

**PROSPECTUS – ALTERATION
SIXTH STREET FEDERAL BUILDING
LOS ANGELES, CA**

Prospectus Number: PCA-0149-LA16
Congressional District: 34

FY2016 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project of the Federal Building, located in downtown, Los Angeles, California on Sixth Street. The project will upgrade outdated building systems in the 59-year-old facility and renovate and reconfigure the interior layout for operations efficiency and workplace optimization.

FY2016 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$12,283,000

Major Work Items

Exterior construction, HVAC, electrical, plumbing, fire protection and elevator system upgrades, hazardous material abatement, interior construction

Project Budget

Design	\$982,000
Estimated Construction Cost (ECC)	\$10,335,000
Management and Inspection (M&I).....	\$966,000
Estimated Total Project Cost (ETPC)*.....	\$12,283,000

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

Schedule

	Start	End
Design and Construction	FY2016	FY2019

Building

The Federal Building is a stand-alone structure solely occupied by the Department of Justice located in downtown Los Angeles. The building includes two stories (plus basement) and is of steel-frame construction with exterior pre-cast concrete cladding. The building was previously used as an office for the Department of Interior (Minerals Management), and is now utilized by Department of Justice in conjunction with their other Los Angeles locations.

Tenant Agencies

Department of Justice

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Proposed Project

The project will upgrade outdated building systems and realign the tenant agency work space. The work includes heating, ventilation, and air conditioning (HVAC) system replacements and upgrades, fire protection replacement, plumbing upgrades, interior seismic work, electrical distribution upgrades, elevator upgrades, and exterior construction. In addition, abandoned mechanical areas will be converted to rentable square footage, and the tenant agency will be realigned as required for efficient operations and workplace optimization.

Major Work Items

Electrical Upgrades	\$2,100,000
HVAC Upgrades	\$1,950,000
Demolition/Hazardous Material Abatement	\$1,832,000
Exterior Construction	\$1,400,000
Interior Construction/Seismic Upgrades	\$1,253,000
Plumbing Upgrades	\$850,000
Elevators Upgrades	\$485,000
Fire Protection Upgrades	<u>\$465,000</u>
Total ECC	\$10,335,000

Justification

The 59-year-old asset requires significant reinvestment to continue providing reliable service for years to come. The building has not undergone a major reinvestment since originally constructed. Currently, the systems are beyond their useful life requiring costly fabrication of parts when replacement items are necessary. In addition, DOJ requires reconfiguration and renovation of interior space in the building to support its mission, accommodate additional personnel, improve space utilization, and increase workplace efficiencies. Minimal investment in this facility is the most cost-effective long term solution.

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.

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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)

Alteration	\$27,539,000
Lease	\$37,477,000
New Construction	\$43,945,000

The 30-year, present value cost of alteration is \$9,937,000 less than the cost of leasing with an equivalent annual cost advantage of \$568,000.

Recommendation

ALTERATION

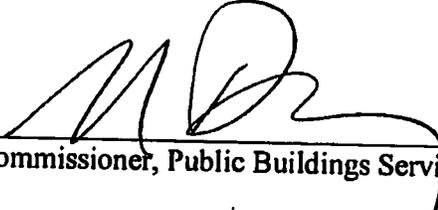
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Certification of Need

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

Submitted at Washington, DC, on February 2, 2015

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration

January 2015

Housing Plan
Federal Building

PCA-0149-LA16
Los Angeles, CA

Locations	Personnel		Current Usable Square Feet (USF) ¹			Proposed Usable Square Feet (USF)		
	Office	Total	Office	Storage	Special	Office	Storage	Special
	Sixth Street Federal Building	148	173	38,340	1,505	2,142	33,417	1,505
U.S. Department of Justice								
Total	148	173	38,340	1,505	2,142	33,417	1,505	8,110

Office Utilization Rate ²	Current	Proposed
All building office tenants	202	158

Total Building USF Rate ³	Current	Proposed
All building tenants	243	226

NOTES:

- ¹ Total USF in proposed increases due to obsolete mechanical area being converted to USF for technician shop
- ² Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF
- ³ Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office and non-office personnel)

Special Space	
Technician Shop	1,075
Physical Fitness	1,661
Vault	710
Fire Arms Storage	210
ADP	883
Cybio Room	131
Food Service	745
Restrooms/Showers	400
Telephone Room	183
Conference/Training	1,960
Holding Cells	150
Total:	8,110

Current UR excludes 8,435 USF of office support space.
Proposed UR excludes 7,352 USF of office support space.