



**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

Katherine W. Dedrick, Democratic Staff Director

**COMMITTEE RESOLUTION**

**ALTERATION  
PHILLIP BURTON FEDERAL BUILDING & U.S. COURTHOUSE  
SAN FRANCISCO, CA  
PCA-0154-SF15**

*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 upgrade several building systems and reconfigure existing space at the Phillip Burton Federal Building & U.S. Courthouse located in the Civic Center area in San Francisco, California to replace the roof and associated support structure elements, cold and hot water risers, window film, and the extension of external air-intakes and to build-out and backfill approximately 15,000 square feet of vacant space to move the U.S. Bankruptcy Court from leased space, at a design cost of \$2,000,000, an estimated construction cost of \$25,000,000 and a management and inspection cost of \$2,000,000 for a total estimated project cost of \$29,000,000, a prospectus for which is attached to and included in this resolution.*

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

Adopted: February 12, 2015

Bill Shuster, M.C.  
Chairman

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

Prospectus Number: PCA-0154-SF15  
Congressional District: 12

**FY2015 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to upgrade several building systems and reconfigure existing space at the Phillip Burton Federal Building & U.S. Courthouse (Phillip Burton). The project will include replacement of the roof and associated support structure elements, cold and hot water risers, window film, and the extension of external air-intakes. The project also includes the buildout and backfill of approximately 15,000 square feet of vacant space for the U.S. Bankruptcy Court that will relocate from leased space to Phillip Burton, resulting in a reduction of annual lease payments to the private sector of approximately \$1.8 million annually.

**FY2015 Committee Approval and Appropriation Requested**

(Design, ECC, M&I) .....\$29,000,000

**Major Work Items**

Building Demolition/Sitework; Exterior Construction; Repair/Replace Plumbing; Repair/Replace Roof; Interior Construction; Repair/Replace HVAC; Repair/Replace Electrical; and Repair/Replace Fire Protection and Life Safety

**Project Budget**

Design .....\$2,000,000  
Estimated Construction Cost (ECC) .....\$25,000,000  
Management and Inspection (M&I) .....\$2,000,000  
**Estimated Total Project Cost (ETPC)\* .....\$29,000,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design	FY2015	FY2016
Construction	FY2016	FY2017

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**Building**

The Phillip Burton Federal Building and United States Courthouse is located in the Civic Center area of San Francisco and is 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 – Public Defender, U.S. District Courts, Circuit Libraries, District Judge Courtrooms, Magistrate Judge Chambers, District Clerk, Probation, Pretrial Services; Justice Department – Antitrust Division, Civil Division, Federal Bureau of Investigation, U.S. Marshals Service, Drug Enforcement Agency, Office of U.S. Attorneys, Bureau of Alcohol, Tobacco & Firearms; U.S. Postal Service, Treasury Department – Internal Revenue Service, U.S. Tax Court; General Services Administration – Regional Public Buildings Service and Field Office, Federal Acquisition Service; Department of Homeland Security – Transportation Security Agency, National Protection and Programs Directorate FPS.

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**Proposed Project**

The proposed project will replace and repair some of the critical infrastructure systems in the building. The roof and associated support structure, cold and hot water risers, window film, and the external air intakes will be replaced or upgraded. In addition, the project will decrease building vacancy and provide the necessary tenant improvements necessary for the US Bankruptcy Court to relocate from leased space. When complete the project will save the taxpayer approximately \$1.8 million annually<sup>1</sup>

**Major Work Items**

Building Demolition/Sitework	\$8,899,000
Exterior Construction	\$7,529,000
Repair/Replace Plumbing	\$2,955,000
Repair/Replace Roof	\$2,385,000
Repair/Replace Interior Construction	\$1,023,000
Repair/Replace HVAC	\$980,000
Repair/Replace Electrical	\$928,000
Repair/Replace Fire Protection and Life Safety	<u>\$300,000</u>
<b>Total ECC</b>	<b>\$25,000,000</b>

**Justification**

Many of the building's systems and infrastructure are substantially beyond their useful life and showing signs of failure. These improvements will address water intrusion, health and life safety, and tenant comfort issues within the building. The project will also decrease building vacancy by relocating the U.S. Bankruptcy Court from leased space to Phillip Burton saving the taxpayer approximately \$1.8 million annually.

The air intake portion of this project improves the building security by raising the outside air intakes on this facility above their current grade level locations.

The infrastructure work items (roof, riser, and solar film replacements) have reached the end of their design life. Deferred maintenance of these items could potentially lead to greater replacement costs in the future and the potential to negatively impact other building elements.

<sup>1</sup> The entire lease costs for the Judiciary at 235 Pine Street, San Francisco, CA are approximately \$1.8 million annually. Part of this requirement will move to Phillip Burton prior to project completion.

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**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)**

None

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

There are no feasible alternatives to this project. This is a limited scope renovation and alteration project. The cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

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**Certification of Need**

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

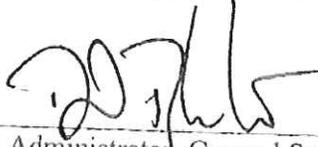
Submitted at Washington, DC, on March 6, 2014

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration

JAMES M. INHOFE, OKLAHOMA, CHAIRMAN

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# United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

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

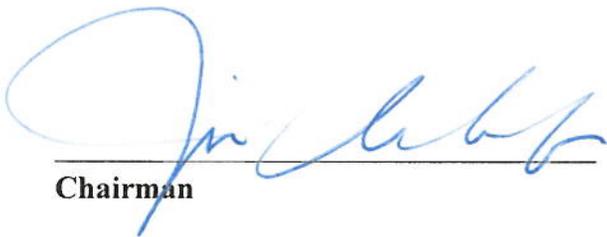
## COMMITTEE RESOLUTION

**ALTERATION  
PHILLIP BURTON FEDERAL BUILDING & U.S. COURTHOUSE  
SAN FRANCISCO, CA  
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**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 a repair and alteration project to upgrade several building systems and reconfigure existing space at the Phillip Burton Federal Building & U.S. Courthouse located in the Civic Center area in San Francisco, California, to replace the roof and associated support structure elements, cold and hot water risers, window film, and the extension of external air-intakes and to build-out and backfill approximately 15,000 square feet of vacant space to move the U.S. Bankruptcy Court from leased space, at a cost not to exceed \$2,000,000 for design; \$25,000,000 for construction; and a management and inspection cost of \$2,000,000, for a total cost of \$29,000,000, 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