

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

Prospectus Number: PCA-0168-LA21
Congressional District: CA-33

FY 2021 Project Summary

The U.S. 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. The project will enable recapture of space vacated as a result of the fire and return of common services, including the credit union and the cafeteria, to the building.

FY 2021 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$26,387,000

Major Work Items

Seismic work; exterior construction; interior construction; mechanical; plumbing; electrical; life safety

Project Budget

Design	\$ 1,865,000
Estimated Construction Cost (ECC)	23,521,000
Management & Inspection (M&I)	<u>1,001,000</u>
Estimated Total Project Cost (ETPC)	\$26,387,000

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

Schedule

	Start	End
Design and Construction	FY 2021	FY 2023

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 two 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

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west Los Angeles. The complex currently serves as the Federal Bureau of Investigation's (FBI) Los Angeles Field Office and houses the U.S. State Department's Bureau of Consular Affairs and Bureau of Diplomatic Security, as well as other agencies.

Impacted Tenant Agencies

U.S. Postal Service; FBI; Voice of America Office; Department of State; Joint Use (credit union and cafeteria)

Proposed Project

The project proposes remediation of the East Annex that 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. Work includes seismic upgrades, exterior and interior construction, mechanical, electrical, plumbing replacement, and fire and life safety work.

Major Items

Seismic Upgrade	\$6,177,000
Exterior Construction	5,976,000
Interior Construction	5,320,000
Mechanical/Electrical/Plumbing Replacement	5,278,000
Fire and Life Safety Repairs	<u>770,000</u>
Total ECC	\$23,521,000

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.

Summary of Energy Compliance

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.

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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 alternative 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

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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 February 4, 2020

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration