PROSPECTUS – ALTERATION
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA

Prospectus Number: PPA-0277-PH16
Congressional District: 01

FY2016 Project Summary

The General Services Administration (GSA) proposes Phase I of a two phase repair and alteration project for the approximately 841,000 gross square foot (gsf) William J. Green, Jr., Federal Building (Green Building), located at 600 Arch Street in Philadelphia, PA. The project involves the realignment and reconfiguration of tenant space, and multiple building system upgrades/replacements.

This project will improve the building's overall utilization through the realignment and implementation of various economical workplace solutions and result in the effective long term housing solution for the Federal Bureau of Investigation (FBI) Field Office, Drug Enforcement Administration (DEA) Field Division Office, and Internal Revenue Service (IRS) Philadelphia Office. By maximizing space in the Green Building, tenant agencies will relocate from leased space resulting in a reduction of approximately $3.5 million in annual lease payments to the private sector.

FY2016 Committee Approval and Appropriation Requested

(Additional Design, Phase I ECC, M&I) $45,000,000

Major Work Items

Interior Construction; Elevator, Plumbing, HVAC, Electrical, and Fire Protection System Upgrades/Replacement; Demolition/Abatement; Site/Garage Upgrades

Project Budget

Design (FY 2014)	$6,500,000
Additional Design (FY 2016 Request)	1,200,000
Total Design	**$7,700,000**
Estimated Construction Cost (ECC)	
Phase I (FY 2016 Request)	$39,950,000
Phase II (TBD)	38,750,000
Total ECC	**$78,700,000**
Management and Inspection (M&I)	
Phase I (FY 2016 Request)	$3,850,000
Phase II (TBD)	3,850,000
Total M&I	**$7,700,000**
Estimated Total Project Cost (ETPC)	**$94,100,000**

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

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Schedule	Start	End
Design	FY2015	FY2017
Phase I Construction	FY2016	FY2018
Phase II Construction	TBD	TBD

Building

The Green Building along with the adjoining James A. Byrne U.S. Courthouse (Byrne Courthouse), is part of a 1.7 million gsf Federal complex in downtown Philadelphia. The Green Building, along with the Byrne Courthouse, was designed to share common mechanical systems. The first floors are linked by a common circulation area, that includes a ceremonial courtroom and plaza. The complex also shares an underground parking garage. Constructed in 1973, it is currently not eligible for listing on the National Register of Historic Places.

The Green Building which provides approximately 507,000 usable square feet (usf) and is 10 stories above grade, includes amenities such as a full service cafeteria, fitness center, credit union, conference center, health unit, and a plaza area for public gatherings.

Tenant Agencies

Judiciary, Department of Homeland Security, GSA, Department of Justice, Department of the Treasury, Office of Personnel Management, Department of State

Proposed Project

The primary driver for the proposed renovation is to improve the overall utilization of the Green Building, house additional employees and merge operations, including consolidating multiple leases into Green. Through innovative approaches to space management and alternative workplace arrangements, including the realignment of agencies onto contiguous floors and sharing resources such as conference rooms and other specialized space, the overall utilization rate for the building is expected to improve by approximately 20%. The project also includes upgrades/replacement of multiple building systems.

The first phase of the project will focus on the lower half of the building. This phase will allow the tenants occupying these floors to consolidate, and reduce their footprint, resulting in the creation of vacant space that will serve as internal swing space for Phase II. Work under this phase to the mechanical, electrical, plumbing, and fire life safety systems will affect both tenant and building wide components. HVAC work includes replacing mixing boxes and the chiller plant, refurbishing the cooling tower, and

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replacing/reconfiguring duct work and fan coil units within tenant space. Electrical upgrades/replacements will be made both within tenant suites and in common corridors and joint use spaces, while new domestic water risers will be installed to address plumbing. Sprinklers will be relocated, upgraded and replaced where necessary. Additionally, this phase will also upgrade some of the building's joint use space such as reducing the size of the cafeteria and increasing the number and size of conference space available to the tenants. The security visitor screening station in the building lobby will be upgraded and reconfigured to address challenges with the current layout, reduce wait times and provide sufficient space for the public.

Phase II will focus on the upper half of the building. Under Phase II, space for the occupying agencies will be realigned, reconfigured, and will allow for contiguous operations. HVAC, electrical, and fire protection upgrades/replacements will also be made to both the tenant and common spaces on these floors. Additionally, this phase includes upgrades/replacements to the elevator components, the cleaning of the curtain wall and repairs to the plaza drainage system. Exhaust fans will be installed in the underground parking garage to properly ventilate the area and comply with local code.

Major Work Items

Interior Construction	$28,000,000
Elevator Upgrade/Replacement	1,800,000
Plumbing Upgrade/Replacement	2,000,000
HVAC Upgrade/Replacement	20,700,000
Fire Protection Upgrade/Replacement	1,100,000
Electrical Upgrade/Replacement	15,600,000
Demolition/Abatement	7,200,000
Site/Garage Upgrades	2,300,000
Total ECC	**$78,700,000**

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Justification

The reconfiguration and realignment of space will improve the efficiency of FBI and DEA operations. By providing contiguous space in the Green Building and consolidating them from leased space, this project will provide a secure work environment essential to collaborating with local law enforcement and other stakeholders, as well as improved handling of the expanding intelligence mission of these agencies in the most efficient and cost effective manner while providing state of the art infrastructure. This opportunity has been made in part by IRS' aggressive downsizing efforts, which has left the building with various pockets of vacant space. This project realigns and reconfigures vacant space allowing for other agencies to realize contiguous footprints.

As part of the reconfiguration and renovation of tenant space, multiple building systems will be upgraded. Reconfiguration of the duct work, sprinklers, and replacement of fan coil units is prudent to accomplish while space is vacant. The duct work and electrical system is outdated and in need of upgrades/replacement and reconfiguration to accommodate the proposed open office floor plans. Sprinklers need to be relocated, and upgraded/replaced where necessary, to meet code. The fan coil units are beyond their useful life and are no longer able to properly regulate the temperature in the suites. The cooling tower and the chiller plant need to be addressed to properly integrate with the needs of the new tenant space. Elevator components need to be upgraded and one elevator will be converted from a passenger to a prisoner transport elevator.

At present, the visitor screening area is insufficient to handle the amount of foot traffic the building receives and long lines result in spillover to the plaza area, posing a potential security risk. The plaza drainage system must be repaired because it is currently leaking into the secure parking garage under the building.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

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Prior Appropriations

Prior Appropriations			
Public Law	**Fiscal Year**	**Amount**	**Purpose**
113-76	2014	$6,500,000	Design
Appropriations to Date		**$6,500,000**	

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	2/6/14	$6,500,000	Design
House T&I	3/13/14	$6,500,000	Design

Prior Prospectus-Level Projects in Building (past 10 years):

Prospectus	Description	FY	Amount
PPA-0277-PI07	IRS Renovations (IRS funded)	2007	$ 4,726,000
111-5	Air Handling Units	2009	$22,624,000

Alternatives Considered (30-year, present value cost analysis)

Alternation $163,445,000
Lease $341,647,000
New Construction $219,946,000

The 30 year, present value cost of alteration is $56,501,000 less than the cost of new construction, an equivalent annual cost advantage of $3,189,000.

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 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration