



**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**  
**SIXTH STREET FEDERAL BUILDING**  
**LOS ANGELES, CA**  
**PCA-0149-LA16**

*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Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to upgrade outdated building systems in the 59-year-old facility and renovate and reconfigure the interior layout for operations efficiency and workplace optimization at the Federal Building located in downtown, Los Angeles, CA, at a design cost of \$982,000, an estimated construction cost of \$10,335,000 and a management and inspection cost of \$966,000 for a total estimated project cost of \$12,283,000, 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: **July 23, 2015**

Bill Shuster, M.C.  
Chairman

**PROSPECTUS - ALTERATION  
SIXTH STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number: PCA-0149-LA16  
Congressional District: 34

**FY2016 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project of the Federal Building, located in downtown, Los Angeles, California on Sixth Street. The project will upgrade outdated building systems in the 59-year-old facility and renovate and reconfigure the interior layout for operations efficiency and workplace optimization.

**FY2016 Committee Approval and Appropriation Requested**

(Design, ECC, M&I) .....\$12,283,000

**Major Work Items**

Exterior construction, HVAC, electrical, plumbing, fire protection and elevator system upgrades, hazardous material abatement, interior construction

**Project Budget**

|   |                     |
|---|---------------------|
| Design .....                                      | \$982,000           |
| Estimated Construction Cost (ECC) .....           | \$10,335,000        |
| Management and Inspection (M&I).....              | \$966,000           |
| <b>Estimated Total Project Cost (ETPC)* .....</b> | <b>\$12,283,000</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 | FY2016       | FY2019     |

**Building**

The Federal Building is a stand-alone structure solely occupied by the Department of Justice located in downtown Los Angeles. The building includes two stories (plus basement) and is of steel-frame construction with exterior pre-cast concrete cladding. The building was previously used as an office for the Department of Interior (Minerals Management), and is now utilized by Department of Justice in conjunction with their other Los Angeles locations.

**Tenant Agencies**

Department of Justice

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**Proposed Project**

The project will upgrade outdated building systems and realign the tenant agency work space. The work includes heating, ventilation, and air conditioning (HVAC) system replacements and upgrades, fire protection replacement, plumbing upgrades, interior seismic work, electrical distribution upgrades, elevator upgrades, and exterior construction. In addition, abandoned mechanical areas will be converted to rentable square footage, and the tenant agency will be realigned as required for efficient operations and workplace optimization.

**Major Work Items**

|   |                     |
|---|---------------------|
| Electrical Upgrades                     | \$2,100,000         |
| HVAC Upgrades                           | \$1,950,000         |
| Demolition/Hazardous Material Abatement | \$1,832,000         |
| Exterior Construction                   | \$1,400,000         |
| Interior Construction/Seismic Upgrades  | \$1,253,000         |
| Plumbing Upgrades                       | \$850,000           |
| Elevators Upgrades                      | \$485,000           |
| Fire Protection Upgrades                | <u>\$465,000</u>    |
| <b>Total ECC</b>                        | <b>\$10,335,000</b> |

**Justification**

The 59-year-old asset requires significant reinvestment to continue providing reliable service for years to come. The building has not undergone a major reinvestment since originally constructed. Currently, the systems are beyond their useful life requiring costly fabrication of parts when replacement items are necessary. In addition, DOJ requires reconfiguration and renovation of interior space in the building to support its mission, accommodate additional personnel, improve space utilization, and increase workplace efficiencies. Minimal investment in this facility is the most cost-effective long term solution.

**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**

None

**Prior Committee Approvals**

None

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

None

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

|                        |              |
|------------------------|--------------|
| Alteration .....       | \$27,539,000 |
| Lease .....            | \$37,477,000 |
| New Construction ..... | \$43,945,000 |

The 30-year, present value cost of alteration is \$9,937,000 less than the cost of leasing with an equivalent annual cost advantage of \$568,000.

**Recommendation**

ALTERATION

**PROSPECTUS – ALTERATION  
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LOS ANGELES, CA**

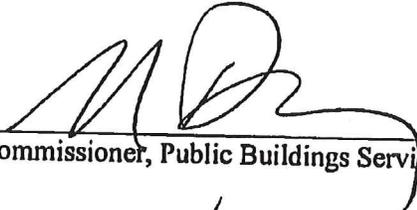
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**Certification of Need**

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

January 2015

Housing Plan  
Federal Building

PCA-0149-LA16  
Los Angeles, CA

| Locations                     | Personnel  |            |               | Current Usable Square Feet (USF) <sup>1</sup> |         |              | Proposed Usable Square Feet (USF) |         |         |                    |
|-------------------------------|------------|------------|---------------|---|---------|--------------|-----------------------------------|---------|---------|--------------------|
|                               | Office     | Total      |               | Office  | Storage | Special      | Office                            | Storage | Special | Total <sup>2</sup> |
| Sixth Street Federal Building | 148        | 173        | 38,340        | 1,505   |         | 2,142        | 165                               |         |         | 43,032             |
| U.S. Department of Justice    |            |            |               |   |         |              |                                   |         |         |                    |
| <b>Total</b>                  | <b>148</b> | <b>173</b> | <b>38,340</b> | <b>1,505</b>                                  |         | <b>2,142</b> | <b>165</b>                        |         |         | <b>43,032</b>      |

| Office Utilization Rate <sup>3</sup> |          |
|--------------------------------------|----------|
| Current                              | Proposed |
| All building office tenants          | 158      |

| Total Building USF Rate <sup>3</sup> |          |
|--------------------------------------|----------|
| Current                              | Proposed |
| All building tenants                 | 226      |

| Special Space       |              |
|---------------------|--------------|
| Technician Shop     | 1,075        |
| Physical Fitness    | 1,661        |
| Vault               | 710          |
| Fire Arms Storage   | 210          |
| ADP                 | 883          |
| Cybio Room          | 131          |
| Food Service        | 743          |
| Restrooms/Shower    | 400          |
| Telephone Room      | 185          |
| Conference/Training | 1,960        |
| Holding Cells       | 150          |
| <b>Total:</b>       | <b>8,110</b> |

Current UR excludes 8,435 USF of office support space.  
Proposed UR excludes 7,352 USF of office support space.

NOTES:

- <sup>1</sup>Total USF in proposed increases due to obsolete mechanical area being converted to USF for technician shop
- <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)

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

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# United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

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BETTINA POIRIER, *DEMOCRATIC STAFF DIRECTOR*

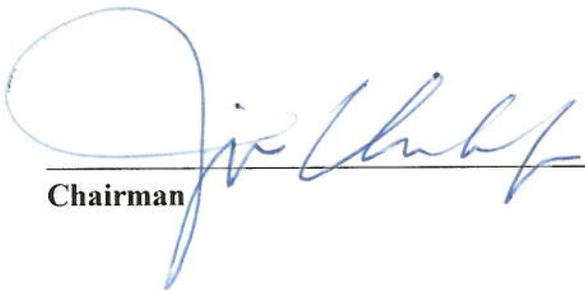
## COMMITTEE RESOLUTION

**ALTERATION  
SIXTH STREET FEDERAL BUILDING  
LOS ANGELES, CALIFORNIA  
PCA-0149-LA16**

### **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 the upgrade of outdated building systems as well as the renovation and reconfiguration of the interior layout at the Federal Building, located in downtown , Los Angeles, California on Sixth Street, at a cost not to exceed \$982,000 for design; \$10,335,00 for construction; and a management and inspection cost of \$966,000, for a total cost of \$12,283,000, 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: January 20, 2016**