

**PROSPECTUS – ALTERATION
FEDERAL BUILDING - 11000 WILSHIRE BOULEVARD
LOS ANGELES, CA**

Prospectus Number: PCA-0168-LA22
Congressional District: CA-33

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to remediate the fire-damaged East Annex at the Federal Building complex located at 11000 Wilshire Boulevard in Los Angeles, CA, and design for alteration of the Federal Building (main tower). The project will enable recapture of space vacated as a result of the fire and return of common services, including the credit union and the cafeteria, to the building. The project also proposes design for alteration of the Federal Building (main tower) to address critical seismic deficiencies, abate asbestos-containing material in floor decking, and replace building systems that are beyond their useful service.

FY 2022 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection)..... \$31,410,000¹

Major Work Items

Heating, ventilation, and air conditioning (HVAC), electrical, plumbing, and mechanical systems upgrades/replacement; hazardous abatement; interior construction; building structure; building exterior; seismic work; life-safety; and demolition.

¹ The fire-damaged East Annex was submitted as part of GSA’s FY 2021 Capital Investment and Leasing Program; however, no committee approvals or appropriations were received.

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Project Budget

Design

| | |
|---|---------------------|
| Design (East Annex) (FY 2022) | \$1,865,000 |
| Design (Main Tower) (FY 2022) | 3,717,000 |
| Additional Design (future FY request) | 7,776,000 |
| Total Design | \$13,358,000 |

Estimated Construction Cost (ECC)

| | |
|--|----------------------|
| ECC (East Annex) (FY 2022) | \$24,521,000 |
| ECC (Main Tower) (future FY request) | 140,092,000 |
| Total ECC | \$164,613,000 |

Management & Inspection (M&I)

| | |
|--|--------------------|
| M&I (East Annex) (FY 2022) | \$1,001,000 |
| M&I (Main Tower) (FY 2022) | 306,000 |
| Additional M&I (future FY request) | 5,882,000 |
| Total M&I | \$7,189,000 |

Estimated Total Project Cost (ETPC).....\$185,160,000

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

Schedule

| | Start | End |
|--|--------------|------------|
| Design and Construction (East Annex) | FY 2022 | FY 2024 |
| Design (Federal Building Main Tower) | FY 2022 | FY 2023 |
| Construction (Federal Building Main Tower) | TBD | TBD |

Building

Constructed in 1969, the Federal Building complex at 11000 Wilshire Boulevard is eligible for listing in the National Register of Historic Places. The complex is located on 28 acres, with 561,271 gross square feet and 1,500 parking spaces. The complex consists of a symmetrically configured 17-story office tower and two double-height, single-story wing annex buildings, separated by an enclosed entrance court surrounded by a single-story lobby pavilion. The complex provides secure, long-term housing for Federal agencies with a mission-critical need to be located in the expensive, built-out market of west Los Angeles. The complex currently serves as the Federal Bureau of Investigation's (FBI) Los Angeles

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Field Office and houses the State Department’s Bureau of Consular Affairs and Bureau of Diplomatic Security, as well as other agencies.

Tenant Agencies

Department of Justice–FBI; Department of Veterans Affairs–Veterans Benefits Administration; Department of State–Bureau of Consular Affairs, Bureau of Diplomatic Security; U.S. Agency for Global Media; Joint Use (credit union and cafeteria); and GSA.

Proposed Project

The project proposes remediation of the East Annex that was damaged in a fire in May 2017. The project will fully restore the annex so that the common services can return to the building complex. East Annex work includes seismic upgrades, exterior and interior construction, mechanical, electrical, plumbing replacement, and fire and life-safety work. In addition, work in the Federal Building (main tower) includes extensive renovation of the HVAC system, as well as modernization of the electrical system, accessibility upgrades, and architectural repairs conducted in accordance with historic preservation. The project also includes hazardous material abatement of floor decking; alterations to interior finishes, exterior glazing, cladding, and ceiling panels; and seismic upgrades and strengthening of the office tower.

Major Work Items

| | |
|-------------------------------|----------------------|
| HVAC Replacement | \$39,180,000 |
| Hazardous Materials Abatement | 35,660,000 |
| Electrical Replacement | 33,936,000 |
| Interior Construction | 17,248,000 |
| Exterior Construction | 14,771,000 |
| Seismic/Structural Upgrades | 14,681,000 |
| Demolition | 4,694,000 |
| Plumbing Upgrades | 3,640,000 |
| Fire & Life-Safety Repairs | <u>803,000</u> |
| Total ECC | \$164,613,000 |

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Justification

In May 2017, the East Annex was badly damaged in a fire that started in the U.S. Postal Service space and quickly spread throughout the annex building. Emergency remediation and encapsulation efforts were completed to prevent further damage to the annex, but it remains unsuitable for occupancy, leaving the complex without 19,000 usable square feet of critical office and joint-use space. Temporary space on the 7th floor of the tower now houses some of the agencies, but there is no longer a cafeteria or post office. Renovating the East Annex will allow the agencies to vacate the 7th floor of the tower.

The Federal Building (main tower) provides secure, long-term housing for Federal agencies with a mission-critical need to be located in west Los Angeles. The building was constructed in 1969 and has never been modernized, with many building systems beyond their useful service, including the HVAC and electrical systems. In addition, hazardous material abatement from the underside of floor decking will mitigate a life-safety liability. Exterior construction will correct widespread glazing gasket failure and deteriorating sealant and caulking. GSA's *Seismic Rating System Report*, released on March 31, 2016, lists the main tower of the Federal Building complex as a high seismic priority in the GSA portfolio. Plumbing upgrades will mitigate antiquated fixtures, equipment and piping.

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 design opportunities to increase energy and water efficiency (including renewable energy and fossil free measures), adherence to sustainable design principles, and 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

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

| | |
|------------------------|---------------|
| Alteration | \$72,052,000 |
| New Construction | \$118,261,000 |
| Lease | \$352,171,000 |

The 30-year, present-value cost of alteration is \$46,209,000 less than the cost of new construction, with an equivalent annual cost advantage of \$2,178,421.


Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on 6/15/2021

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration