

**PROSPECTUS – ALTERATION
FEDERAL BUILDING – 801 I STREET
SACRAMENTO, CA**

Prospectus Number: PCA-0083-SA22
Congressional District: CA-6

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Federal Building located at 801 I Street in Sacramento, CA, to backfill vacant space and restack the first and second floors. Backfill of the Social Security Administration (SSA) into the building from leased space will result in approximately \$600,000 in annual lease cost avoidance. The proposed project will also reconfigure the industrial and historic first floor to improve its utility and accommodate additional future backfill opportunities.

FY 2022 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$13,585,000

Major Work Items

Interior construction; mechanical, electrical, and plumbing improvements; and roof repairs

Project Budget

Design	\$ 1,235,000
Estimated Construction Cost (ECC)	11,514,000
Management & Inspection (M&I)	836,000
Estimated Total Project Cost (ETPC).....	\$13,585,000

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

Schedule

	Start	End
Design and Construction	FY 2022	FY 2025

Building

The Federal Building, constructed in 1938, contains 189,904 gross square feet, and has four stories plus a penthouse. The building was designed in the French Renaissance style and is listed in the National Register of Historic Places. The building sits on a 1.69-acre site next to the California State Capitol in the heart of the Sacramento Civic Center. The building served as the main post office for downtown Sacramento until the U.S. Postal Service vacated in 2012.

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Tenant Agencies

SSA; Judiciary–Federal Public Defender; Department of Agriculture; Bureau of Reclamation; Department of Health and Human Services–Inspector General, Centers for Medicare & Medicaid Services; Department of the Interior; Department of Transportation; GSA

Proposed Project

The project proposes to relocate existing first and second floor tenants to absorb SSA from a leased location, remove industrial space inefficiencies in the former postal workroom, and reconfigure space to maximize its utility and ability to house more efficiently future Federal agencies. The project will optimize the design layout to increase the marketability of the building.

Major Work Items

Interior Construction	\$5,407,000
Mechanical/Electrical/Plumbing Improvements	3,639,000
Roof Repairs	<u>2,468,000</u>
Total ECC	\$11,514,000

Justification

The Federal Building at 801 I Street has suffered chronic space vacancy due to its industrial space layout that was built to accommodate the former U.S. Postal Service tenant. This project will address the building's vacancy, increase efficiency, and revitalize one of GSA's historic assets. In addition, the Government will realize a lease cost avoidance of approximately \$600,000 annually, with relocation of SSA from its current leased location to the Federal Building.

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.

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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 are no feasible alternatives 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

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