

**PROSPECTUS – ALTERATION
RALPH H. METCALFE FEDERAL BUILDING
CHICAGO, IL**

Prospectus Number: PIL-0303-FY21
Congressional District: 7

FY 2021 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to optimize the utilization of space and correct major building deficiencies in the Ralph H. Metcalfe Federal Building (Metcalfe FB) located at 77 W. Jackson Boulevard, Chicago, IL. The project will downsize the Department of Housing and Urban Development (HUD) and will relocate United States Secret Service (USSS) to this building from leased space, resulting in approximately \$3,700,000 in annual lease cost avoidance, and a combined annual agency rent savings of \$1,750,000.

The project will also upgrade the building's heating, ventilation, and air conditioning (HVAC), electrical, conveyance, plumbing and fire protections systems; and improve building common services including conference center and childcare spaces.

FY2021 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$124,447,000

Major Work Items

HVAC, electrical, conveyance, plumbing and fire protection systems upgrades; interior construction; demolition

Project Budget

Design	\$9,903,000
Estimated Construction Cost (ECC).....	106,950,000
Management and Inspection (M&I)	7,594,000
Estimated Total Project Cost (ETPC)*	\$124,447,000

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

Schedule

	Start	End
Design and Construction	FY 2021	FY 2027

Building

The Metcalfe FB is a 28-story high-rise office building, with one below-grade level, that contains approximately 828,000 gross square feet and is situated in the Chicago Central Business District across the street from the Chicago Federal Center. The building was built as a leased facility in 1991 and was immediately purchased by the Government with

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a loan from the Federal Financing Bank, which was paid in full in 2014. The building is constructed of structural steel framing with a facade of glass and structural steel plate spandrels.

Tenant Agencies

Environmental Protection Agency, HUD, Department of Agriculture–Food and Consumer Service, Department of State, Department of Health and Human Services–Centers for Disease Control, Department of Homeland Security–USSS, U.S. Commodity Futures Trading Commission, and GSA.

Proposed Project

The project will allow HUD to reduce the amount of space it occupies in the building and improve its utilization rate. As part of this project, HUD will release approximately 55,000 usable square feet, and USSS, currently in leased space, will backfill approximately 67,000 usable square feet. The project will result in annual lease cost avoidance of approximately \$3,700,000.

The project will also modernize the building's 17 passenger elevators and 1 freight elevator, replace the building's chiller plant, and upgrade other HVAC components including the Building Automation System, controls, and air handling units.

Building common services, including restrooms, the conference center, former cafeteria space, and daycare center, will also be improved. The childcare center will be reconfigured to improve its efficiency. A two-stop elevator and stairwell will be added to facilitate the safe movement of children between floors that will comply with accessibility requirements, and security countermeasures will be upgraded. The existing conference center will be expanded to meet the conference space needs of federal agencies housed in a number of federal assets. An egress stair will be added to meet National Fire Protection Association requirements.

Major Work Items

HVAC Upgrades	\$34,478,000
Interior Construction	29,223,000
Electrical Upgrades	15,497,000
Conveyance Upgrades	13,993,000
Demolition	6,279,000
Plumbing Upgrades	4,995,000
Fire Protection Upgrades	<u>2,485,000</u>
Total ECC	\$106,950,000

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Justification

The space occupied by HUD at the Metcalfe Federal Building is original to the building and therefore outdated and underutilized. The proposed space reduction and reconfiguration will provide efficient, modern space to better support the agency in carrying out its mission and result in significant rental savings to the agency. The space HUD releases, together with existing vacant space, will provide the space needed to relocate USSS to the building from leased space, resulting in an annual lease cost avoidance of approximately \$3,700,000.

The elevators are well beyond their useful lives and do not comply with code. Elevator entrapments and prolonged shutdowns due to emergency repairs have led to disruption of mission-critical tenant operations and frequent complaints from building tenants. Replacement parts, particularly the controllers and motor generators are antiquated technology and are not readily available. The building has only one freight elevator and disruption is problematic. The elevators do not meet the latest fire and life safety standards and do not have any energy-efficient features.

The chiller plant is at the end of its useful life and inefficient. The chiller plant must be replaced in order to avoid a failure that would cause severe disruption to building operations and the tenants' ability to carry out their missions. In addition, the building's HVAC equipment, including the Building Automation System, controls, and air handling units, are obsolete, inefficient, and beyond their useful lives.

The existing restroom fixtures and plumbing are original and do not comply with national water efficiency standards or Architectural Barriers Act Accessibility Standards. The building's conference center serves the entire Chicago Federal Center and is undersized to meet the needs of both building tenants and the Federal community.

The second floor former cafeteria space is underutilized. Repurposing the cafeteria to expand the childcare center, provide flexible/hoteling space for the use of Federal workers, and provide a small kitchen area for rotating food vendors will optimize the use of this space.

Summary of Energy Compliance

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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

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

None

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

Alteration:	\$191,662,000
Lease	\$792,765,000
New Construction:	\$572,495,000

The 30-year, present value cost of alteration is \$380,833,000 less than the cost of new construction with an equivalent annual cost advantage of \$20,967,000.

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on February 4, 2020

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration