



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

Bill Shuster
Chairman

Washington, DC 20515

Nick J. Rahall, III
Ranking Member

Christopher P. Bertram, Staff Director

COMMITTEE RESOLUTION

James H. Zoia, Democrat Staff Director

ALTERATION
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE
SAN DIEGO, CA
PCA-0167-SD14

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 for the reconfiguration and alteration of space in the Edward J. Schwartz Federal Building and U.S. Courthouse located at 880 Front Street in San Diego, California to consolidate the U.S. Immigration and Customs Enforcement and backfill other tenant agencies, at a design and review cost of \$1,997,317, an estimated construction cost of \$16,042,940 and a management and inspection cost of \$1,688,743 for a total estimated project cost of \$19,729,000, a prospectus for which is attached to and included in this resolution. This resolution authorizes the prospectus as amended by the FY2014 Expenditures Plans for Major Repairs and Alterations Program submitted by the General Services Administration on February 7, 2014 and the revised Housing Plan dated August 2014.

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

Adopted: September 17, 2014

Bill Shuster, M.C.
Chairman

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

Prospectus Number: PCA-0167-SD14
Congressional District: 53

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of space in the Edward J. Schwartz Federal Building and US Courthouse (Schwartz FB-CT) to consolidate the U.S. Immigration and Customs Enforcement Agency (ICE) and backfill other tenant agencies in space vacated by the Internal Revenue Service (IRS) and portions of the District Court upon their move to the new San Diego courthouse annex during the first quarter of FY2013. Approximately 184,000 rentable square feet (rsf) of space will be backfilled, building security will be improved to meet tenant requirements, and several of the building systems will be upgraded.

A prospectus for design was submitted in FY2011 which included a full modernization project for the Edward J. Schwartz Federal Building and US Courthouse with an estimated total project cost (ETPC) of \$213,056,000. The project was not fully approved at the time. In an attempt to address only the most critical life safety components of the full modernization project and to allow ICE to collocate 3 leased locations into a Federal building, the proposed project has been reduced in scope and cost with a revised cost of \$61,136,000.

The project will satisfy ICE's need for approximately 157,000 RSF to consolidate its regional operations from three leased locations. In addition to ICE, components of the Executive Office of Immigration Review, US Attorneys, US Trustees, Magistrate Court, US Bankruptcy Clerk, and Federal Protective Service will backfill the vacant space from leased locations. The backfill will allow the Government to release leased space, reducing the Government's rental payments to the private sector by over \$2,000,000 annually.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I).....\$61,136,000

Major Work Items

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

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

Prospectus Number: PCA-0167-SD14
Congressional District: 53

Project Budget

Design	\$6,292,000
Estimated Construction Cost (ECC)	49,127,000
Management and Inspection (M&I)	5,717,000
Estimated Total Project Cost (ETPC)*	\$61,136,000

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I).....\$61,136,000

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

Schedule

	Start	End
Design and Construction	FY2014	FY2017

Building

The 625,715 rentable square foot (rsf) Edward J. Schwartz Federal Building and US Courthouse, at 880 Front St. 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. The last major capital project was a \$14.2 million HVAC upgrade funded in FY2002.

Tenant Agencies

Judiciary, Department of Homeland Security, Department of Justice, GSA

Proposed Project

Approximately 184,000 RSF of vacated space will be reconfigured for occupancy by ICE, Executive Office of Immigration Review, US Attorneys, the U.S. Bankruptcy Court Clerk, U.S. Trustee, U.S. Magistrate Court, and the Federal Protective Service coming from leased locations in the San Diego area. Two public restrooms will be remodeled for compliance with the Architectural Barriers Act Accessibility Standard (ABAAS). The project includes wall hardening on several facades and the installation of bollards and an anti-ram barrier at the entrance to the garage. 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

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

Prospectus Number: PCA-0167-SD14
Congressional District: 53

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.

Major Work Items

Security Upgrade	\$4,483,000
Fire Protection Upgrade	1,338,000
Interior Construction	39,441,000
Electrical Upgrade	2,174,000
Plumbing Upgrade	1,294,000
Exterior Construction	<u>397,000</u>
Total ECC	\$49,127,000

Justification

A prospectus for design was submitted in FY2011 which included a full modernization project for the Edward J. Schwartz Federal Building and US Courthouse with an ETPC of \$213,056,000. The project was not fully approved at the time. In an attempt to address only the most critical life safety components of the full modernization project, the proposed project has been reduced in scope and cost.

In addition to addressing the critical life safety items necessary in the building the project will also backfill space at the Edward J. Schwartz Federal Building and U.S. Courthouse vacated by tenants moving to the new San Diego Courthouse, improve building security, upgrade building systems, and collocate ICE functions in the San Diego area.

Currently the building falls short of 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 moving to the San Diego Courthouse Annex.

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

Prospectus Number: PCA-0167-SD14
Congressional District: 53

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

Edward J. Schwartz Federal Building and U.S. Courthouse Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	11/30/2010	\$22,336,000	Repair & Alteration

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

None

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

New Construction	\$109,636,000
Alteration	\$ 81,957,000
Leasing.....	\$152,228,000

The 30 year, present value cost of alteration is \$27,670,000 less than the cost of new construction, an equivalent annual cost advantage of \$1,562,000.

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

Prospectus Number:
Congressional District:

PCA-0167-SD14
53

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

	Current										Proposed				
	Personnel			Usable Square Feet (USF)				Personnel		Usable Square Feet (USF)					
	Office	Total		Office	Storage	Special	Total	Office	Total	Office	Storage	Special	Total		
Leased Locations															
401 West A Street-CA5939															
ICE	5	5	2,376	-	-	-	2,376								
185 West F Street-CA6431															
ICE	114	114	43,615	-	-	-	43,615								
610 W. Ash Street-CA6489															
ICE	40	40	7,954	-	-	-	7,954								
101 West Broadway - CA6274															
JD Office of the US Attorneys ¹	53	53	18,749	-	-	-	18,749								
101 West Broadway-CA6274															
Federal Protective Service	16	16	4,033	-	-	-	4,033								
402 West Broadway-CA6956															
JD US Trustees	35	35	8,746	-	-	-	8,746								
Subtotal:	263	263	85,473	-	-	-	85,473								
Edward J. Schwartz FB-CT (CA0167)															
Appeals Court	10	10	-	-	6,180	6,180	10	10	10	-	-	6,180	6,180		
Circuit Library	3	3	4,920	134	1,733	6,787	3	3	3	4,920	134	1,733	6,787		
District Court	45	45	22,130	-	69,532	91,662	45	45	45	22,130	-	69,532	91,662		
Magistrate Court	25	25	2,536	-	19,050	21,586	25	25	25	2,536	-	19,050	21,586		
District Court Clerk	3	3	182	-	168	350	3	3	3	182	-	168	350		
Grand Jury	3	3	1,686	-	1,748	3,434	3	3	3	1,686	-	1,748	3,434		
DHS (CIS) ²	100	100	20,671	-	32	20,703	100	100	100	20,671	-	32	20,703		
DHS-ICE	202	202	41,420	681	6,210	48,311	500	500	500	68,320	2,500	15,452	86,272		
Federal Protective Service	9	9	1,996	-	-	1,996	25	25	25	3,512	195	1,163	4,870		
JD US Trustee	-	-	-	-	-	-	19	19	19	4,679	2,184	6,863	6,863		
DHS US Customs & Border Protection	6	6	287	-	234	521	3	3	3	521	-	-	521		
GSA FAS Telecommunications Facilities	1	1	562	-	-	562	1	1	1	562	-	-	562		
Federal Bureau of Investigation	1	1	153	-	-	153	1	1	1	153	-	-	153		
FAS, All Other	1	1	201	-	-	201	1	1	1	201	-	-	201		
Internal Revenue Service	27	27	5,824	387	-	6,211	27	27	27	5,824	387	-	6,211		
Office OF U.S. Attorneys ¹	320	320	84,751	3,944	12,988	101,683	373	373	373	104,611	3,944	13,213	121,768		
GSA PBS Field Office & San Diego Srvc Ctr ³	15	15	5,786	1,291	-	7,077	-	-	-	-	-	-	-		
Treasury IG for Tax Administration (TIGTA) ⁴	3	3	445	-	-	445	5	5	5	499	-	200	699		
US Marshals Service	52	52	10,331	4,429	19,831	34,591	52	52	52	10,331	4,429	19,831	34,591		
US Tax Court	3	3	128	-	434	562	3	3	3	128	-	434	562		
Joint Use	15	15	13,972	326	5,173	19,471	15	15	15	13,972	326	5,173	19,471		
Vacant space	-	-	86,003	2,968	12,268	101,238	-	-	-	38,197	981	1,100	40,278		
Subtotal:	844	844	303,984	14,160	155,581	473,724	1,214	1,214	1,214	303,635	12,896	157,193	473,724		

	Current				Proposed			
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Total	Office	Total	Office	Total
¹ US Attorney's move into Schwartz funded by tenants via RWA.								
² While DHS CIS is reflected in proposed, it should be noted tenant is in process of going into leased space.								
³ GSA Field Office Relocating into Courthouse Annex.								
⁴ TIGTA will be relocating within the building to accommodate the ICE consolidation.								
FY 2014 Prospectus Project for ICE (\$19,729,000 in Spend Plan)								
Consolidation - Moves as part of FY 14 Consolidation								
	Office Utilization Rate ⁵		Current		Proposed		Special Space	
Building Office Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)			186	147			ADP	1,473
							Conference	17,916
							Courtroom	46,119
							Food Service	5,510
							Holding Cell	21,103
							Judicial Chambers	42,917
							Judicial Hearing	2,890
							Laboratory	1,438
							Law Enf. Legal, Commo	4,656
							Mail Rooms	500
							Physical Fitness	2,356
							Restrooms	6,994
							Sally Port, USMS	1,754
							SCIF	1,050
							Secured Circulation	367
							Vaults	150
							Total:	157,193

Current Office UR excludes 21,561 usf of office support space. Proposed Office UR excludes

Current Office UR excludes 86,003 USF of vacant and 47,955 usf of office support space.

Office Utilization Rate ⁵	Current		Proposed	
	Office	Total	Office	Total
Building Office Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)			186	147
All Building Office Tenants (including Judiciary, Congress, and agencies with less than 10 employees)			201	171

Total Building USF Rate ⁶	Current		Proposed	
	Office	Total	Office	Total
Building Tenants (excluding Judiciary, Congress, and agencies with less than 10 employees)			323	239
All Building Tenants (including Judiciary, Congress, and agencies with less than 10 employees)			561	390

NOTES:

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

⁶ Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).

113th Congress
2nd Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

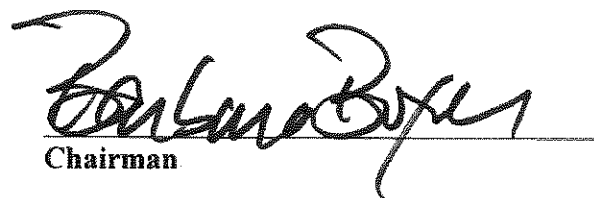
COMMITTEE RESOLUTION

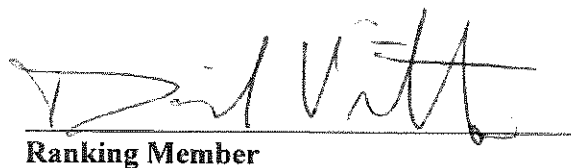
ALTERATION
EDWARD J. SCHWARTZ FEDERAL BUILDING AND U.S. COURTHOUSE
SAN DIEGO, CA
PCA-0167-SD14

**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 reconfiguration and alteration of space in the Edward J. Schwartz Federal Building and U.S. Courthouse, located at 880 Front Street in San Diego, CA, to provide for the consolidation of Immigrations and Customs Enforcement and make additional building improvements, at a cost not to exceed \$1,997,317 for design; \$16,042,940 for construction; and \$1,688,743 for management and inspection, for a total cost of \$19,729,000, 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: September 18, 2014