



**Committee on Transportation and Infrastructure**  
**U.S. House of Representatives**

Washington, DC 20515

**Bill Shuster**  
Chairman

**Nick J. Rahall, III**  
Ranking Member

COMMITTEE RESOLUTION

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

ALTERATION  
536 SOUTH CLARK STREET FEDERAL BUILDING  
JOHN C. KLUCZYNSKI FEDERAL BUILDING  
U.S. POST OFFICE LOOP STATION  
CHICAGO, IL  
PIL-0054-CH15

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to reconfigure and alter currently vacant space at the 536 South Clark Street Federal Building, U.S. Post Office Loop Station, and the John C. Kluczynski Federal Building located in Chicago, Illinois, at a design cost of \$1,230,000, an estimated construction cost of \$14,626,000 and a management and inspection cost of \$1,260,000 for a total estimated project cost of \$17,116,000, a prospectus for which is attached to and included in this resolution.*

*Provided, that Immigration and Customs Enforcement is consolidated into government owned space and associated leased space is released.*

*Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.*

Adopted: July 16, 2014

Bill Shuster, M.C.  
Chairman

**PROSPECTUS – ALTERATION  
536 SOUTH CLARK STREET FEDERAL BUILDING  
JOHN C. KLUCZYNSKI FEDERAL BUILDING  
U.S. POST OFFICE LOOP STATION  
CHICAGO, IL**

Prospectus Number:     PIL-0054-CH15  
Congressional District:     07

**FY2015 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of currently vacant space at the 536 South Clark Street Federal Building, US Post Office Loop Station (USPO), and John C. Kluczynski Federal Building (JCK) in Chicago, Illinois to consolidate functions and meet the long term housing needs of the Department of Homeland Security, Immigration, Customs Enforcement (DHS-ICE). The proposed consolidation will reduce federally owned vacant space, improve space utilization, and allow the Government to release leased space and eliminate annual lease payments to the private sector by approximately \$2,700,000 annually.

**FY2015 Committee Approval and Appropriation Requested**

**(Design, Construction, M&I) .....\$17,116,000**

**Major Work Items**

Interior construction; HVAC, fire protection/alarm, and electrical upgrades; selective building demolition.

**Project Budget**

Design	\$1,230,000
Estimated Construction Cost	14,626,000
Management and Inspection	<u>1,260,000</u>
<b>Estimated Total Project Cost (ETPC)*</b>	<b>\$17,116,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY2015	FY2018

**Buildings**

The 536 S. Clark Street Federal Building was built in 1912 and is constructed of a steel frame superstructure with exterior masonry walls. The building primarily houses the Department of Homeland Security. The ten story building is 681,862 gross square feet (gsf) and is located on the south side of the Central Loop area. The building's façade,

**PROSPECTUS – ALTERATION  
536 SOUTH CLARK STREET FEDERAL BUILDING  
JOHN C. KLUCZYNSKI FEDERAL BUILDING  
U.S. POST OFFICE LOOP STATION  
CHICAGO, IL**

Prospectus Number: PIL-0054-CH15  
Congressional District: 07

---

designed by Chicago architects Holabird and Roche, is an example of the Chicago School architectural style. The building is listed on the National Register of Historic Places.

The JCK and USPO are part of the Chicago Federal Center (CFC) and are located in the Central Loop. The JCK is adjacent to the USPO on the northwest and is connected below grade. A grade level plaza surrounds the USPO Loop Station and JCK. The Chicago Federal Center was designed by renowned architect Ludwig Mies van der Rohe and is an excellent example of contemporary public architecture in the International Style. The Chicago Federal Center is listed on the National Register of Historic Places.

The 46-story JCK (four stories below grade) built in 1973 is constructed of structural steel framing encased in concrete with the exterior skin consisting of glass and structural steel plate spandrels and is 1,428,620 gsf with 36 inside parking spaces. JCK supports multiple federal agencies, including the Department of Labor, Drug Enforcement Administration, Internal Revenue Service and General Services Administration.

The five-story (four stories below grade) USPO, built in 1973 is constructed of structural steel framing with an exterior skin consisting of glass, steel mullions, and spandrels and is 288,104 gsf with 49 inside parking spaces.

#### **Major Tenant Agencies**

Department of Homeland Security, Department of Justice, Department of Labor, Department of State, Environmental Protection Agency, General Services Administration, Internal Revenue Service, US Postal Service

#### **Proposed Project**

The project proposes to recapture vacant space at the 536 S. Clark Street Federal Building and the lower levels of the USPO and JCK. The interior space alterations and building systems upgrades will allow ICE to consolidate its operations in Chicago and to release over 100,000 usf of leased space. The ICE housing requirements include approximately 64,000 usf of office space, 15,000 usf of warehouse space, and 214 parking spaces. The project will renovate the majority of the vacant space within the 536 S. Clark Federal building to meet the agency's office space requirement. The warehouse and parking requirements will be fulfilled by renovating and repurposing vacant light industrial space within the lower levels of the USPO and JCK. The HVAC, electrical, and fire system upgrades will be limited to what is required to build out the tenant space.

**PROSPECTUS – ALTERATION  
536 SOUTH CLARK STREET FEDERAL BUILDING  
JOHN C. KLUCZYNSKI FEDERAL BUILDING  
U.S. POST OFFICE LOOP STATION  
CHICAGO, IL**

Prospectus Number: PIL-0054-CH15  
Congressional District: 07

**Major Work Items**

Interior Construction	\$6,163,000
HVAC Upgrades	3,136,000
Electrical Upgrades	2,562,000
Selective Building Demolition	1,892,000
Fire Protection/Alarm Upgrades	<u>873,000</u>
<b>Total ECC</b>	<b>\$14,626,000</b>

**Justification**

The 536 S. Clark Street Federal Building is currently nearly 15% vacant. Currently, DHS ICE is housed in leased space with more than \$2.7 million in annual rent costs. This project will satisfy ICE's long term housing requirements and backfill federally owned vacant space. In addition, consistent with the June 2010 Presidential Memorandum, *Disposing of Unneeded Federal Real Estate* and the Office of Management and Budget (OMB) Memorandum M-12-12, *Promoting Efficient Spending to Support Agency Operations*, the project will result in a reduction of the DHS footprint and improved space utilization in federal inventory. It will also repurpose and make usable light industrial vacant space in the lower levels of USPO and JCK that is difficult to backfill in its current condition.

**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

**PROSPECTUS – ALTERATION  
536 SOUTH CLARK STREET FEDERAL BUILDING  
JOHN C. KLUCZYNSKI FEDERAL BUILDING  
U.S. POST OFFICE LOOP STATION  
CHICAGO, IL**

Prospectus Number: PIL-0054-C1115  
Congressional District: 07

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

<b>Prospectus</b>	<b>Description</b>	<b>FY</b>	<b>Amount</b>
111-5 ARRA	Fire Alarm/Mechanical Upgrades (LPO & JCK)	2009	\$99,673,000
111-5 ARRA	Plaza Upgrades (Chicago Federal Center)	2009	\$28,131,000
111-5 ARRA	Roof Replacement & Lighting Upgrades (536 S. Clark FB)	2009	\$5,751,000

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

Alteration: .....	\$47,612,000
Lease .....	\$153,528,000
New Construction: .....	\$70,027,000

The 30-year, present value cost of alteration is \$22,415,000 less than the cost of new construction with an equivalent annual cost advantage of \$1,144,000.

**Recommendation**

ALTERATION

**PROSPECTUS – ALTERATION  
536 SOUTH CLARK STREET FEDERAL BUILDING  
JOHN C. KLUCZYNSKI FEDERAL BUILDING  
U.S. POST OFFICE LOOP STATION  
CHICAGO, IL**

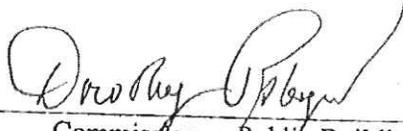
Prospectus Number: PIL-0054-CH15  
Congressional District: 07

**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

Housing Plan  
 536 South Clark Street Federal Building  
 John C. Kluczynski Federal Building  
 U.S. Post Office Loop Station

PIL-0054-CH15  
 Chicago, IL

Locations	CURRENT						PROPOSED						
	Personnel			Usable Square Feet (USF) <sup>1</sup>			Personnel			Usable Square Feet (USF) <sup>1</sup>			
	Office	Total		Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
536 S. Clark Street													
Armed Forces Recruiting	1	1	577	0	0	0	577	1	1	577	0	0	577
Department of the Army	7	7	3,573	0	0	0	3,573	7	7	3,573	0	0	3,573
Health and Human Services	6	6	2,032	0	2,850	0	4,883	6	6	2,032	0	2,850	4,883
DOJ-Drug Enforcement Administration	43	43	32,915	0	9,543	0	42,459	43	43	32,915	0	9,543	42,459
DHS-Citizenship and Immigration Services	215	215	94,957	4,354	19,740	0	119,050	215	215	94,957	4,354	19,740	119,050
DHS-Fed. Emergency Management Agency	210	210	55,981	0	8,363	0	64,344	210	210	55,981	0	8,363	64,344
DHS-Immigration and Customs Enforcement	154	154	65,439	786	16,532	0	82,757	154	154	65,439	786	16,532	82,757
DHS-Customs and Border Protection	4	4	2,096	0	0	0	2,096	4	4	2,096	0	0	2,096
Environmental Protection Agency	25	25	21,535	0	23,876	0	45,411	25	25	21,535	0	23,876	45,411
GSA-Public Buildings Service	15	15	3,488	0	1,282	0	4,770	15	15	3,488	0	1,282	4,770
Building Joint Use	0	0	107	0	5,302	0	5,408	0	0	107	0	5,302	5,408
Vacant	0	0	57,731	759	2,082	0	60,573	0	0	57,731	759	2,082	60,573
U.S. Post Office Loop Station													
DOJ-U.S. Marshals Service	0	0	60	0	0	0	60	0	0	60	0	0	60
GSA -Off. of the Chief Information Officer	0	0	0	289	0	0	289	0	0	0	289	0	289
GSA - Public Buildings Service	0	0	0	8,383	0	0	8,383	0	0	0	8,383	0	8,383
U.S. Postal Service	20	20	32,251	8,150	626	0	41,027	20	20	32,251	8,150	626	41,027
DHS-Immigration and Customs Enforcement	0	0	0	0	0	0	0	3	3	0	0	0	3
Vacant	0	0	3,140	60,678	110	0	63,928	0	0	3,140	60,678	110	63,928
John C. Kluczynski FB													
Congress - Senate	40	40	7,905	0	522	0	8,427	40	40	7,905	0	522	8,427
Congress - Board of Gov. Fed. Reserve Sys.	9	9	1,717	0	0	0	1,717	9	9	1,717	0	0	1,717
U.S. Department of Agriculture	7	7	3,051	0	0	0	3,051	7	7	3,051	0	0	3,051
DOE - Fed. Energy Regulatory Commission	15	15	5,357	0	0	0	5,357	15	15	5,357	0	0	5,357
DOJ-U.S. Marshals Service	4	4	0	0	7,009	0	7,009	4	4	0	0	7,009	7,009
DOJ - Community Relations Service	4	4	2,698	0	184	0	2,882	4	4	2,698	0	184	2,882
DOJ - Drug Enforcement Administration	237	237	62,375	1,021	8,887	0	72,283	237	237	62,375	1,021	8,887	72,283
DOJ - Asst Secy For Adm&Mgmt Inchnat Com On	47	47	12,800	0	1,014	0	13,814	47	47	12,800	0	1,014	13,814
DOJ - Office of the Inspector General	38	38	10,192	0	201	0	10,393	38	38	10,192	0	201	10,393
DOJ - Employee Benefits Security Admin.	50	50	13,659	0	1,626	0	15,285	50	50	13,659	0	1,626	15,285
DOJ - Office of Labor Mgmt Standards	25	25	6,698	0	0	0	6,698	25	25	6,698	0	0	6,698
DOJ - Occupational Safety and Health Admin.	32	32	8,588	0	196	0	8,784	32	32	8,588	0	196	8,784
DOJ - Bureau of Labor Statistics	99	99	26,883	0	2,271	0	29,154	99	99	26,883	0	2,271	29,154
DOJ - Employment and Training Admin.	56	56	15,140	0	0	0	15,140	56	56	15,140	0	0	15,140
DOJ - Office Of The Solicitor	34	34	9,066	0	0	0	9,066	34	34	9,066	0	0	9,066
DOJ - Veterans Employment & Train. Svc.	9	9	2,484	0	0	0	2,484	9	9	2,484	0	0	2,484
DOJ - Office Of Public Affairs	3	3	680	0	0	0	680	3	3	680	0	0	680
DOJ - Regional Representative	2	2	416	0	0	0	416	2	2	416	0	0	416
DOJ - Women's Bureau	3	3	876	0	0	0	876	3	3	876	0	0	876
DOJ - Office of Workers Compensation Prog.	38	38	10,202	0	960	0	11,162	38	38	10,202	0	960	11,162
DOJ - Wage And Hour Division	46	46	12,426	0	0	0	12,426	46	46	12,426	0	0	12,426

Housing Plan  
 536 South Clark Street Federal Building  
 John C. Kluczynski Federal Building  
 U.S. Post Office Loop Station

PIL-0054-CH15  
 Chicago, IL

DOL - Ofc. of Fed. Cont. Comp. Programs	35	9,573	0	0	9,573	0	0	9,573	0	0	9,573
DOL - Office of Apprenticeship	8	2,042	0	0	2,042	0	0	2,042	0	0	2,042
Navy - Chief Of Naval Research	15	4,075	0	0	4,075	0	0	4,075	0	0	4,075
Department Of State	16	6,378	0	325	6,703	0	0	6,703	0	0	6,703
Treasury-Internal Revenue Service	100	31,137	56	1,519	32,712	100	100	31,137	56	1,519	32,712
Treasury, Acting Asst. Dir.	735	171,981	2,903	16,213	191,097	735	735	171,981	2,903	16,213	191,097
DHS-Nat. Protection & Prog. Directorate FPS	12	4,120	0	404	4,524	12	12	4,120	0	404	4,524
GSA - Office of Inspector General	50	18,221	0	215	18,436	50	50	18,221	0	215	18,436
GSA - Office of Civil Rights	13	7,299	0	0	7,299	13	13	7,299	0	0	7,299
GSA - Office of the Chief Information Officer	2	929	0	0	929	2	2	929	0	0	929
GSA - Regional Administrators	15	8,537	0	1,073	9,610	15	15	8,537	0	1,073	9,610
GSA - General Counsel	5	1,660	0	1,201	2,861	5	5	1,660	0	1,201	2,861
GSA - Federal Acquisition Service	6	1,879	0	351	2,230	6	6	1,879	0	351	2,230
GSA-Public Buildings Service	106	23,887	0	1,486	25,373	106	106	23,887	0	1,486	25,373
GSA - Chief People Officer	430	77,041	1,563	7,891	86,495	430	430	77,041	1,563	7,891	86,495
Merit Systems Protection Board	8	3,058	0	682	3,740	8	8	3,058	0	682	3,740
Office of Personnel Management	14	4,801	89	0	4,890	14	14	4,801	89	0	4,890
U.S. Taxcourt	36	8,875	0	0	8,875	36	36	8,875	0	0	8,875
U.S. Postal Service	3	1,423	91	1,372	2,886	3	3	1,423	91	1,372	2,886
DHS-Immigration and Customs Enforcement	0	8,688	27,108	973	36,769	0	0	8,688	27,108	973	36,769
Building Joint Use	0	0	0	0	0	0	0	0	0	0	0
Facility Joint Use	0	2,908	1,067	816	4,791	0	0	2,908	1,067	816	4,791
Vacant	0	13,316	185	5,163	18,664	0	0	13,316	185	5,163	18,664
	0	87,710	5,727	3,018	96,455	0	0	87,710	5,727	3,018	96,455
<b>I Tower Lane (Lease)</b>											
DHS - Immigration and Customs Enforcement	319	87,595	0	16,035	103,630	0	0	87,595	0	16,035	103,630
<b>Total</b>	<b>3,425</b>	<b>1,176,228</b>	<b>123,209</b>	<b>171,913</b>	<b>1,471,351</b>	<b>3,425</b>	<b>3,425</b>	<b>1,037,623</b>	<b>63,034</b>	<b>196,478</b>	<b>1,297,135</b>

Housing Plan  
 536 South Clark Street Federal Building  
 John C. Kluczynski Federal Building  
 U.S. Post Office Loop Station

PIL-0054-CH15  
 Chicago, IL

Office Utilization Rate <sup>2</sup>	
	Proposed
Building Office Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	235

All Building Office Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	267
---	-----

Total Building USF Rate <sup>3</sup>	
	Proposed
Building Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	421
All Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	430

Current Office UR excludes 253,311 usf of office support space.  
 Proposed Office UR excludes 222,817 usf of office support space.

Current Office UR excludes 258,770 usf of office support space.  
 Proposed Office UR excludes 228,277 usf of office support space.

Special Space	USF
Laboratory	40,043
Food Service	19,050
Fitness Center	5,475
Private Toilet	9,054
Auditorium	4,078
Conference/Training Room	41,828
ADP	22,897
Courtroom/Judiciary	2,605
Health Unit	737
Holding Room	8,353
Private Elevator	1,059
Sallyport	7,830
Atrium	8,172
Secure Storage	25,297
<b>Total</b>	<b>196,478</b>

NOTES:

- <sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
- <sup>2</sup> Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.
- <sup>3</sup> Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).

\*An assumption was made that 3,800 USF of existing ICE space will be released/consolidated at 536 S. Clark St. as the total requested USF is greater than the available vacant space in the building. In the Kluczynski, FB and Loop Station the total USF of the building decreases as the buildings' lower level space is converted from vacant USF into parking. The buildings' GSF will remain the same.

JAMES M. INHOFE, OKLAHOMA, CHAIRMAN

DAVID VITTER, LOUISIANA  
JOHN BARRASSO, WYOMING  
SHELLEY MOORE CAPITO, WEST VIRGINIA  
MIKE CRAPO, IDAHO  
JOHN BOOZMAN, ARKANSAS  
JEFF SESSIONS, ALABAMA  
ROGER WICKER, MISSISSIPPI  
DEB FISCHER, NEBRASKA  
MIKE ROUNDS, SOUTH DAKOTA  
DAN SULLIVAN, ALASKA

BARBARA BOXER, CALIFORNIA  
THOMAS R. CARPER, DELAWARE  
BENJAMIN L. CARDIN, MARYLAND  
BERNARD SANDERS, VERMONT  
SHELDON WHITEHOUSE, RHODE ISLAND  
JEFF MERKLEY, OREGON  
KIRSTEN GILLIBRAND, NEW YORK  
CORY A. BOOKER, NEW JERSEY  
EDWARD J. MARKEY, MASSACHUSETTS

# United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

RYAN JACKSON, MAJORITY STAFF DIRECTOR  
BETTINA POIRIER, DEMOCRATIC STAFF DIRECTOR

## COMMITTEE RESOLUTION

### ALTERATION

536 SOUTH CLARK STREET FEDERAL BUILDING  
JOHN C. KLUCZYNSKI FEDERAL BUILDING  
U.S. POST OFFICE LOOP STATION  
CHICAGO, IL  
PIL-0054-CH15

### RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for repairs and alterations to reconfigure and alter currently vacant space at the 536 South Clark Street Federal Building, U.S. Post Office Loop Station, and the John C. Kluczynski Federal Building located in Chicago, Illinois, at a cost not to exceed \$1,230,000 for design; \$14,626,000 for construction; and a management and inspection cost of \$1,260,000, for a total cost of \$17,116,000, a description of which is attached hereto and by reference made part of this resolution, is approved.

*Provided*, that the Administrator shall not delegate to any other agency the authority granted by this resolution.



Chairman



Ranking Member

Adopted: April 28, 2015