuit breakers to trip. The HVAC system is deficient from current standards in a number of areas which results in equipment replacement due to age and condition beyond its useful life. The replaced equipment will support the mandated energy reduction and LEED certification.

The project also provides the opportunity to upgrade the fire alarm/life safety and plumbing systems, undertake the necessary security upgrades including blast protection, and remove the existing asbestos containing materials and lead based paint that exist throughout the building.

**Summary of Energy Compliance**

This project will be designed to conform to the requirements of the Facilities Standards for the Public Buildings Service and to earn Leadership in Energy and Environmental Design (LEED) certification. It will also meet Congressionally-required energy efficiency and performance requirements in effect during design.

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

New Construction .....	\$219,936,000
Alteration .....	\$217,926,000
Lease .....	\$247,274,000

The 30 year, present value cost of alteration is \$2,010,000 is less than the cost of new construction, an equivalent annual cost advantage of \$123,000.

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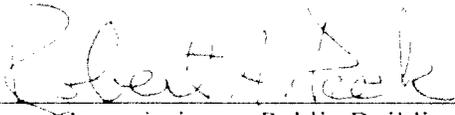
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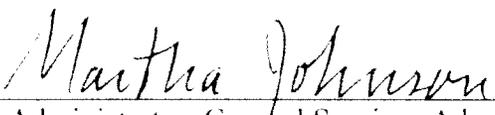
**Recommendation**  
ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on May 13, 2010

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration