

**AMENDED PROSPECTUS - ALTERATION  
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE  
SAN DIEGO, CA**

Prospectus Number:       PCA-0167-SD16  
Congressional District:       53

**FY2016 Project Summary**

Through amended prospectus, the General Services Administration (GSA) proposes design and construction for the reconfiguration and alteration of space in the Edward J. Schwartz Federal Building-Courthouse (FB-CT) to backfill vacancy resulting from the opening of the San Diego Courthouse in FY2013. In addition to recapturing vacant space, the project allows federal tenants to reduce their overall footprint by consolidating their operations in federal space, relocate childcare operations currently housed in leased space, and correct significant life safety and security deficiencies in the facility. Approximately 94,000 rentable square feet will be reconfigured, allowing the Government to release costly leased space reducing the Government's rental payment to the private sector by approximately \$2,723,000 annually.

This prospectus amends Prospectus No. PCA-0167-SD14, to reflect scope changes since the submission of the FY2014 prospectus and to complete work that was not previously approved or funded in FY 2014. Of the \$61,136,000 requested in FY14, GSA received approval for a portion of the proposed project request and apportioned \$19,729,000 of funding as part of its FY2014 Major Repair and Alteration Expenditure Plan.

**FY2016 Committee Approval and Appropriation Requested**

**(Design, ECC and M&I).....\$60,845,000**

**Major Work Items**

Interior construction; security, electrical, fire protection and plumbing systems upgrades; exterior construction

**Project Budget**

Design and Review (FY 2014) .....	\$1,997,317
Additional Design and Review .....	5,795,000
Estimated Construction Cost (ECC) (FY 2014) .....	16,042,940
Additional ECC.....	49,800,000
Management and Inspection (M&I) (FY 2014).....	1,688,743
Additional M&I .....	5,250,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$80,574,000</b>

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

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<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
Design and Construction	FY2016	FY2020

**Building**

The 895,247 gross square foot (rsf) Edward J. Schwartz Federal Building and US Courthouse, at 880 Front Street in downtown San Diego, was built in 1973. It consists of two adjacent structures: a six-story federal office wing, a five-story court wing, and underground parking and basement offices. The building's two wings share an upper basement and are connected by a bridge between the fifth and sixth floors.

**Tenant Agencies**

Judiciary, U.S. Department of Homeland Security, Probation; U.S. Department of Justice, U.S. Treasury Department, U.S. Environmental Protection Agency, GSA, and Childcare.

**Proposed Project**

Approximately 67,000 RSF of vacant space will be built out for backfill occupancy by the Executive Office for Immigration Review (EOIR), the U.S. Coast Guard, Probation, Grand Jury, and the U.S. Environmental Protection Agency (EPA). Two public restrooms will be remodeled for compliance with the Architectural Barriers Act Accessibility Standard (ABAAS). Security upgrades, including hardening on several facades and the installation of bollards and an anti-ram barrier at the entrance to the garage will be undertaken. Building system upgrades including new automatic transfer switches, a new electric fire pump, new domestic water shut-off valves, a new emergency generator and new quick response fire sprinkler heads will be installed. Precast concrete panels on the south elevation of the building's office wing will be cleaned and sealed. Approximately 13,000 rsf of space will also be built out for a childcare center currently housed in leased space. In addition, approximately 5,000 rsf of vacant storage will be returned to parking for government vehicles in the upper basement and 10,000 rsf of basement space will be prepared for tenant occupancy.

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**Major Work Items**

Plumbing Upgrade/ABAAS	\$1,511,000
Blast Mitigation	3,452,000
Site Security Upgrade	1,300,000
Fire Protection Upgrade	1,372,000
Electrical Upgrade	4,623,000
Interior Construction	37,132,000
Exterior Construction	<u>410,000</u>
<b>Total ECC</b>	<b>\$49,800,000</b>

**Justification**

In FY2014, GSA submitted Prospectus Number PCA-0167-SD14, proposing a \$61,136,000 repair and alteration project to alter vacant space, consolidate multiple agencies, and upgrade building systems. In the absence of full funding for the FY2014 Capital Investment and Leasing Program, GSA's FY2014 Expenditure Plan for Major Repairs and Alterations Program funded the project at \$19,729,000. The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved the reduced scope and funding. This amended prospectus allows GSA to accomplish scope that was not funded in FY2014 and to undertake additional scope items including conversion of vacant storage space, childcare and consolidate multiple agencies.

The project will allow GSA to backfill approximately 94,000 rsf vacated by certain District Court Judges and staff, and the Court clerk's operations when they moved to the new San Diego Courthouse in FY2013 as well as additional space vacated by the Internal Revenue Service when they relocated to Courthouse.

Currently the building does not meet blast and security standards. In addition, failure to repair or replace the outdated and inefficient building systems will cause operating costs to continue to increase and would likely lead to costly system failures. Further deterioration of the building's systems will make it difficult to backfill the space vacated by tenants that relocated to the San Diego Courthouse Annex.

**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**

113-76	2014		
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**Prior Committee Approvals**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
House T&I	9/17/2014	\$19,729,000	Design = \$1,997,317 ECC = \$16,042,940 M&I = \$1,688,743 (ICE consolidation and backfill)
Senate EPW	9/18/2014	\$19,729,000	Design = \$1,997,317 ECC = \$16,042,940 M&I = \$1,688,743 (ICE consolidation and additional building improvements)
<b>Approvals to Date</b>		<b>\$19,729,000</b>	

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

New Construction.....	\$282,604,000
Alteration.....	\$262,434,000
Leasing.....	\$487,736,000

The 30-year, present value cost of alteration is \$20,170,000 less than the cost of new construction with an equivalent annual cost advantages of \$1,152,000.

**Recommendation**

ALTERATION

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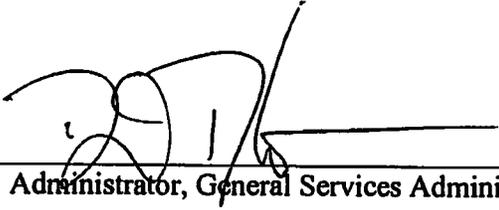
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**Certification of Need**

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

Submitted at Washington, DC, on February 2, 2015

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration