

**PROSPECTUS – ALTERATION
FRANK HAGEL FEDERAL BUILDING
RICHMOND, CA**

Prospectus Number: PCA-0213-RI20
Congressional District: 11

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration of the Frank Hagel Federal Building (FHFB) located at 1221 Nevin Avenue, Richmond, CA. The proposed repairs and replacements will address key infrastructure and systems deficiencies, exigent safety issues and extend the useful life of the building to meet the long-term housing and mission needs of a key Social Security Administration (SSA) location on the West Coast.

FY 2020 Committee Approval and Appropriation Requested¹

(Design, Construction, and Management & Inspection).....\$40,100,000

Major Work Items

Restroom upgrades; roof replacement and related systems; plumbing, heating, ventilation, and air conditioning (HVAC) and electrical systems replacements/upgrades

Project Budget

Design	\$3,000,000
Estimated Construction Cost (ECC)	35,200,000
Management & Inspection (M&I)	1,900,000
Estimated Total Project Cost (ETPC).....	\$40,100,000

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

Schedule

	Start	End
Design and Construction	FY 2020	FY 2022

Building

The FHFB, constructed in 1975, has a total of 618,837 gross square feet and is located on 10.5 acres. The building is six stories (plus mechanical penthouses) with a steel moment frame tower covered with brick/concrete fascia panels. Since construction, SSA has been the sole tenant. The facility serves as one of SSA's seven national claims and post-entitlement processing centers

¹ GSA submitted Prospectus No. PCA-0213-RI11 (larger scope) in FY 2011. The prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on November 30, 2010 and December 2, 2010, respectively, for \$221,670,000, but did not receive appropriations. For FY 2020, GSA is requesting approval and funding of a more limited scope project for the building.

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and houses the Western Processing Center, Remote Operation Communication Center (ROCC), Operations Regional Office, and other regional operating groups. The ROCC, one of the SSA's four National Service Delivery Points, is essential to supporting SSA's computer and telephone systems throughout the Western States. The Operations Regional Office is responsible for the oversight of SSA services in California, Arizona, Nevada, Hawaii, American Samoa, and the Commonwealth of the Northern Mariana Islands. GSA delegated operations & maintenance responsibilities for FHFB to SSA in 1987.

Tenant Agencies

SSA

Proposed Project

The project proposes to address multiple building infrastructure and system deficiencies including the complete demolition of and upgrades to the restrooms in the basement and floors 1 through 4. The existing roofing systems on the main tower, childcare, and auditorium will be replaced, and asbestos and lead paint abatement and removal at the roofs will be undertaken. The existing Rainwater and non-operable window washing systems will be replaced. HVAC upgrades, including the replacement of five air handler units and related fans and ducts, along with the replacement of multiple diffusers and variable air volume (VAV) devices, will be undertaken, and the air intake grilles currently located at ground level will be replaced and relocated to the roof level of the tower building. Plumbing upgrades include the replacement of the tepid water system with a cold and hot water supply. Electrical upgrades, including replacement of all wiring and lighting with LED fixtures throughout the work areas. The main switchgear will be replaced along with the distribution panelboards on each floor in electrical closets.

Major Work Items

Roof System Replacement/Hazardous Materials Abatement	\$10,100,000
Restroom Replacement/Upgrades	9,500,000
HVAC/Air Intakes Replacement/Upgrades	7,343,000
Plumbing Replacement/Upgrades	5,330,000
Electrical Replacement/Upgrades	<u>2,927,000</u>
Total ECC	\$35,200,000

Justification

The original systems are over 40 years old, and many are at the end of, or beyond, their useful life, constraining the building's use as a modern workplace. The building's deficiencies limit

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SSA's ability to respond effectively and efficiently to the changing needs of components housed in the FHFB.

The completion of the proposed upgrades and replacements will address exigent safety issues and deficiencies while extending the useful life of the building. The renovation of the restrooms for the basement to the 4th floor will complete the restrooms modernization for the entire building and meet the Architectural Barriers Act Accessibility Standard (ABAAS) requirements. The replacement of the roofing systems and the rainwater and stormwater drains will ensure building's water tightness for a number of years. Replacement of the existing tepid water system with a new dual pipe water system will lessen the risk of Legionella propagation. Replacement of five air handling units in the basement will complete the replacement of all the air handling units in the past few years. Extending the exterior air intakes to the top of the roofline of the building reduces the building's risk of contamination. Replacement of the electrical switchgear will lessen the risk of another whole building electrical outage.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages 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)

There are no feasible alternatives 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.

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Recommendation

ALTERATION

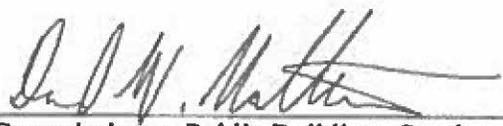
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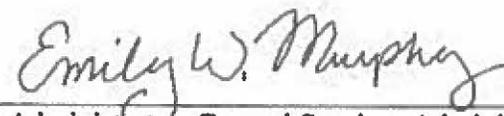
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Certification of Need

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

Submitted at Washington, DC, on March 19, 2019

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration