

**PROSPECTUS - ALTERATION
EDWARD R. ROYBAL FEDERAL BUILDING AND U.S. COURTHOUSE
LOS ANGELES, CA**

Prospectus Number: PCA-0283-LA14
Congressional District: 34

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for building system upgrades and the reconfiguration and alteration of space currently occupied by the U.S. District Courts in the Edward R. Roybal Federal Building and U.S. Courthouse (Roybal FBCT). The proposed alterations will allow for the consolidation of court operations currently housed in the Roybal FBCT and in 312 North Spring Street (NSS).

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I).....\$19,383,000

Major Work Items

Interior construction; demolition and abatement; HVAC, fire sprinkler, plumbing and electrical system adjustments.

Total Project Budget

Design	\$2,207,000
Estimated Construction Cost (ECC)	15,753,000
Management and Inspection (M&I).....	1,423,000
Estimated Total Project Cost (ETPC)*.....	\$19,383,000

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

Schedule

	Start	End
Design	FY2014	FY2014
Construction	FY2014	FY2016

Building

The Roybal FBCT is located in the civic center of downtown Los Angeles, in proximity to the 300 N. Los Angeles Federal Office Building (300 NLA), the new Los Angeles Courthouse (LACT), 312 North Spring Street (312 NSS), the Los Angeles City Hall, the County Courts Buildings and the Metropolitan Detention Center. The Roybal FBCT occupies 3.68 acres of an 8.08 acre parcel shared with 300 NLA. The two buildings share a common mechanical plant. The building is a Class A stand-alone structure occupied primarily by the U.S. District Courts, court-related agencies, and the Drug Enforcement

**PROSPECTUS - ALTERATION
EDWARD R. ROYBAL FEDERAL BUILDING AND U.S. COURTHOUSE
LOS ANGELES, CA**

Prospectus Number: PCA-0283-LA14
Congressional District: 34

Agency (DEA). Constructed in 1993, the building is steel-frame construction with exterior granite cladding. The building has 22 stories, with three below-grade basement levels, including an underground parking facility. The building was named for Edward Roybal, a city councilman in Los Angeles in the 1950s and U.S. Congressman from 1963-1993.

Tenant Agencies

U.S. District Courts, Drug Enforcement Administration, U.S. Marshal Service, Equal Employment Opportunity Commission, Department of State, Department of Homeland Security, Office of US Attorneys and U.S. Tax Court.

Proposed Project

The project includes build out of ten chambers for Magistrate and Court of Appeals judges and construction of general office space for expansion of District Clerk, Pretrial Services and Probation. Upon project completion, the Roybal FBCT will house 9 senior judges, 17 magistrate judges and 14 bankruptcy judges. This project will allow the Court to consolidate in two locations (Roybal and the new LACT) and vacate 312 NSS to position it for exchange. Build out of chambers and usage of courtrooms will be consistent with the Court's policies on sharing.

Major Work Items

Demolition and Abatement	\$1,785,000
Repair HVAC	2,266,000
Interior Construction	8,692,000
Repair Electrical System	2,758,000
Repair Plumbing	<u>252,000</u>
Total ECC	\$15,753,000

Justification

When the new LACT is complete in 2016, the active District judges and a portion of the senior District judges and their support functions will be consolidated in the new LACT. The remaining court operations will be consolidated in the Roybal FBCT. The proposed Roybal FBCT alteration project provides only the minimum tenant improvements required for this consolidation. The Roybal FBCT alterations are also required so court functions currently located in 312 NSS can be relocated to Roybal FBCT. Once vacant, the 312 NSS property can be exchanged for a new federal office building (FOB) to be constructed on the LACT site consistent with the announcement made on December 10,

**PROSPECTUS - ALTERATION
EDWARD R. ROYBAL FEDERAL BUILDING AND U.S. COURTHOUSE
LOS ANGELES, CA**

Prospectus Number: PCA-0283-LA14
Congressional District: 34

2012. The Roybal FBCT alterations must occur concurrently with the completion of the new courthouse in 2016. This schedule requires design and construction appropriation in FY14 for alterations in Roybal FBCT.

Prior to the start of construction for this project, the Court will, at its expense, vacate sufficient space to construct ten new chambers and provide space for the consolidation of ancillary functions. The vacation of space will be accomplished through consolidation using advanced workplace strategies including optimizing their workplace, courtroom sharing, hoteling and teleworking.

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)

As this project is integral to the delivery of the new LACT and is tied into the proposal for 312 NSS, there are no feasible alternatives to this project.

**PROSPECTUS - ALTERATION
EDWARD R. ROYBAL FEDERAL BUILDING AND U.S. COURTHOUSE
LOS ANGELES, CA**

Prospectus Number: PCA-0283-LA14
Congressional District: 34

Recommendation

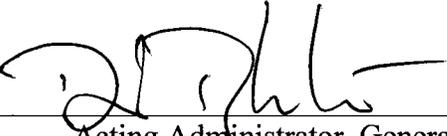
ALTERATION

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

Locations	CURRENT						PROPOSED						Personnel Migration			10-Year Personnel Growth in office	
	Personnel		Usable square Feet (USF) 1				Personnel 2		Usable square Feet (USF)				From 312 NSS to Roybal	From Roybal to New LACH	From Roybal to 300 NLA		
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total					
EDWARD R. ROYBAL FEDERAL BUILDING AND U.S. COURTHOUSE																	
U.S. Marshals Service	72	72	20,565	611	27,875	49,052	38	38	20,565	611	27,875	49,052	0	34	0		
Drug Enforcement Agency (IRS task group)	360	360	83,426	1,798	9,258	94,482	314	314	75,243	1,798	9,258	86,299	0	0	46		Reduction of 4
U. S. Attorneys	0	0	2,490	3,470	129	6,089	0	0	2,490	3,470	129	6,089					NA
Department of State	36	36	6,438	0	83	6,521	36	36	6,438	0	83	6,521					0
Department of Homeland Security Federal Protective Service	8	8	2,053	0	1,490	3,543	10	10	2,053	0	1,490	3,543					2
Equal Employment Opportunity Commission	77	77	25,415	0	176	25,591	74	74	25,415	0	176	25,591					Reduction of 3
General Services Administration	2	2	1,029	0	0	1,029	2	2	1,029	0	0	1,029					0
U.S. Tax Court	0	0	1,886	0	5,374	7,260	0	0	1,886	0	5,374	7,260					NA
Public Defenders	0	0	387	0	0	387	0	0	387	0	0	387					NA
U.S. Bankruptcy Court - Courtrooms	33	66	25,093	766	67,467	93,326	33	66	14,783	2,830	48,244	65,857					0
U.S. Bankruptcy Clerk	121	121	57,708	2,589	11,521	71,818	189	189	34,699	5,391	20,769	60,858					-68
U.S. Circuit Court Library	4	4	11,190	0	0	11,190	4	4	0	250	3,529	3,779					0
U.S. District Court - Courtrooms/Chambers/Grand Jury	32	51	16,918	0	50,278	67,196	16	20	18,592	1,757	30,322	50,670	0	32	0		0
U.S. Magistrate Judges - Courtrooms/Chambers	18	24	12,039	0	31,390	43,429	51	68	18,750	2,900	56,940	78,590	33	0	0		0
U.S. District Court Clerk	39	39	10,333	4,012	5,900	20,245	144	144	16,924	18,264	2,833	38,021	105	0	0		20
Pretrial Services	10	13	3,472	0	133	3,605	60	63	13,052	797	1,298	15,147	34	0	0		0
Judicial Joint Use	0	0	0	0	0	0	0	0	0	0	4,161	4,161					0
Joint Use	0	0	3,992	0	0	3,992	0	0	0	0	14,813	14,813					0
Vacant	0	0	5,764	164	7,514	13,442	0	0	13,946	164	7,514	21,624					0
Sub Total:	812	873	290,198	13,410	218,588	522,197	971	1028	266,252	38,232	234,808	539,291					

Office Utilization Rate 3			
	Current	Proposed	
Building Judiciary Tenants	248	187	
All Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	259	202	

Total Building Utilization Rate 4			
	Current	Proposed	
Building Judiciary Tenants	720	607	
All Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees)	598	525	

Special Space	USF
Secured Circulation	22,266
Private Toilets	14,172
ADP Room	672
Conference/Library	32,471
Food Service	19,593
Courtrooms	38,462
Judges Chambers	58,527
Jury Functions	18,215
Lab	1,001
Vault	5,772
Mail/Print Room	5,300
Childcare	2,769
Health Unit	332
Fitness Center	5,694
Secured Custodial	75
Equipment Room	227
Existing Firing Rang	2,045
Holding Cells	3,782
Secured Rooms	3,434
Total:	234,808

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.
2 Personnel totals in the proposed column include both actual migration of personnel as well as 10-year court projections.
3 Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.
4 Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office and non-office personnel)