

**PROSPECTUS – ALTERATION
SAN FRANCISCO FEDERAL BUILDING
SAN FRANCISCO, CA**

Prospectus Number: PCA-0305-SF23
Congressional District: CA-12

FY 2023 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the San Francisco Federal Building (SFFB) located at 90 7th Street in San Francisco, CA, to meet the long-term housing needs for the Department of Housing and Urban Development (HUD), currently housed in leased space. The project will decrease the Federal Government’s reliance on leased space, reduce federally owned vacant space, and provide an annual lease cost avoidance of approximately \$4,943,000 and an annual agency rent savings of approximately \$745,000.

FY 2023 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$15,687,000

Major Work Items

Heating, ventilation, and air conditioning (HVAC), electrical, plumbing, and fire protection upgrades; interior construction; and demolition

Project Budget

Design	\$ 1,277,000
Estimated Construction Cost (ECC)	13,559,000
Management & Inspection (M&I)	851,000
Estimated Total Project Cost (ETPC).....	\$15,687,000

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

Schedule

	Start	End
Design and Construction	FY 2023	FY 2025

Building

The SFFB, built in the post-modern architectural style in 2007, contains approximately 640,000 gross square feet. It is a long and slender, 18-story, 240-foot tower, sheathed with glass on the north side and an undulating perforated metal screen on the south side. The SFFB’s tower is naturally ventilated without air conditioning and was designed to foster healthy and productive working conditions.

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Tenant Agencies

Department of Labor; Department of Health and Human Services; HUD; Department of Agriculture-Food and Nutrition Service; Department of Justice-Office of Inspector General and Community Relations Service; Department of Transportation-Federal Transit Administration; Office of Personnel Management; Social Security Administration; Congress-House of Representatives; Federal Reserve System; Department of State; and GSA

Proposed Project

The project proposes to relocate HUD from leased space to Federal space at SFFB. In addition, the project proposes to install new energy efficient LED lighting, including fixtures, controls, and connections.

Major Work Items

HVAC/Electrical/Plumbing/Fire Protection Upgrades	\$7,022,000
Interior Construction	5,211,000
Demolition	<u>1,326,000</u>
Total ECC	\$13,559,000

Justification

The SFFB vacancy will be approximately 25% as agencies located in SFFB complete consolidation efforts currently underway. The proposed project will reduce the building's vacancy to approximately 9% upon completion and will result in \$4,943,000 annual lease cost savings. Electrical work to install new lighting will create energy-related savings. GSA is working to identify tenants to occupy the remaining 9%.

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 will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

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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 is 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 4/6/2022

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration