

**PROSPECTUS - ALTERATION
PHILLIP BURTON
FEDERAL BUILDING AND U.S. COURTHOUSE
SAN FRANCISCO, CA**

Prospectus Number: PCA-0154-SF14
Congressional District: 08

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration and space realignment project of approximately 133,826 rentable square feet (rsf) for the Federal Bureau of Investigation (FBI) at the Phillip Burton Federal Building and U.S. Courthouse (Phillip Burton) in San Francisco, California. The proposed project encompasses space realignment, and building systems work to accommodate the expanded requirements of the FBI.

FY2014 Committee Approval and Appropriations Requested

(Design, M&I, and Construction).....\$32,125,000

Major Work Items

Interior construction; HVAC, plumbing fire protection upgrade and electrical upgrades; upgrade/repair equipment and furnishing; building demolition and abatement.

Project Budget

Design and Review	\$2,125,000
Estimated Construction Cost (ECC)	27,806,000
Management and Inspection (M&I).....	<u>2,194,000</u>
Estimated Total Project Cost (ETPC)*	\$32,125,000

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

FY2014 Committee Approval and Appropriations Requested

(Design, M&I, and Construction).....\$32,125,000

Schedule

	Start	End
Design & Construction	FY2014	FY2016

Building

The 1,244,600 rsf Phillip Burton Federal Building and United States Courthouse is located in the Civic Center area of downtown San Francisco. The building is the largest commercial office building in the vicinity and the largest Federal building in the San Francisco metropolitan area. Constructed in 1964, the building consists of 20 stories with two underground parking levels.

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The building is rectangular in shape and sheathed in an aluminum and glass exterior with a limestone and granite stone facade over concrete walls and columns. The building was renovated from 1989 through 1995 for asbestos removal and tenant space changes. The front plaza was redesigned and reconstructed in 2000. A new main entry project to enhance the security and first impressions of the building was completed in December 2005.

Tenant Agencies

FBI, GSA

Proposed Project

The proposed project will relocate the elements of the FBI currently located on floors 12 and 13 to floors 3 and 4, which will be vacated by GSA during their move to 50 United Nations Plaza. The relocation will provide FBI with more secure space including limited access via dedicated elevator bank and dumbwaiter. This project is ranked nationally by FBI as one of their top priorities.

The Department of Education and other agencies have been identified to backfill the space vacated both on the 12th and 13th floors by FBI's relocation and by GSA's relocation from the 5th floor. These backfills may be submitted as separate, future prospectuses. The project is planned as design build with no phasing anticipated during construction.

Major Work Items

Interior Construction	\$10,257,000
Plumbing Upgrade	337,000
HVAC Upgrade	5,766,000
Fire Protection Upgrade	1,655,000
Electrical Upgrade	8167,000
Upgrade/Repair Equipment & Furnishings	802,000
Building Demolition & Abatement	<u>822,000</u>
Total ECC	\$27,806,000

Justification

The FBI had previously sought to locate its field offices in single tenant, stand-alone buildings in order to meet its security requirements. In FY 2008, a lease prospectus for

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215,459 rsf was approved and authorized by the U.S. Congress to consolidate and expand FBI space in San Francisco, California. By late 2008, it was determined that there were no sites in the San Francisco area suitable to meet FBI's requirements. Subsequently, FBI agreed to consolidate and expand its Field Office at its existing location at Phillip Burton and a prospectus was submitted in FY2012, however, it was not fully authorized due to space utilization concerns. Since that time, the FBI has revised its program of requirements and substantially increased office space utilization, maintaining the same amount of total usable square feet as it currently occupies, while still meeting their additional mission requirements. FBI's relocation to the lower floors within the Burton Federal Building allows for ease of access among floors 3, 4 and 8 due to one elevator bank serving those floors and will allow for a new dumbwaiter and internal stairwell to move documents securely between floors.

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

A leased solution was originally considered, but there were no suitable sites found for lease construction in the San Francisco area. With existing space available in the Phillip Burton Federal Building and US Courthouse, it is the most reasonable alternative to meet the requirements of the Federal Bureau of Investigation.

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Recommendation

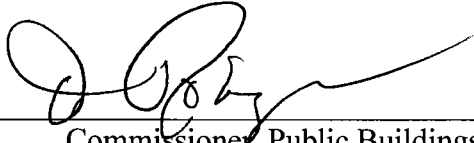
ALTERATION

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

April 2013

**Housing Plan
Phillip Burton Federal Building and U.S. Courthouse**

**PCA-0154-SF14
San Francisco, CA**

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
Phillip Burton FB & USCT												
Judiciary	271	271	109,992	-	136,435	246,427	271	271	109,992	-	136,435	246,427
Justice	48	48	25,710	-	4,627	30,337	48	48	25,710	-	4,627	30,337
FBI	225	225	130,432	683	26,947	158,062	270	270	81,016	27,482	50,463	158,961
USMS	45	45	13,293	1,458	23,929	38,680	90	90	13,293	1,458	23,929	38,680
DEA	127	127	43,890	545	9,727	54,162	127	127	43,890	545	9,727	54,162
U.S. Attorneys	195	195	124,413	1,465	7,720	133,598	195	195	124,413	1,465	7,720	133,598
ATF	10	10	3,683	270	104	4,057	10	10	3,683	270	104	4,057
USPS	3	3	1,706	197	-	1,903	3	3	1,706	197	-	1,903
IRS	261	261	71,327	861	3,795	75,983	261	261	71,327	861	3,795	75,983
Tax Court of the United States	5	5	1,725	-	3,387	5,112	5	5	1,725	-	3,387	5,112
GSA	503	503	163,532	1,785	13,226	178,543	15	15	6,047	-	435	6,482
GSA - Outleased Space	-	-	631	-	-	631	-	-	631	-	-	631
DHS - TSA	7	7	4,239	-	-	4,239	7	7	4,239	-	-	4,239
DHS - ICE FPS	27	27	13,109	-	6,073	19,182	37	37	13,109	-	6,073	19,182
Joint Use	-	-	20,643	-	23,797	44,440	-	-	20,643	-	23,797	44,440
Vacant	-	-	2,024	513	1,712	4,249	-	-	175,411	-	-	175,411
Total	1,727	1,727	730,349	7,777	261,479	999,605	1,339	1,339	696,835	32,278	270,492	999,605

Office Utilization Rate (UR)		
	Current	Proposed
Rate ^{2&3}	319	290

UR=average amount of office space per person

Current UR excludes 129,666 usf of office support space

Proposed UR excludes 108,346 usf of office support space

Special Space	USF
ADP	17,213
Conference/Training	53,882
Courtrooms	53,402
Foods Service/Breakroom	10,838
Fitness Center	12,536
Health Unit	2,114
Judicial Chambers	29,039
Judicial Hearing Room	1,544
Restrooms	14,703
Floor Cut	29,448
Holding Cells	18,938
Bullet Proof Space	14,524
High Density Storage	8,458
Gun Vault	650
Disintegrator	390
Mailroom	1,383
Mug & Fingerprint	260
Loading Dock	780
Emergency Generator	390
Total	270,492

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.

²Calculation excludes Judiciary, Congress and agencies with less than 10 personnel

³UR excludes vacant space. Backfill plans are currently being developed