

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number: PDS-02012
Congressional District: 34

<u>PROJECT:</u>	U.S. Federal Building (300 North Los Angeles Street)
<u>LOCATION:</u>	Los Angeles, CA
<u>ESTIMATED TOTAL PROJECT COST:</u>	\$112,267,000
<u>DESIGN:</u>	\$9,478,000
<u>CONSTRUCTION:</u>	\$95,163,000
<u>MANAGEMENT & INSPECTION:</u>	\$7,626,000
<u>AMOUNT REQUESTED IN FY2012 (Design):</u>	\$9,478,000

WORK ITEM SUMMARY

Interior construction, elevator, plumbing, HVAC, security and electrical modification/upgrades, fire protection, and building demolition and abatement.

DESCRIPTION

The U.S. Federal Building is currently occupied by various Federal agencies, including the Department of Homeland Security (DHS), Immigration and Customs Enforcement (ICE), Internal Revenue Service (IRS), U.S. Bankruptcy Court and U.S. Attorneys. The building, constructed in 1965, is an eight-story structure with two below-grade basement levels, including an underground parking facility. It is located in the civic center of downtown Los Angeles, with proximity to the North Spring Street Federal Courthouse, Los Angeles City Hall, and county courts buildings. The Federal Building is located on approximately four and one-half acres of an eight-acre shared parcel with the Edward Roybal Federal Building and Courthouse and shares a common mechanical plant. The Federal Building is currently undergoing a major seismic retrofit, elevators, and mechanical upgrades and is expected to be completed June 2011.

The Homeland Security Act of 2002 identified co-location of ICE components as a priority, to help unify the agency. GSA and ICE agreed to consolidate ICE in this Federal Building. The project, as proposed, relocates tenants and undertakes modernization work to meet both GSA and agency requirements. Upon completion, this project will consolidate ICE's operations currently located in 10 locations on six floors of this facility, as well as two leased offices, into a single contiguous space and supports the operational efficiency of many other Federal agencies.

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FISCAL YEAR 2012 ALTERATION DESIGN PROJECTS
(Alphabetical by State)

<u>LOCATION</u>	<u>FY 2012 FUNDING</u>
Los Angeles, CA U.S. Federal Building (300 North Los Angeles Street)	\$9,478,000
TOTAL.....	\$9,478,000

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Description

The General Services Administration (GSA) is seeking authorization for design projects during fiscal year 2012 that we will schedule for construction in future years. Project descriptions are attached.

Justification

By seeking authority to start the design for projects prior to construction phase funding, an orderly and timely accomplishment of a planned program is ensured. Under the separate funding approach, we will submit construction prospectuses for each project along with the budget requests.

Included are projects for improvements to building and safety systems, remodeling and realignment of space, security upgrades, and hazardous materials abatement.

Recommendation

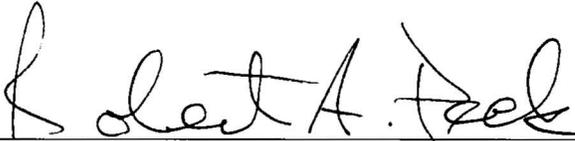
Authorize design for \$9,478,000 for the projects attached. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

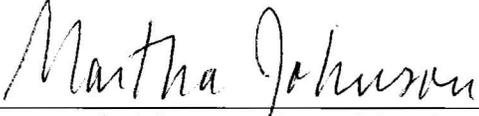
Authority Requested in this Prospectus.....\$9,478,000

Certification of Need

The proposed projects are the best solutions to meet validated Government needs.

Submitted at Washington, DC, on March 9, 2011

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration