



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

**Bill Shuster**  
**Chairman**

Washington, DC 20515

**Peter A. DeFazio**  
**Ranking Member**

Christopher P. Bertram, Staff Director

**COMMITTEE RESOLUTION**

Katherine W. Dedrick, Democratic Staff Director

**CONSTRUCTION**  
**FEDERAL BUREAU OF INVESTIGATION**  
**SAN JUAN, PR**  
**PPR-FBC-HR14**

*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 construction of a 154,783 gross square foot federal complex, with 211 structured and 109 surface parking spaces, at 150 Carlos Chardon Avenue in San Juan, Puerto Rico, to consolidate operations of the Federal Bureau of Investigation at a design and review cost of \$6,182,342, an estimated construction cost of \$78,294,090 and a management and inspection cost of \$824,568 for a total estimated project cost of \$85,301,000, a prospectus for which is attached to and included in this resolution as amended by this resolution.*

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

Adopted: **April 30, 2015**

Bill Shuster, M.C.  
Chairman

**PROSPECTUS - CONSTRUCTION  
FEDERAL BUREAU OF INVESTIGATION  
SAN JUAN, PR**

Prospectus Number: PPR-FBC-HR14  
Congressional District: 01

**FY2014 Project Summary**

The General Services Administration (GSA) proposes construction of a new federal complex at 150 Carlos Chardon Avenue, San Juan, PR, to consolidate the Federal Bureau of Investigation (FBI) for their locations. The proposed FBI complex includes a new FBI field office, annex building, and a visitor screening facility totaling 192,794 gross square feet (gsf) as well as a secure parking garage.

**FY2014 Committee Approval and Appropriation Requested**

(ECC & M&I) .....\$94,780,000

**Overview of Project**

As part of its FY2012 Capital Investment and Leasing Program, GSA proposed the construction of a new federal complex at 150 Carlos Chardon Avenue, San Juan, PR, to consolidate the Federal Bureau of Investigation (FBI). Design of the proposed facility and the construction of a new parking facility to support the continued need for parking at the adjacent facility were funded under the American Recovery and Reinvestment Act (ARRA) of 2009. The Senate Committee on Environment and Public Works approved \$145,506,000 for the purpose of constructing a new federal building, but the funds have not been appropriated.

This proposed FBI complex includes a new FBI field office, annex building for vehicle maintenance, and visitor screening facility totaling 192,794 gsf along with a secure parking garage. The FBI complex will share the 27-acre Federal site in San Juan with the existing Federico Degetau Federal Building (Degetau FB), Clemente Ruiz Nazario U.S. Courthouse (FB-CT), and Rainforest Kids Child Development Center. The FB-CT will remain undisturbed during the construction of the project.

**Site Information**

Government-Owned..... 5 acres

**Building Area**

Building without parking .....192,794 gsf  
Building with parking .....292,794 gsf  
Structured parking spaces .....211

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**Project Budget**

Design (ARRA Funding) .....	\$ 12,107,000
Estimated Construction Cost (ECC) .....	88,608,000
Management and Inspection (M&I) .....	6,172,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$106,887,000</b>

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

**FY2014 Committee Approval and Appropriation Requested**

(ECC & M&I) .....\$94,780,000

**Schedule**

	Start	End
Design	FY2010	FY2013
Construction	FY2014	FY2017

**Tenant Agencies**

FBI

**Justification**

The FBI is currently housed in the Federico Degetau Federal Building (Degetau FB) in San Juan, PR and the GSA Center in Guaynabo, PR, approximately 3.5 miles apart. The San Juan Field Office (FO) currently is located within the Degetau FB, occupying office space on one and a half floors. At present, there is no space within the Degetau FB for expansion purposes and the building cannot support the FBI mission in San Juan. The mechanical and electrical equipment in the existing facilities do not meet the FBI's identified requirements and cannot meet the anticipated personnel growth with projected staffing levels anticipated to increase in the coming years.

The FBI FO needs to integrate additional operational and technical capabilities that are currently located off-site at the GSA Center. Once construction of the proposed FBI facility is completed, the GSA Center will be disposed of.

The FBI's criminal and national security mission increasingly relies upon an intelligence-driven approach. Efficient and cost-effective facilities support the FBI's intelligence-driven strategy and enable the FBI to successfully carry out its mission. For example, this building will support deployment of secure work space needed to handle classified

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information and will promote cooperation between the FBI and its various Federal, State, and local partners. Consolidation of their operations in new federal space will enable the FBI to effectively perform its mission in Puerto Rico satisfying their security and long-term housing needs.

The proposed project will provide the FBI with a modern, state of the art, facility that will satisfy the agency's security and long-term space requirements and meet the objectives of flexibility of space, sustainable design, seismic safety, durability, and. New construction on this federally owned site maximizes use of the existing Federal land.

This project was proposed as part of GSA's FY2012 Capital Investment and Leasing Program. The Senate Committee on Environment and Public Works approved \$145,506,000 for the purpose of constructing a new federal building, but the funds have not been appropriated. In the absence of construction-phase funding, FBI and GSA re-examined the project requirements and concept design, and re-scoped the project to reduce its cost. Further evaluation of the project site, based on the revised FBI requirements, led GSA to conclude that the previously planned relocation of the existing child care center was unnecessary and that only site work around the center is required. These adjustments have reduced the construction funding request.

**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**

<b>Federal Bureau of Investigation San Juan<sup>1</sup> Prior Appropriations</b>			
Public Law	Fiscal Year	Amount	Purpose
111-5 (ARRA)	2009	\$35,935,000	Design, Construction
<b>Appropriations to Date</b>		<b>\$35,935,000</b>	

**Prior Committee Approvals**

<b>Federal Bureau of Investigation San Juan Prior Committee Approvals</b>			
Committee	Date	Amount	Purpose
Senate EPW	12/8/2011	\$145,506,000	Construction, M&I

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

New Construction .....	\$129,737,000
Lease .....	\$220,529,000

The 30 year, present value cost of new construction is \$90,792,000 less than the cost of lease, an equivalent annual cost advantage of \$5,124,000.

<sup>1</sup> Under the American Recovery and Reinvestment Act (ARRA) of 2009, Congress appropriated \$5.5 billion to the Federal Buildings Fund of which GSA allocated a total of \$35,935,000 for design of a stand-alone FBI facility with setbacks located on the existing Hato Rey parking lot and construction of a parking facility to replace the existing parking spaces which will be lost due to the proposed FBI facility. The Senate Committee on Environment and Public Works approved \$145,506,000 for the purpose of constructing a new federal building as part of GSA's FY2012 Capital Investment and Leasing Program, but the funds have not been appropriated.

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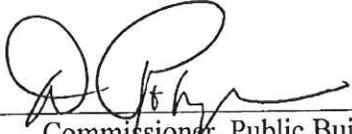
**Recommendation**

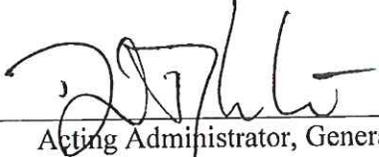
CONSTRUCTION

**Certification of Need**

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

Submitted at Washington, DC, on April 4, 2013

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration

Housing Plan  
Federal Bureau of Investigation

Locations	Personnel			Current			Proposed			
	Office	Total	Usable Square Feet (USF) <sup>1</sup>	Office	Storage	Special	Office	Storage	Special	
<b>150 E. CARLOS E. CHARDON</b>										
Federal Bureau of Investigation	136	179	26,635	7,035	22,325	55,995				
<b>Subtotal:</b>	136	179	26,635	7,035	22,325	55,995				
<b>GSA CENTER, INSULAR RD 28</b>										
Federal Bureau of Investigation	32	62	6,283	2,587	9,921	18,791				
<b>Subtotal:</b>	32	62	6,283	2,587	9,921	18,791				
<b>NEW FEDERAL BUILDING</b>										
Federal Bureau of Investigation	168	241	32,918	9,622	32,246	74,786	398	398	398	398
<b>Subtotal:</b>	168	241	32,918	9,622	32,246	74,786	398	398	398	398
<b>Total:</b>							60,136	33,720	49,790	143,646
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Utilization Rate	Current	Proposed
Rate	153	118

Current UR excludes 7,542 usf of office support space  
Proposed UR excludes 13,230 usf of office support space

Special Space	
Restroom	1,120
Clinic	790
Physical Fitness	3,100
Conference/Training	12,710
Workbench	650
Vehicle Bays	8,900
Gun Vault	400
Shredder Room	500
Mail	850
Mug and Fingerprint	250
Breakroom	1,800
Evidence/Photo	1,600
ADP	16,620
Emergency Generator	500
<b>Total:</b>	<b>49,790</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.

Program	FY14 prospectus		Updated plan	
Site Size	5 acres		6 acres	
Facility Size	192,794gsf		154,783gsf	
	165,193rsf		148,592rsf	
	143,646usf		118,835usf	
FBI Parking	211 Structured		211 Structured/ 109 Surface	
Funding	ARRA	Prospectus	ARRA	Prospectus
D/B RFP	-	-	\$1,166,264	-
Design & Review	\$12,106,746	-	-	\$6,182,342
Estimated Construction Cost (ECC)	-	\$88,607,564	-	\$78,294,090
Management and Inspection (M&I)	-	\$6,171,971	\$3,107,381	\$824,568
Subtotal	\$12,106,746	\$94,779,235	\$4,273,645	\$85,301,000
<b>Total</b>		<b>\$106,885,981</b>		<b>\$89,574,645</b>