

**PROSPECTUS - CONSTRUCTION
NEW FEDERAL BUILDING
LAGUNA NIGUEL, CA**

Prospectus Number: PCA-FB-LA20
Congressional District: CA-48

FY 2020 Project Summary

The General Services Administration (GSA) proposes construction of a new Federal building at 24000 Avila Road in Laguna Niguel, CA, to consolidate the Department of Homeland Security-U.S. Citizenship and Immigration Services (USCIS) from the Chet Holifield Federal Building (CHFB) into a modern Western Regions Office Headquarters. The new facility will ensure USCIS can efficiently and effectively complete its mission, and provide the best long-term value for housing the agency's unique mission requirements.

FY 2020 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$185,143,000

Overview of Project

This proposed project includes the construction of a single-tenant, stand-alone building on the southern, undeveloped portion of a federally owned parcel of land currently housing the CHFB facility, as well as a joint-use Federal childcare center. Upon completion of the project, the remaining tenants at the CHFB with smaller square footage needs will be relocated to leased space, and GSA will proceed with established disposal processes to move the CHFB out of the Federal inventory.

Site Information

Government-Owned Approximately 27 acres

Building Area

Building 380,000 gsf

Outside parking spaces 1,517

Project Budget

Design.....	\$12,194,000
Estimated Construction Cost (ECC).....	164,212,000
Management and Inspection (M&I)	<u>8,737,000</u>
Estimated Total Project Cost (ETPC)*	\$185,143,000

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

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Schedule

Design and construction

Start

FY 2020

End

FY 2024

Tenant Agencies

USCIS

Justification

The CHFB was originally constructed in 1971 for a private defense contractor and is poorly configured for use as office space. The building exceeds the square footage needs of the Federal Government in Orange County. The current site is approximately 92 acres, and most of it contains underutilized surface parking lots. The CHFB has an extremely high risk seismic classification, hazardous materials, chronic vacancy, and unfunded modernization needs (including all major systems) that exceed the facility's functional replacement value. The leasing market in southern Orange County cannot currently meet the square footage or mission requirements of USCIS. The lease market can feasibly and cost-effectively house the remaining tenant agencies, given their much smaller square footage requirements and less specialized programmatic requirements.

USCIS will realize tangible operational efficiencies from a new facility built specifically to accomplish its unique mission. The California Service Center processes filing receipts for 82,500 applications per month on average, generating \$57,000,000 in revenue. The new proposed facility will increase efficiency of operations while optimizing USCIS's program and decreasing its square footage requirements by over 101,000 usable square feet (USF).

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

Alteration ¹ :	\$633,226,815
New Construction:	\$261,944,331
Lease:	\$302,370,502

The 30-year, present value cost of construction is \$40,426,171 less than the cost of leasing with an equivalent annual cost advantage of \$1,957,312.

Recommendation

CONSTRUCTION

¹ The Repair & Alteration analysis assumes repair & alteration of the entire 802,467 USF CHFB. The New Construction & Lease analyses assume construction or leasing of 329,801 USF for the USCIS requirements.

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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 March 18, 2019

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration