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

Prospectus Number: PCA-0154-SF16
Congressional District: 12

FY2016 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to reconfigure existing vacant space and upgrade impacted building systems at the Phillip Burton Federal Building & U.S. Courthouse (Phillip Burton FB-CT). The project includes the buildout for backfill of approximately 140,000 rentable square feet for occupancy by the Department of Defense - Army Corps of Engineers, U.S. Department of Education and U.S. Government Accountability Office. These agencies will relocate from leased space to the Phillip Burton FB-CT resulting in a reduction of approximately $8.1 million in annual lease payments to the private sector.

FY2016 Committee Approval and Appropriation Requested

(Design, ECC and M&I).....$27,270,000

Major Work Items

Interior construction; fire protection and life safety, plumbing, mechanical, electrical, and heating, ventilation and air conditioning (HVAC) upgrades; building demolition

Project Budget

Design (FY2016)	$2,630,000
Estimated Construction Cost (ECC)	$22,300,000
Management and Inspection (M&I)	$2,340,000
Estimated Total Project Cost (ETPC)*	**$27,270,000**

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

Schedule	Start	End
Design and Construction	FY2016	FY2018

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Building

The Phillip Burton FB-CT is located in the Civic Center area of 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 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; Department of Justice; U.S. Postal Service, U.S. Department of Treasury Department; General Services Administration; Department of Homeland Security; Department of Defense; Department of Education; Government Accountability Office

Proposed Project

The proposed project will reconfigure and realign approximately 140,000 rsf to accommodate the relocation of the Department of Defense – U.S. Army Corps of Engineers, U.S. Department of Education and U.S. Government Accountability Office, currently housed in leased space. The reconfiguration of space requires demolition and interior construction and associated plumbing, fire protection, electrical, lighting and HVAC upgrades.

Major Work Items

Interior Construction	$9,371,000
Plumbing Upgrades	310,000
HVAC Upgrades	2,315,000
Fire Protection Upgrades	3,416,000
Electrical Upgrades	7,013,000
Selected Building Demolition	875,000
Total ECC	**$23,300,000**

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Justification

The relocation of tenant agencies currently housed in leased space will result in substantial cost savings for the government and taxpayer.

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)

Prospectus	Description	Fiscal Year	Amount
111-5 (ARRA)	Energy and water savings	FY2009	$7,143,500

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

Alternative: $68,689,000
Lease $185,304,000
New Construction: $95,956,000

The 30-year, present value cost of alteration is $27,267,000 less than the cost of new construction with an equivalent annual cost advantage of $1,558,000.

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