

**PROSPECTUS - ALTERATION
PHILLIP BURTON, FB CT
SAN FRANCISCO, CA**

Prospectus Number: PCA-0154-SF12
Congressional District: 08

Project Summary

The General Services Administration (GSA) proposes a repair and alteration project of approximately 201,482 rentable square feet for the Federal Bureau of Investigation (FBI) at the Phillip Burton Federal Building and Courthouse (PB FB-CT) in San Francisco, California. The project will include tenant improvement and shell work for floors 3, 4 and 5 and building security improvements: replacement/new perimeter bollards and air-intakes extension.

The proposed project is primarily for the FBI's Field Office expansion and relocation within the building. The FBI field office is currently located on three upper floors at the Phillip Burton FB-CT. By early 2014, GSA plans to vacate three lower floors at Phillip Burton FB-CT and relocate to the 50 United Nations Plaza Federal Building (50 UNP). Additionally, FBI's expansion and relocation into the space within the Phillip Burton FB-CT will backfill the vacant space when GSA relocates to 50 UNP. The Department of Education and other agencies to be identified will backfill the space vacated by FBI's relocation from two upper floors.

Major Work Items

Exterior construction, interior construction, conveyance system upgrades, plumbing repairs/replacement, HVAC repairs/replacement, fire protection repairs/replacement, electrical repairs/replacement, building demolition and abatement, and sitework.

Project Budget

Design and Review	\$5,400,000
Estimated Construction Cost (ECC)	40,900,000
Management and Inspection (M&I).....	3,600,000
Estimated Total Project Cost (ETPC)*	\$49,900,000

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

Authorization Requested

(Design, Construction, and M&I).....\$49,900,000

Prior Authority and Funding

None

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

None

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<u>Schedule</u>	Start	End
Design	FY2012	FY2013
Construction	FY2014	FY2015

Building

The Phillip Burton Federal Building and United States Courthouse (FB-CT) is located at 450 Golden Gate Avenue in the Civic Center area of downtown San Francisco. Constructed in 1964, the building consists of 20 stories with two underground levels of parking totaling 1,427,968 gross square feet.

Tenant Agencies

Judiciary – Public Defender, U.S. District Courts, Circuit Libraries, District Judge Courtrooms, Magistrate Judge Chambers, District Clerk, Probation, Pretrial Services; Justice Department – Antitrust Division, Civil Division, Federal Bureau of Investigation, U.S. Marshals Service, Drug Enforcement Agency, U.S. Attorneys, Alcohol, Tobacco & Firearms; U.S. Postal Service, Treasury Department – Internal Revenue Service, U.S. Tax Court; General Services Administration – Public Buildings Service; Department of Homeland Security – Transportation Security Agency, Immigration & Customs Enforcement; and the Department of Education.

Proposed Project

The project proposes alterations for 201,482 rentable square feet to accommodate the expansion and relocation of the FBI field office to three lower floors within the building. The project encompasses space realignment and security improvements including, extended air takes and replacement/new perimeter bollards. The FBI has identified a preference to locate field offices in single tenant, stand-alone buildings in order to meet the agency's identified security requirements. In 2007, a lease prospectus for an FY2008 FBI single-tenant, stand-alone facility was approved and authorized by the U.S. Congress to consolidate and expand FBI space in San Francisco, California. By late 2008, it was determined that there were no sites that met FBI's requirements in San Francisco. By 2009, GSA and FBI explored existing building solutions to meet FBI's requirements. After further investigation and discussion, FBI agreed to consolidate and expand its field office at the existing Phillip Burton FB-CT and to cancel the lease procurement which would have led to a build-to-suit arrangement.

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Major Work Items

Repair/Replace Foundations	\$388,000
Repair/Replace Superstructure	1,614,000
New Exterior Walls	1,735,000
Repair/Replace/New Exterior Glazing & Doors	11,000
Repair/Replace/New Partitions, Doors & Specialties	6,715,000
New Access/Platform Floors	158,000
Repair/Replace/New Interior Finishes	3,800,000
Repair/Replace/New Conveyance Systems	371,000
Repair/Replace/New Plumbing	585,000
Repair/Replace/New HVAC	7,657,000
Repair/Replace/New Fire Protection/Alarm	2,140,000
Repair/Replace/New Electrical Services, Distribution & Emergency Power	1,426,000
Repair/Replace/New Lighting & Branch Wiring	7,260,000
Repair/Replace/New Communications & Other Electrical Systems	2,135,000
Repair/Replace/New Equipment & Furnishings	1,100,000
Repair/Replace/New Building Demolition & Abatement	1,685,000
Repair/Replace/New Sitework - Building Related	<u>2,120,000</u>
Total ECC	\$40,900,000

Justification

The FBI's criminal and national security mission increasingly relies upon an intelligence-driven approach. Efficient and cost-effective facilities support the FBI's intelligence-driven strategy and enable the FBI to successfully carry out its mission. For example, this building will support deployment of secure work space needed to handle classified information and will promote cooperation between the FBI and its various Federal, State, and local partners.

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FBI's expansion and relocation to these lower floors allows for ease of access between floors 3, 4, 5, and 8, due to one elevator bank serving those floors; allowance for a new dumbwaiter to move documents securely between floors; and ease to convert existing escalator to an internal stairwell among floors 3, 4, and 5.

In addition, the 50 UNP major renovation project, funded by the 2009 American Recovery and Reinvestment Act, includes moving GSA's regional office from the Phillip Burton FB-CT. This FBI expansion and relocation project will also backfill the three floors vacated by GSA on or before early 2014.

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

New construction	\$477,189,563
Alteration	\$222,668,978
Lease	\$318,924,259

The 30 year, present value cost of alteration is \$96,255,281 less than the cost of lease, an equivalent annual cost advantage of \$6,405,000.

Recommendation
ALTERATION

Certification of Need

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

Submitted at Washington, DC, on _____

Recommended: _____
Commissioner, Public Buildings Service

Approved: Martha Johnson
Administrator, General Services Administration

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Certification of Need

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

Submitted at Washington, DC, on March 9, 2011

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration