

**PROSPECTUS – ALTERATION  
SIXTH STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number: PCA-0149-LA16  
Congressional District: 34

**FY2016 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project of the Federal Building, located in downtown, Los Angeles, California on Sixth Street. The project will upgrade outdated building systems in the 59-year-old facility and renovate and reconfigure the interior layout for operations efficiency and workplace optimization.

**FY2016 Committee Approval and Appropriation Requested**

**(Design, ECC, M&I) .....\$12,283,000**

**Major Work Items**

Exterior construction, HVAC, electrical, plumbing, fire protection and elevator system upgrades, hazardous material abatement, interior construction

**Project Budget**

Design .....	\$982,000
Estimated Construction Cost (ECC) .....	\$10,335,000
Management and Inspection (M&I).....	\$966,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$12,283,000</b>

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

**Schedule**

**Start**

**End**

Design and Construction

FY2016

FY2019

**Building**

The Federal Building is a stand-alone structure solely occupied by the Department of Justice located in downtown Los Angeles. The building includes two stories (plus basement) and is of steel-frame construction with exterior pre-cast concrete cladding. The building was previously used as an office for the Department of Interior (Minerals Management), and is now utilized by Department of Justice in conjunction with their other Los Angeles locations.

**Tenant Agencies**

Department of Justice

**PROSPECTUS – ALTERATION  
SIXTH STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number:      PCA-0149-LA16  
Congressional District:      34

---

**Proposed Project**

The project will upgrade outdated building systems and realign the tenant agency work space. The work includes heating, ventilation, and air conditioning (HVAC) system replacements and upgrades, fire protection replacement, plumbing upgrades, interior seismic work, electrical distribution upgrades, elevator upgrades, and exterior construction. In addition, abandoned mechanical areas will be converted to rentable square footage, and the tenant agency will be realigned as required for efficient operations and workplace optimization.

**Major Work Items**

Electrical Upgrades	\$2,100,000
HVAC Upgrades	\$1,950,000
Demolition/Hazardous Material Abatement	\$1,832,000
Exterior Construction	\$1,400,000
Interior Construction/Seismic Upgrades	\$1,253,000
Plumbing Upgrades	\$850,000
Elevators Upgrades	\$485,000
Fire Protection Upgrades	<u>\$465,000</u>
<b>Total ECC</b>	<b>\$10,335,000</b>

**Justification**

The 59-year-old asset requires significant reinvestment to continue providing reliable service for years to come. The building has not undergone a major reinvestment since originally constructed. Currently, the systems are beyond their useful life requiring costly fabrication of parts when replacement items are necessary. In addition, DOJ requires reconfiguration and renovation of interior space in the building to support its mission, accommodate additional personnel, improve space utilization, and increase workplace efficiencies. Minimal investment in this facility is the most cost-effective long term solution.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

**PROSPECTUS – ALTERATION  
SIXTH STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number: PCA-0149-LA16  
Congressional District: 34

**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 .....	\$27,539,000
Lease .....	\$37,477,000
New Construction .....	\$43,945,000

The 30-year, present value cost of alteration is \$9,937,000 less than the cost of leasing with an equivalent annual cost advantage of \$568,000.

**Recommendation**

ALTERATION

**PROSPECTUS – ALTERATION  
SIXTH STREET FEDERAL BUILDING  
LOS ANGELES, CA**

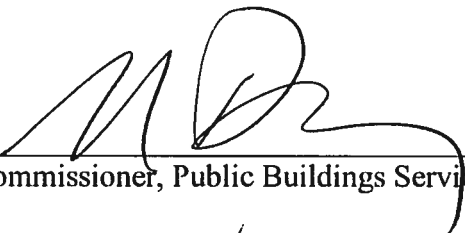
Prospectus Number: PCA-0149-LA16  
Congressional District: 34

---

**Certification of Need**

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

Submitted at Washington, DC, on February 2, 2015

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration