

**PROSPECTUS - DESIGN  
PATRICK V. MCNAMARA FEDERAL BUILDING ANNEX  
DETROIT, MI**

Prospectus Number: PMI-FBD-DE11  
Congressional District: 13

**Description**

The General Services Administration (GSA) proposes the design of a 246,000 gross square foot (gsf) annex to the Patrick V. McNamara Federal Building to provide an automotive maintenance shop and secured parking garage for the Federal Bureau Investigation (FBI). This project also includes the design of a unified perimeter security solution for the McNamara Federal complex.

**Project Summary**

**Site Information**

Government Owned..... 6.8 acres

**Building Area – Proposed Annex**

Building without Parking..... 36,000 gsf

Building with Parking..... 246,000 gsf

Number of inside parking spaces..... 259

**Project Budget**

Design..... \$3,658,000

Estimated Construction Cost (ECC) (\$157/gsf including inside parking)..... 38,678,000

Management and Inspection (M&I)..... 3,315,000

**Estimated Total Project Cost (ETPC)\*..... \$45,651,000**

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

**Authorization Requested**

**(Design) ..... \$3,658,000**

**Prior Authority and Funding**

None

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<u>Schedule</u>	<b>Start</b>	<b>End</b>
<b>Design</b>	FY2011	FY2012
<b>Construction</b>	TBD	TBD

**Overview of Project**

GSA proposes to design an automotive maintenance and secured parking annex adjacent to the McNamara Federal Building for occupancy by the FBI as part of the ongoing FBI space realignment. The proposed annex will be constructed on a government-owned site currently used as a surface parking lot, and will be connected to the McNamara Federal Building by an enclosed walkway. In addition, this project will provide a unified perimeter security solution for the expanded facility.

**Tenant Agencies**

Federal Bureau of Investigation

**Location**

Detroit, Michigan

**Justification**

As part of the FY2006 Capital Investment and Leasing Program, GSA submitted a prospectus for a 266,200 rentable square foot lease with 271 parking spaces to house the FBI in Detroit, MI. The prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 20 and October 26, 2005, respectively, but due to market conditions, GSA was unable to successfully award a lease. In 2009, GSA identified the transition of the 1,168,142 gsf McNamara Federal Building into a high performance green building as one of many projects to be funded through the American Recovery and Reinvestment Act. The proposed alteration will provide the contiguous office and expansion space required by the FBI as part of its mission critical field office operations to accommodate the increased staffing and physical security needs.

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While the alterations to the Federal Building will accommodate FBI's space needs and eliminate the need for costly leased space, FBI's Program of Requirements also calls for an automotive/radio maintenance facility and secured parking spaces for their government-owned vehicles to be located proximate to their office space. Relocation of the FBI parking and maintenance facility from leased space to federally owned space proximate to the FBI's field office operations will minimize impacts to the operations and the security of the agents while also reducing Federal costs.

The existing perimeter security consists of free standing concrete planters and barriers that are in poor condition and unsightly. GSA proposes a perimeter security solution to meet both the FBI and Department of Homeland Security/Federal Protective Service security standards.

**Summary of Energy Compliance**

The project will integrate and implement sustainable design principles and energy efficiency effort where possible into both the design and construction process. Currently we are evaluating options that will achieve the goal of obtaining certification through the Leadership in Energy and Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council.

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

<b>Lease:</b>	<b>\$48,621,000</b>
<b>New Construction:</b>	<b>\$38,105,000</b>

The 30-year, present value cost of new construction is \$10,516,000 less than the lease alternative, an equivalent annual cost advantage of \$646,000

**Recommendation**

CONSTRUCTION

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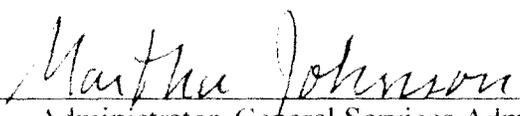
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**Certification of Need**

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

Submitted at Washington, DC, on May 13, 2010

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration