

**PROSPECTUS – DESIGN AND CONSTRUCTION
FEDERAL BUREAU OF INVESTIGATION
TACTICAL OPERATIONS SUPPORT FACILITY
DETROIT, MI**

Prospectus Number: PMI-FBD-DE14
Congressional District: 14

FY2014 Project Summary

The General Services Administration (GSA) proposes the design and construction of an approximately 74,290 gross square foot Tactical Operations Support Facility for the Federal Bureau of Investigation (FBI) on federally-owned land adjacent to the Patrick V. McNamara Federal Office Building (McNamara FOB) in Detroit, Michigan. Construction of this annex allows GSA to continue efforts initiated under the American Recovery and Reinvestment Act (ARRA) to deliver functional space for the FBI in the Detroit, MI area and for the government to release leased space and eliminate rental payments to the private sector of approximately \$425,000 annually.

In 2009 GSA proposed a project to construct a 246,000 gross square feet (gsf) annex adjacent to McNamara FOB to house all of FBI's tactical operations and FBI's Automotive Maintenance Facility. Both the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approved the design of the \$45.7M annex however funding has not been appropriated.

GSA and FBI worked collaboratively to develop alternative solutions to meet the balance of FBI's requirements. As a result of this effort, the footprint necessary for the tactical operations and automotive facility was significantly reduced and can now be constructed at a much lower cost. This prospectus, combined with an ongoing build out of currently unusable basement and mezzanine level space in McNamara FOB will house FBI's tactical operations and satisfy FBI's long-term operational needs while eliminating vacant federal space in the McNamara FOB.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$18,507,000

Overview of Project

GSA proposes to construct a 74,290 gsf Tactical Operations Support Facility (Annex) on federally-owned land adjacent to the McNamara FOB in order to house a portion of FBI's tactical operations in Detroit. FBI's complete program of tactical operation requirements will be met through construction of this annex and the renovation of the basement and mezzanine level of McNamara FOB currently being addressed with minor project funds.

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The proposed Tactical Operations Support Facility will house the FBI's Evidence Response Teams and Bomb Technicians, Ammunition Storage, Electronic Communications Facility, and SWAT. Additionally, the annex will include an Automotive Maintenance Facility that will allow the FBI to maintain and modify its fleet of specialty and oversized vehicles. The project scope also includes construction of a perimeter security solution.

Description

Site Information

Government-Owned..... 1.9 acres

Building Area

Building without Parking (gsf)33,672

Building with Parking (gsf)74,290

Number of outside parking spaces0

Project Budget

Design\$1,540,000

Estimated Construction Cost (ECC)15,580,000

Management and Inspection (M&I).....1,387,000

Estimated Total Project Cost (ETPC)*.....\$18,507,000

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

FY2014 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$18,507,000

Location

Detroit, MI

Schedule

Design

Start

FY2014

End

FY2014

Construction

FY2014

FY2016

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Tenant Agencies

Federal Bureau of Investigation

Justification

FBI has a long-standing mission-critical need to consolidate their office space and tactical operations within Detroit, MI. FBI's functions in Detroit were split with office space scattered throughout the McNamara FOB and its tactical operations in various leased locations. In 2009, the American Recovery & Reinvestment Act provided appropriations to deliver contiguous office space for FBI in the McNamara FOB but did not consolidate the tactical operations support functions.

In 2012, GSA proposed a project to construct a 246,000 gsf annex adjacent to McNamara FOB to house all of FBI's tactical operations and FBI's Automotive Maintenance Facility. Both the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approved the design of the \$45.7M annex but appropriations were not forthcoming. GSA and FBI worked to develop alternative solutions to meet the balance of FBI's requirements. As a result of this effort, the footprint necessary for the tactical operations and automotive facility was significantly reduced and can now be constructed at a much lower cost. GSA and FBI worked collaboratively to develop alternative solutions to meet the balance of FBI's requirements. Operations to be housed include Polygraph, SWAT, Suspect Holding Area, Weapons Storage, Disintegrator, and Task Force Operations. This prospectus, combined with the ongoing build out of 10,400 rsf of currently unusable space in the basement and mezzanine level of the McNamara FOB satisfies FBI's long-term operational needs while eliminating vacant federal space in the McNamara FOB.

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

FBI Tactical Operations Support Facility Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T & I	12/10/2010	\$3,568,000	Design
Senate EPW	11/30/2010	\$3,568,000	Design
		* EPTC was \$45,651,000	

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

New Construction:\$23,681,000
Lease:\$34,810,000

The 30 year, present value cost of new construction is \$11,130,000 less than the cost of leasing, an equivalent annual cost advantage of \$628,000.

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Recommendation

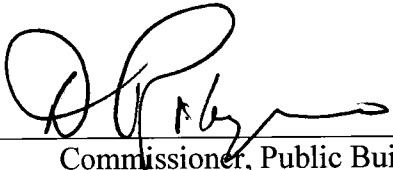
CONSTRUCTION

Certification of Need

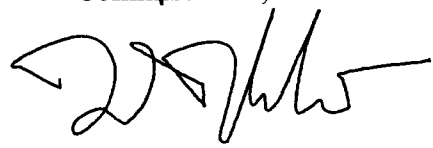
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on April 4, 2013

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

April 2013

Housing Plan
Federal Bureau of Investigation Tactical Operations Support Facility

PMI-FBD-DE14
Detroit, MI

Locations	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
1616 Howard Street Detroit, MI (lease)												
Federal Bureau of Investigation	-	-	-	-	16,500	16,500	-	-	-	-	-	-
1325 Howard Street Detroit, MI (lease)												
Federal Bureau of Investigation	17	17	-	-	13,500	13,500	-	-	-	-	-	-
Total	17	17	-	-	30,000	30,000	-	-	-	-	-	-
Proposed Tactical Operations Support Facility²												
Federal Bureau of Investigation	-	-	-	-	-	-	17	17	2,377	4,831	26,464	33,672
Total	17	17	-	-	30,000	30,000	17	17	2,377	4,831	26,464	33,672

Office Utilization Rate (UR)		
	Current	Proposed
Rate	N/A	109

UR=average amount of office space per person

Current UR excludes 0 USF of office support space

Proposed UR excludes 523 USF of office support space

Special Space	USF
Vehicle Bay	20,066
ADP	590
Restroom	941
Conference Room	886
Laboratory	1,233
Secure Storage	1,950
Interview Room	356
Food Service	442
Total	26,464

NOTES:

¹USF 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.

²Adjacent to Patrick V. McNamara Federal Office Building

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²Adjacent to Patrick V. McNamara Federal Office Building

³Calculation excludes Judiciary, Congress and agencies with less than 10 personnel

