

**PROSPECTUS – ALTERATION  
300 NORTH LOS ANGELES STREET FEDERAL BUILDING  
LOS ANGELES, CA**

Prospectus Number:      PCA-0150-LA22  
Congressional District:      34

**FY 2022 Project Summary**

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the Federal building located at 300 North Los Angeles Street, Los Angeles, CA (Federal Building). The project will address the structural failure risk of the cooling tower subframes and the cooling towers replacement.

These cooling towers and related support structures serve a central heating plant that provides air conditioning to almost 1.6 million square feet of space at the Federal Building and the adjacent Edward R. Roybal Federal Building and U.S. Courthouse (Roybal Building).

**FY 2022 Committee Approval Requested**

**(Design, Construction, Management & Inspection) ..... \$8,042,000**  
**FY 2022 Appropriation Requested<sup>1</sup> ..... \$0**

**Major Work Items**

Cooling towers replacement, structural frames support, piping and related fire and electrical wiring upgrades, and temporary cooling units.

**Project Budget**

Design .....	\$352,000
Estimated Construction Cost (ECC).....	\$7,339,000
Management and Inspection (M&I) .....	\$351,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$8,042,000</b>

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2022	FY 2023

**Building**

The Federal Building is an eight-story Class B building that was built in 1965 and contains 1,207,196 gross square feet. It is listed in the National Register of Historic Places.

<sup>1</sup> GSA is not requesting additional appropriated funds in support of this project at this time. Upon approval of this prospectus and a concurrent transfer request, GSA will make use of project savings in the Federal Buildings Fund to undertake these proposed repairs and alterations.

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**Tenant Agencies**

Department of Homeland Security - Citizenship and Immigration Service, Department of Homeland Security - Immigration and Customs Enforcement, Department of the Treasury - Internal Revenue Service, and Department of Justice - Office of the U.S. Attorneys.

**Proposed Project**

The proposed project will replace cooling towers 1-4, their structural subframes, and spring vibration isolators for the Federal Building. The work also includes design, hazardous materials mitigation, temporary cooling tower capacity, repairs to the main structural framing, and necessary repiping for the replacement of the cooling towers. The support structures and cooling towers are located on the roof of the Federal Building.

**Major Work Items**

Cooling Tower and Piping	\$4,774,000
Structural Support	\$738,000
Fire	\$20,000
Electrical Replacement	\$233,000
Temporary Cooling Tower Unit	\$480,000
General Requirements	<u>\$1,094,000</u>
<b>Total ECC</b>	<b>\$7,339,000</b>

**Justification**

The cooling towers and related support structures serve a central heating plant that provides air conditioning to both the Federal Building and the Roybal Building.

The cooling towers' support structures have sustained irreparable structural degradation and are at risk of failing in a seismic event due to age, deterioration, and failed spring vibration isolators. All of the cooling towers have been in service for over 30 years, have reached the end of their life expectancy and, due to their failing support structures, are temporarily shored up and only marginally operational. The corrective approach to repair the main support frames and replace the subframes and cooling towers involves the least amount of risk and avoids the need for extended temporary cooling, estimated at \$79,000 per month.

A structural failure of the cooling tower subframes could result in damage to the property and render the two buildings inoperable without air conditioning until temporary cooling could be provided.

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**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 (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles, and (c) 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

**Alternatives Considered**

None

**Recommendation**

ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on 5/5/2022

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

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Approved:   
Administrator, General Services Administration