

**PROSPECTUS - ALTERATION
PHILLIP BURTON
FEDERAL BUILDING AND U.S. COURTHOUSE
SAN FRANCISCO, CA**

Prospectus Number: PCA-0154-SF14
Congressional District: 08

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration and space realignment project of approximately 133,826 rentable square feet (rsf) for the Federal Bureau of Investigation (FBI) at the Phillip Burton Federal Building and U.S. Courthouse (Phillip Burton) in San Francisco, California. The proposed project encompasses space realignment, and building systems work to accommodate the expanded requirements of the FBI.

FY2014 Committee Approval and Appropriations Requested

(Design, M&I, and Construction).....\$32,125,000

Major Work Items

Interior construction; HVAC, plumbing fire protection upgrade and electrical upgrades; upgrade/repair equipment and furnishing; building demolition and abatement.

Project Budget

Design and Review	\$2,125,000
Estimated Construction Cost (ECC).....	27,806,000
Management and Inspection (M&I).....	2,194,000
Estimated Total Project Cost (ETPC)*.....	\$32,125,000

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

FY2014 Committee Approval and Appropriations Requested

(Design, M&I, and Construction).....\$32,125,000

Schedule

	Start	End
Design & Construction	FY2014	FY2016

Building

The 1,244,600 rsf Phillip Burton Federal Building and United States Courthouse is located in the Civic Center area of downtown San Francisco. The building is the largest commercial office building in the vicinity and the largest Federal building in the San Francisco metropolitan area. Constructed in 1964, the building consists of 20 stories with two underground parking levels.

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The building is rectangular in shape and sheathed in an aluminum and glass exterior with a limestone and granite stone facade over concrete walls and columns. The building was renovated from 1989 through 1995 for asbestos removal and tenant space changes. The front plaza was redesigned and reconstructed in 2000. A new main entry project to enhance the security and first impressions of the building was completed in December 2005.

Tenant Agencies

FBI, GSA

Proposed Project

The proposed project will relocate the elements of the FBI currently located on floors 12 and 13 to floors 3 and 4, which will be vacated by GSA during their move to 50 United Nations Plaza. The relocation will provide FBI with more secure space including limited access via dedicated elevator bank and dumbwaiter. This project is ranked nationally by FBI as one of their top priorities.

The Department of Education and other agencies have been identified to backfill the space vacated both on the 12th and 13th floors by FBI's relocation and by GSA's relocation from the 5th floor. These backfills may be submitted as separate, future prospectuses. The project is planned as design build with no phasing anticipated during construction.

Major Work Items

Interior Construction	\$10,257,000
Plumbing Upgrade	337,000
HVAC Upgrade	5,766,000
Fire Protection Upgrade	1,655,000
Electrical Upgrade	8167,000
Upgrade/Repair Equipment & Furnishings	802,000
Building Demolition & Abatement	822,000
Total ECC	\$27,806,000

Justification

The FBI had previously sought to locate its field offices in single tenant, stand-alone buildings in order to meet its security requirements. In FY 2008, a lease prospectus for

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215,459 rsf 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 in the San Francisco area suitable to meet FBI's requirements. Subsequently, FBI agreed to consolidate and expand its Field Office at its existing location at Phillip Burton and a prospectus was submitted in FY2012, however, it was not fully authorized due to space utilization concerns. Since that time, the FBI has revised its program of requirements and substantially increased office space utilization, maintaining the same amount of total usable square feet as it currently occupies, while still meeting their additional mission requirements. FBI's relocation to the lower floors within the Burton Federal Building allows for ease of access among floors 3, 4 and 8 due to one elevator bank serving those floors and will allow for a new dumbwaiter and internal stairwell to move documents securely between floors.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

Alternatives Considered

A leased solution was originally considered, but there were no suitable sites found for lease construction in the San Francisco area. With existing space available in the Phillip Burton Federal Building and US Courthouse, it is the most reasonable alternative to meet the requirements of the Federal Bureau of Investigation.

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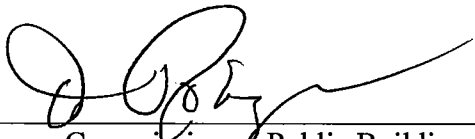
Recommendation


ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration