

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

Prospectus Number: PCA-0168-LA24
Congressional District: CA-33

FY 2024 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 because 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 2024 Committee Approval Requested

(Additional Design, Construction and Management & Inspection)..... \$3,209,000¹

This prospectus amends Prospectus No. [PCA-0168-LA22](#). GSA is requesting approval of additional design cost of \$2,138,000, additional estimated construction cost of \$580,000 and additional management and inspection cost of \$491,000, for a total additional cost of \$3,209,000 for cost escalation due to time, labor, and market conditions.

FY 2024 Appropriation Requested

(Design, Construction, and Management & Inspection).....\$34,619,000

Major Work Items

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

¹ Prospectus No. PCA-0168-LA22 was approved by the Committee on [Environment and Public Works](#) of the Senate and the Committee on [Transportation and Infrastructure](#) of the House of Representatives on September 22, 2021, and October 27, 2021, respectively, for design cost of \$5,582,000, estimated construction cost of \$24,521,000, and management and inspection costs of \$1,307,000, for a total cost of \$31,410,000; however no appropriations were received.

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Project Budget

Design

Design (East Annex) (FY 2024)	\$2,275,000
Design (Main Tower) (FY 2024).....	5,445,000
Additional Design (future FY request)	<u>8,167,000</u>
Total Design	\$15,887,000

Estimated Construction Cost (ECC)

ECC (East Annex) (FY 2024).....	\$25,101,000
ECC (Main Tower) (future FY request)	<u>174,995,000</u>
Total ECC	\$200,096,000

Management & Inspection (M&I)

M&I (East Annex) (FY 2024).....	\$1,798,000
Additional M&I (Main Tower) (future FY request).....	<u>\$7,247,000</u>
Total M&I.....	\$9,045,000

Estimated Total Project Cost (ETPC).....\$225,028,000

*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 2024	FY 2026
Design (Federal Building Main Tower)	FY 2024	FY 2025
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 2 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 Field Office and houses the State Department’s Bureau of Consular Affairs and Bureau of Diplomatic Security, as well as other agencies.

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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, which 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 (including roof repairs) 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 standards. 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	\$51,863,000
Hazardous Material Abatement	44,610,000
Electrical Replacement	39,758,000
Interior Construction	21,730,000
Exterior Construction	16,551,000
Seismic/Structural Upgrades	13,225,000
Demolition	5,902,000
Plumbing Upgrades	<u>6,457,000</u>
Total ECC	\$200,096,000

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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 *PBS-P100, 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, 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

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	9/22/21	\$31,410,000	Design = \$5,582,000 Construction = \$24,521,000 M&I = \$1,307,000
House T&I	10/27/21	\$31,410,000	Design = \$5,582,000 Construction = \$24,521,000 M&I = \$1,307,000

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

None

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

Alteration	\$33,118,000
New Construction	\$173,244,000
Lease	\$523,899,000

The 30-year, present-value cost of alteration is \$140,126,000 less than the cost of new construction, with an equivalent annual cost advantage of \$6,784,000.

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 3/14/2023

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration