



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

**Peter A. DeFazio**  
**Chairman**

**Washington, DC 20515**

**Sam Graves**  
**Ranking Member**

Katherine W. Dedrick, Staff Director

Jack Ruddy, Republican Staff Director

**COMMITTEE RESOLUTION**  
**ALTERATION**  
**SAN FRANCISCO FEDERAL BUILDING**  
**SAN FRANCISCO, CA**  
**PCA-0305-SF23**

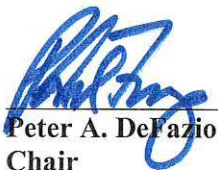
*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for the San Francisco Federal Building (SFFB), located at 90 7<sup>th</sup> Street in San Francisco, CA, to meet the long-term housing needs for the Department of Housing and Urban Development (HUD), at a design cost of \$1,277,000, an estimated construction cost of \$13,559,000, and a management and inspection cost of \$851,000, for an estimated total project cost of \$15,687,000, a prospectus for which is attached to and included in this resolution.*

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

*Provided further, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.*

*Provided, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.*

Adopted: **July 20, 2022**

  
**Peter A. DeFazio**  
**Chair**

**COMMITTEE RESOLUTION**

**ALTERATION  
SAN FRANCISCO FEDERAL BUILDING  
SAN FRANCISCO, CA  
PCA-0305-SF23**

**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 repairs and alterations to the San Francisco Federal Building (SFFB) located at 90 7th Street in San Francisco, CA, to meet the long-term housing needs for the Department of Housing and Urban Development (HUD), currently housed in leased space at an estimated design cost of \$1,277,000, estimated construction cost of \$13,559,000, and estimated management and inspection cost of \$851,000, for a total cost of \$15,687,000, a prospectus for which is attached hereto and by reference made part of this resolution, is approved.

*Provided*, that the Administrator shall provide to the Chairman or Ranking Member of the Committee on Environment and Public Works of the Senate, in a timely manner, requested documents and information regarding this prospectus and resulting contractual materials, without redaction other than redactions to exclude business confidential, proprietary, and/or procurement sensitive information.

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

  
Chairman

  
Ranking Member

Adopted: July 27, 2022

**PROSPECTUS – ALTERATION  
SAN FRANCISCO FEDERAL BUILDING  
SAN FRANCISCO, CA**

Prospectus Number: PCA-0305-SF23  
Congressional District: CA-12

**FY 2023 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the San Francisco Federal Building (SFFB) located at 90 7<sup>th</sup> Street in San Francisco, CA, to meet the long-term housing needs for the Department of Housing and Urban Development (HUD), currently housed in leased space. The project will decrease the Federal Government's reliance on leased space, reduce federally owned vacant space, and provide an annual lease cost avoidance of approximately \$4,943,000 and an annual agency rent savings of approximately \$745,000.

**FY 2023 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection) .....\$15,687,000**

**Major Work Items**

Heating, ventilation, and air conditioning (HVAC), electrical, plumbing, and fire protection upgrades; interior construction; and demolition

**Project Budget**

Design .....	\$ 1,277,000
Estimated Construction Cost (ECC) .....	13,559,000
Management & Inspection (M&I) .....	851,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$15,687,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2025

**Building**

The SFFB, built in the post-modern architectural style in 2007, contains approximately 640,000 gross square feet. It is a long and slender, 18-story, 240-foot tower, sheathed with glass on the north side and an undulating perforated metal screen on the south side. The SFFB's tower is naturally ventilated without air conditioning and was designed to foster healthy and productive working conditions.

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**Tenant Agencies**

Department of Labor; Department of Health and Human Services; HUD; Department of Agriculture-Food and Nutrition Service; Department of Justice-Office of Inspector General and Community Relations Service; Department of Transportation-Federal Transit Administration; Office of Personnel Management; Social Security Administration; Congress-House of Representatives; Federal Reserve System; Department of State; and GSA

**Proposed Project**

The project proposes to relocate HUD from leased space to Federal space at SFFB. In addition, the project proposes to install new energy efficient LED lighting, including fixtures, controls, and connections.

**Major Work Items**

HVAC/Electrical/Plumbing/Fire Protection Upgrades	\$7,022,000
Interior Construction	5,211,000
Demolition	<u>1,326,000</u>
<b>Total ECC</b>	<b>\$13,559,000</b>

**Justification**

The SFFB vacancy will be approximately 25% as agencies located in SFFB complete consolidation efforts currently underway. The proposed project will reduce the building's vacancy to approximately 9% upon completion and will result in \$4,943,000 annual lease cost savings. Electrical work to install new lighting will create energy-related savings. GSA is working to identify tenants to occupy the remaining 9%.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

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**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)**

There is no feasible alternative to this project. This project is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**Recommendation**

ALTERATION

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**Certification of Need**

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

Submitted at Washington, DC, on 4/6/2022

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration