



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

Washington, DC 20515

Bill Shuster
Chairman

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

AMENDED COMMITTEE RESOLUTION

Katherine W. Dedrick, Democratic Staff Director

ALTERATION
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE
SAN DIEGO, CA
PCA-0167-SD16

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 the design and construction for the reconfiguration and alteration of space in the Edward J. Schwartz Federal Building-Courthouse to backfill vacant space resulting from the opening of the San Diego Courthouse in FY2013, allowing federal tenants to reduce their overall footprint, the relocation of childcare operations currently housed in leased space, and correcting life safety and security deficiencies at an additional design and review cost of \$5,795,000, an estimated additional construction cost of \$49,800,000 and an additional management and inspection cost of \$5,250,000 for an additional total estimated project cost of \$60,845,000, a prospectus for which is attached to and included in this resolution. This resolution amends the resolution adopted by the Committee on September 17, 2014 related to prospectus PCA-0167-SD14.

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

Adopted: **April 20, 2016**

Bill Shuster, M.C.
Chairman

**AMENDED PROSPECTUS - ALTERATION
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE
SAN DIEGO, CA**

Prospectus Number: PCA-0167-SD16
Congressional District: 53

FY2016 Project Summary

Through amended prospectus, the General Services Administration (GSA) proposes design and construction for the reconfiguration and alteration of space in the Edward J. Schwartz Federal Building-Courthouse (FB-CT) to backfill vacancy resulting from the opening of the San Diego Courthouse in FY2013. In addition to recapturing vacant space, the project allows federal tenants to reduce their overall footprint by consolidating their operations in federal space, relocate childcare operations currently housed in leased space, and correct significant life safety and security deficiencies in the facility. Approximately 94,000 rentable square feet will be reconfigured, allowing the Government to release costly leased space reducing the Government's rental payment to the private sector by approximately \$2,723,000 annually.

This prospectus amends Prospectus No. PCA-0167-SD14, to reflect scope changes since the submission of the FY2014 prospectus and to complete work that was not previously approved or funded in FY 2014. Of the \$61,136,000 requested in FY14, GSA received approval for a portion of the proposed project request and apportioned \$19,729,000 of funding as part of its FY2014 Major Repair and Alteration Expenditure Plan.

FY2016 Committee Approval and Appropriation Requested

(Design, ECC and M&I).....\$60,845,000

Major Work Items

Interior construction; security, electrical, fire protection and plumbing systems upgrades; exterior construction

Project Budget

Design and Review (FY 2014)	\$1,997,317
Additional Design and Review	5,795,000
Estimated Construction Cost (ECC) (FY 2014)	16,042,940
Additional ECC.....	49,800,000
Management and Inspection (M&I) (FY 2014).....	1,688,743
Additional M&I	5,250,000
Estimated Total Project Cost (ETPC)*.....	\$80,574,000

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

**AMENDED PROSPECTUS - ALTERATION
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE
SAN DIEGO, CA**

Prospectus Number: PCA-0167-SD16
Congressional District: 53

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design and Construction	FY2016	FY2020

Building

The 895,247 gross square foot (rsf) Edward J. Schwartz Federal Building and US Courthouse, at 880 Front Street in downtown San Diego, was built in 1973. It consists of two adjacent structures: a six-story federal office wing, a five-story court wing, and underground parking and basement offices. The building's two wings share an upper basement and are connected by a bridge between the fifth and sixth floors.

Tenant Agencies

Judiciary, U.S. Department of Homeland Security, Probation; U.S. Department of Justice, U.S. Treasury Department, U.S. Environmental Protection Agency, GSA, and Childcare.

Proposed Project

Approximately 67,000 RSF of vacant space will be built out for backfill occupancy by the Executive Office for Immigration Review (EOIR), the U.S. Coast Guard, Probation, Grand Jury, and the U.S. Environmental Protection Agency (EPA). Two public restrooms will be remodeled for compliance with the Architectural Barriers Act Accessibility Standard (ABAAS). Security upgrades, including hardening on several facades and the installation of bollards and an anti-ram barrier at the entrance to the garage will be undertaken. Building system upgrades including new automatic transfer switches, a new electric fire pump, new domestic water shut-off valves, a new emergency generator and new quick response fire sprinkler heads will be installed. Precast concrete panels on the south elevation of the building's office wing will be cleaned and sealed. Approximately 13,000 rsf of space will also be built out for a childcare center currently housed in leased space. In addition, approximately 5,000 rsf of vacant storage will be returned to parking for government vehicles in the upper basement and 10,000 rsf of basement space will be prepared for tenant occupancy.

**AMENDED PROSPECTUS - ALTERATION
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE
SAN DIEGO, CA**

Prospectus Number: PCA-0167-SD16
Congressional District: 53

Major Work Items

Plumbing Upgrade/ABAAS	\$1,511,000
Blast Mitigation	3,452,000
Site Security Upgrade	1,300,000
Fire Protection Upgrade	1,372,000
Electrical Upgrade	4,623,000
Interior Construction	37,132,000
Exterior Construction	<u>410,000</u>
Total ECC	\$49,800,000

Justification

In FY2014, GSA submitted Prospectus Number PCA-0167-SD14, proposing a \$61,136,000 repair and alteration project to alter vacant space, consolidate multiple agencies, and upgrade building systems. In the absence of full funding for the FY2014 Capital Investment and Leasing Program, GSA's FY2014 Expenditure Plan for Major Repairs and Alterations Program funded the project at \$19,729,000. The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved the reduced scope and funding. This amended prospectus allows GSA to accomplish scope that was not funded in FY2014 and to undertake additional scope items including conversion of vacant storage space, childcare and consolidate multiple agencies.

The project will allow GSA to backfill approximately 94,000 rsf vacated by certain District Court Judges and staff, and the Court clerk's operations when they moved to the new San Diego Courthouse in FY2013 as well as additional space vacated by the Internal Revenue Service when they relocated to Courthouse.

Currently the building does not meet blast and security standards. In addition, failure to repair or replace the outdated and inefficient building systems will cause operating costs to continue to increase and would likely lead to costly system failures. Further deterioration of the building's systems will make it difficult to backfill the space vacated by tenants that relocated to the San Diego Courthouse Annex.

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.

**AMENDED PROSPECTUS - ALTERATION
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE
SAN DIEGO, CA**

Prospectus Number: PCA-0167-SD16
Congressional District: 53

Prior Appropriations

113-76	2014		

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	9/17/2014	\$19,729,000	Design = \$1,997,317 ECC = \$16,042,940 M&I = \$1,688,743 (ICE consolidation and backfill)
Senate EPW	9/18/2014	\$19,729,000	Design = \$1,997,317 ECC = \$16,042,940 M&I = \$1,688,743 (ICE consolidation and additional building improvements)
Approvals to Date		\$19,729,000	

**AMENDED PROSPECTUS - ALTERATION
 EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE
 SAN DIEGO, CA**

Prospectus Number: PCA-0167-SD16
 Congressional District: 53

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

New Construction.....	\$282,604,000
Alteration.....	\$262,434,000
Leasing.....	\$487,736,000

The 30-year, present value cost of alteration is \$20,170,000 less than the cost of new construction with an equivalent annual cost advantages of \$1,152,000.

Recommendation

ALTERATION

**AMENDED PROSPECTUS - ALTERATION
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE
SAN DIEGO, CA**

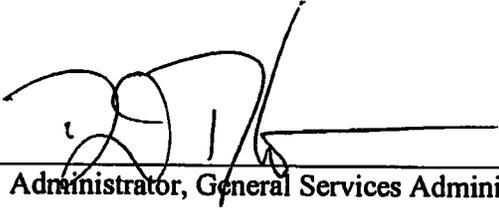
Prospectus Number: PCA-0167-SD16
Congressional District: 53

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

	Current						Proposed					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
GSA Leased Locations												
401 West A Street												
Executive Office For Immigration Review	35	35	4,079	-	9,500	13,579	-	-	-	-	-	-
475 West Broadway												
Childcare	15	15	450	-	8,813	9,263	-	-	-	-	-	-
101 West Broadway												
Probation	175	175	43,955	-	-	43,955	-	-	24,955	-	-	24,955
610 West Ash												
Environmental Protection Agency	11	11	3,973	-	-	3,973	-	-	-	-	-	-
495 La Tortuga												
Probation	-	-	8,495	-	1,600	10,095	-	-	-	-	-	-
303 "H" Street												
Probation	-	-	13,365	-	-	13,365	-	-	7,500	-	-	7,500
Subtotal (GSA Leased Locations):	236	236	74,317	-	19,913	94,230	-	-	32,455	-	-	32,455
Edward J. Schwartz FB-CT												
Senate	2	2	788	-	266	1,054	2	2	788	-	266	1,054
Court of Appeals	10	10	-	-	6,180	6,180	10	10	-	-	6,180	6,180
Circuit Library	3	3	4,920	134	1,733	6,787	3	3	4,920	134	1,733	6,787
District Court	45	45	22,130	-	69,532	91,662	12	12	15,616	-	49,064	64,680
Magistrate Court	25	25	2,536	-	19,050	21,586	25	25	6,514	-	20,469	26,983
District Court Clerk	3	3	182	-	168	350	-	-	182	-	168	350
Grand Jury	3	3	1,686	-	1,748	3,434	3	3	1,536	-	1,535	3,071
Probation		-	-	-	-	-	95	95	17,853	450	1,550	19,853
DHS-Immigration and Customs Enforcement	500	500	68,320	2,500	15,452	86,272	500	500	68,320	2,500	15,452	86,272
Federal Protective Service	25	25	3,512	195	1,163	4,870	25	25	3,512	195	1,163	4,870
DHS-Customs & Border Protection	6	6	287	-	234	521	3	3	521	-	-	521
GSA FAS Telecommunications Facilities	1	1	562	-	-	562	1	1	562	-	-	562
Federal Bureau of Investigation	1	1	153	-	-	153	1	1	153	-	-	153
GSA - FAS, All Other	1	1	201	-	-	201	1	1	201	-	-	201
Internal Revenue Service	27	27	5,824	387	-	6,211	27	27	5,824	387	-	6,211
Office Of U.S. Attorneys (1)	373	373	104,611	3,944	13,213	121,768	373	373	104,611	3,944	13,213	121,768
Treasury IG for Tax Administration (TIGTA)	5	5	499		200	699	5	5	499	-	200	699
US Marshals Service	52	52	10,331	4,429	19,831	34,591	51	51	11,187	1,575	20,939	33,701
US Tax Court	3	3	128	-	434	562	5	5	144	-	2,194	2,338
US Trustee	19	19	4,679		2,184	6,863	19	19	4,679	-	2,184	6,863
Environmental Protection Agency	-	-	-	-	-	-	11	11	3,623	-	350	3,973
Executive Office For Immigration Review	-	-	-	-	-	-	36	36	7,189	-	11,400	18,589

	Current						Proposed					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
National Labor Relations Board	8	8	2,165	302	250	2,717	8	8	2,165	302	250	2,717
Joint Use*	-	-	13,972	326	5,173	19,471	-	-	13,972	326	15,317	29,615
Vacant space**			51,130	1,942	4,138	57,210	-	-	24,383	981	350	25,714
Subtotal:	1,112	1,112	298,616	14,159	160,949	473,724	1,216	1,216	298,953	10,794	163,977	473,724

* Joint use space is not occupied by tenant agencies and includes such things as Food Preparation, Snack bar, Credit Union and Childcare Center.

** Proposed vacancy is made up of small pockets throughout the building (including basement) and will be filled over time.

Office Utilization Rate ²	Current	Proposed
Building Office Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	134	136
All Building Office Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	174	176

Current Office UR excludes 23,460 usf of office support space. Proposed Office UR 24,998 usf of office support space.

Current Office UR excludes 51,130 USF of vacant and 54,447 usf of office support space. Proposed Office UR excludes 24,383 of vacant and 60,405 usf of office support space

Special Space	
ADP	1,797
Child care	9,976
Conference	18,898
Courtroom	39,046
Food Service	5,327
Holding Cell	13,486
Judicial Chambers	36,102
Judicial Hearing	10,833
Laboratory	2,126
Law Enforcement Legal, Communication	4,043
Mail Rooms	268
Physical Fitness	2,356
Restroom	7,059
Sally Port, USMS	5,135
SCIF	1,050
Secured Circulation	3,890

Total Building USF Rate ³	Current	Proposed
Building Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)	254	269
All Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	375	368

NOTES:

¹ 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.

⁵ Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

Housing Plan
Edward J. Schwartz FB-CT

	Current						Proposed					
	Personnel		Usable Square Feet (USF) ¹				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total
⁶ Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).									Secured Elevator		1,130	
									Telephone Room		767	
									Vaults		688	
									Total:		163,977	