

**PROSPECTUS – BUILDING ACQUISITION
NEW ORLEANS FBI FIELD OFFICE BUILDING PURCHASE
NEW ORLEANS, LA**

Prospectus Number: PLA-1370-NO18
Congressional District: 2

FY 2018 Project Summary

The General Services Administration (GSA) proposes to acquire the Federal Bureau of Investigation (FBI) New Orleans Field Office Building located at 2901 Leon C. Simon Road in New Orleans, LA. The facility, currently leased by GSA, provides 137,279 rentable square feet of space, 256 parking spaces and is occupied entirely by the FBI. In addition to acquiring the building, GSA proposes to replace the roof and fire alarm system and upgrade the heating, ventilation and air conditioning (HVAC), elevator, and electrical systems to improve the safety and efficiency for long-term use of the building. Purchase will reduce the Government’s rental payment to the private sector by approximately \$3,276,000 annually.

FY 2018 Committee Approval and Appropriation Requested

(Site, Design, Construction, and Management & Inspection)\$28,982,000

Building

The 4-story steel and masonry building, constructed in 1998, sits on a 6.6-acre site. The site includes 100 surface parking spaces, 156 indoor parking spaces and security fencing. The facility provides mostly office space, but also contains special space, such as conference/training, a technical operations room, and a vehicle maintenance facility to support the agency mission.

Project Budget

Building and Site Acquisition.....	\$24,000,000
Design	510,000
Estimated Construction Cost (ECC)	4,000,000
Management and Inspection (M&I)	<u>472,000</u>
Estimated Total Project Cost (ETPC)*	\$28,982,000

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

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<u>Schedule</u>	<u>Start</u>	<u>End</u>
Acquisition and Alterations	FY 2018	FY 2020

Overview of Project

The project proposes acquisition of the building currently leased by GSA to house the FBI's New Orleans Field Office. The building was constructed to house FBI in a 20-year lease that commenced in 1999. GSA negotiated a purchase option at the time of lease award that may be exercised at the end of the lease term (2019). Acquisition of the asset has been determined to be in the best interest of the Government. The project also proposes alterations, including a roof replacement, fire alarm system replacement, mechanical upgrades to HVAC, elevator modernization, upgrades to electrical switchgear, and exterior façade restoration.

Tenant Agencies

Federal Bureau of Investigation

Major Work Items

Roof Replacement	\$1,400,000
Life Safety Replacement/Upgrades	900,000
Mechanical Upgrades	600,000
Elevator Replacement	500,000
Exterior Upgrades	400,000
Electrical Upgrades	<u>200,000</u>
Total ECC	\$4,000,000

Justification

The FBI Field Office has a long-term requirement. Purchase of this facility, at the pre-negotiated purchase price, will produce long-term Government savings, thereby avoiding lease, move and space replication costs of more than \$18 million. All utilities, electricity, gas, water, wastewater, telephone, cable, and drainage are present in sufficient capacity to serve the needs of the improvements on the site. The asset is located in one of the few geographic locations in New Orleans that did not flood during Hurricane Katrina.

An assessment of the existing facility was completed to determine what improvements would be required for the building to come under Federal ownership. The roof system is nearing the end of its useful life. Life safety concerns will be addressed by replacing the aging fire alarm system with current technology. Mechanical upgrades to the HVAC are

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needed for optimum energy efficiency and tenant comfort. An elevator modernization is needed to comply with code. An electrical system upgrade will include replacing the main switch board to comply with code. The exterior façade will be sealed to remain weather tight throughout its typical service life.

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)

Purchase	\$62,098,000
Lease	\$155,917,000
New Construction	\$77,805,000

The 30-year, present value cost of purchase is \$93,819,000 less than the cost of leasing, with an equivalent annual cost advantage of \$5,101,000.

Recommendation

ACQUISITION

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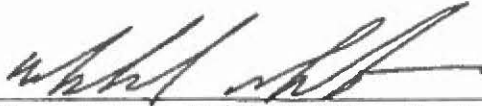
Certification of Need

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

May 17, 2017

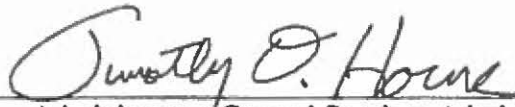
Submitted at Washington, DC, on _____

Recommended:



Acting Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration