Committee on Transportation and Infrastructure
U.S. House of Representatives
Washington, DC 20515

Peter A. DeFazio
Chairman

Katherine W. Dedrick, Staff Director

Sam Graves
Ranking Member

Jack Ruddy, Republican Staff Director

COMMITTEE RESOLUTION
ALTERATION
300 NORTH LOS ANGELES STREET FEDERAL BUILDING
LOS ANGELES, CA
PCA-0150-LA22

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, authorization is provided for repairs and alterations to address the structural failure risk of the cooling tower subframes and the cooling towers replacement for the Federal building located at 300 North Los Angeles Street, Los Angeles, CA, at a design cost of $352,000, an estimated construction cost of $7,339,000 and a management and inspection cost of $351,000, for an estimated total project cost of $8,042,000, 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
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LOS ANGELES, CA
PCA-0150-LA22

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 alteration of the cooling tower subframes and the cooling towers replacement for the Federal building located at 300 North Los Angeles Street, Los Angeles, CA at an estimated design cost of $352,000, estimated construction cost of $7,339,000, and estimated management and inspection cost of $351,000, for a total cost of $8,042,000, a prospectus for which is attached hereto and included in 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: September 29, 2022

PROSPECTUS – ALTERATION
300 NORTH LOS ANGELES STREET FEDERAL BUILDING
LOS ANGELES, CA

Prospectus Number: PCA-0150-LA22
Congressional District: 34

FY 2022 Project Summary

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the Federal building located at 300 North Los Angeles Street, Los Angeles, CA (Federal Building). The project will address the structural failure risk of the cooling tower subframes and the cooling towers replacement.

These cooling towers and related support structures serve a central heating plant that provides air conditioning to almost 1.6 million square feet of space at the Federal Building and the adjacent Edward R. Roybal Federal Building and U.S. Courthouse (Roybal Building).

FY 2022 Committee Approval Requested

(Design, Construction, Management & Inspection) $8,042,000
FY 2022 Appropriation Requested[1] $0

Major Work Items

Cooling towers replacement, structural frames support, piping and related fire and electrical wiring upgrades, and temporary cooling units.

Project Budget

Design	$352,000
Estimated Construction Cost (ECC)	$7,339,000
Management and Inspection (M&I)	$351,000
Estimated Total Project Cost (ETPC)*	**$8,042,000**

Schedule	Start	End
Design and Construction	FY 2022	FY 2023

Building

The Federal Building is an eight-story Class B building that was built in 1965 and contains 1,207,196 gross square feet. It is listed in the National Register of Historic Places.

[1] GSA is not requesting additional appropriated funds in support of this project at this time. Upon approval of this prospectus and a concurrent transfer request, GSA will make use of project savings in the Federal Buildings Fund to undertake these proposed repairs and alterations.

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Tenant Agencies

Department of Homeland Security - Citizenship and Immigration Service, Department of Homeland Security - Immigration and Customs Enforcement, Department of the Treasury - Internal Revenue Service, and Department of Justice - Office of the U.S. Attorneys.

Proposed Project

The proposed project will replace cooling towers 1-4, their structural subframes, and spring vibration isolators for the Federal Building. The work also includes design, hazardous materials mitigation, temporary cooling tower capacity, repairs to the main structural framing, and necessary repiping for the replacement of the cooling towers. The support structures and cooling towers are located on the roof of the Federal Building.

Major Work Items

Cooling Tower and Piping	$4,774,000
Structural Support	$738,000
Fire	$20,000
Electrical Replacement	$233,000
Temporary Cooling Tower Unit	$480,000
General Requirements	$1,094,000
Total ECC	**$7,339,000**

Justification

The cooling towers and related support structures serve a central heating plant that provides air conditioning to both the Federal Building and the Roybal Building.

The cooling towers' support structures have sustained irreparable structural degradation and are at risk of failing in a seismic event due to age, deterioration, and failed spring vibration isolators. All of the cooling towers have been in service for over 30 years, have reached the end of their life expectancy and, due to their failing support structures, are temporarily shored up and only marginally operational. The corrective approach to repair the main support frames and replace the subframes and cooling towers involves the least amount of risk and avoids the need for extended temporary cooling, estimated at $79,000 per month.

A structural failure of the cooling tower subframes could result in damage to the property and render the two buildings inoperable without air conditioning until temporary cooling could be provided.

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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 encourages (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles, and (c) minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

Alternatives Considered

None

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on 5/5/2022

Recommended: _____
Commissioner, Public Buildings Service

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Approved: _____

Administrator, General Services Administration