

**PROSPECTUS – ALTERATION
PHILLIP BURTON FEDERAL BUILDING & U.S. COURTHOUSE
SAN FRANCISCO, CA**

Prospectus Number: PCA-0154-SF15
Congressional District: 12

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade several building systems and reconfigure existing space at the Phillip Burton Federal Building & U.S. Courthouse (Phillip Burton). The project will include replacement of the roof and associated support structure elements, cold and hot water risers, window film, and the extension of external air-intakes. The project also includes the buildout and backfill of approximately 15,000 square feet of vacant space for the U.S. Bankruptcy Court that will relocate from leased space to Phillip Burton, resulting in a reduction of annual lease payments to the private sector of approximately \$1.8 million annually.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$29,000,000

Major Work Items

Building Demolition/Sitework; Exterior Construction; Repair/Replace Plumbing; Repair/Replace Roof; Interior Construction; Repair/Replace HVAC; Repair/Replace Electrical; and Repair/Replace Fire Protection and Life Safety

Project Budget

Design\$2,000,000
Estimated Construction Cost (ECC)\$25,000,000
Management and Inspection (M&I).....\$2,000,000
Estimated Total Project Cost (ETPC)*.....\$29,000,000

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

Schedule

| Schedule | Start | End |
|-----------------|--------------|------------|
| Design | FY2015 | FY2016 |
| Construction | FY2016 | FY2017 |

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Building

The Phillip Burton Federal Building and United States Courthouse is located in the Civic Center area of San Francisco and is the largest Federal building in the San Francisco metropolitan area. Constructed in 1964, the building consists of 22 stories above ground with two underground levels of parking. Situated on 2.6 acres of land area, the building has approximately 1,244,600 rentable square feet with 236 underground parking spaces.

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

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, Office of U.S. Attorneys, Bureau of Alcohol, Tobacco & Firearms; U.S. Postal Service, Treasury Department – Internal Revenue Service, U.S. Tax Court; General Services Administration – Regional Public Buildings Service and Field Office, Federal Acquisition Service; Department of Homeland Security – Transportation Security Agency, National Protection and Programs Directorate FPS.

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Proposed Project

The proposed project will replace and repair some of the critical infrastructure systems in the building. The roof and associated support structure, cold and hot water risers, window film, and the external air intakes will be replaced or upgraded. In addition, the project will decrease building vacancy and provide the necessary tenant improvements necessary for the US Bankruptcy Court to relocate from leased space. When complete the project will save the taxpayer approximately \$1.8 million annually¹

Major Work Items

| | |
|--|---------------------|
| Building Demolition/Sitework | \$8,899,000 |
| Exterior Construction | \$7,529,000 |
| Repair/Replace Plumbing | \$2,955,000 |
| Repair/Replace Roof | \$2,385,000 |
| Repair/Replace Interior Construction | \$1,023,000 |
| Repair/Replace HVAC | \$980,000 |
| Repair/Replace Electrical | \$928,000 |
| Repair/Replace Fire Protection and Life Safety | <u>\$300,000</u> |
| Total ECC | \$25,000,000 |

Justification

Many of the building's systems and infrastructure are substantially beyond their useful life and showing signs of failure. These improvements will address water intrusion, health and life safety, and tenant comfort issues within the building. The project will also decrease building vacancy by relocating the U.S. Bankruptcy Court from leased space to Phillip Burton saving the taxpayer approximately \$1.8 million annually.

The air intake portion of this project improves the building security by raising the outside air intakes on this facility above their current grade level locations.

The infrastructure work items (roof, riser, and solar film replacements) have reached the end of their design life. Deferred maintenance of these items could potentially lead to greater replacement costs in the future and the potential to negatively impact other building elements.

¹ The entire lease costs for the Judiciary at 235 Pine Street, San Francisco, CA are approximately \$1.8 million annually. Part of this requirement will move to Phillip Burton prior to project completion.

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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 (30-year, present value cost analysis)

There are no feasible alternatives to this project. This is a limited scope renovation and alteration project. The cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

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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 6, 2014

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration