Committee on Transportation and Infrastructure
U.S. House of Representatives
Washington, DC 20515

Bill Shuster
Chairman

Christopher P. Bertram, Staff Director

Peter A. DeFazio
Ranking Member

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

ALTERATION
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA
PPA-0277-PH17

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for Phase II of a two-phased project to realign and reconfigure tenant space, upgrade and/or replace multiple building systems, upgrade security, and improve the overall utilization for the approximately 841,000 gross square foot William J. Green, Jr., Federal Building located at 600 Arch Street in Philadelphia, Pennsylvania at an estimated construction cost of $48,450,000 and a management and inspection cost of $3,850,000 for a total estimated project cost for Phase II of $52,300,000, a prospectus for which is attached to and included in this resolution.

Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Adopted: **May 25, 2016**

Bill Shuster, M.C.
Chairman

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

Prospectus Number: PPA-0277-PH17
Congressional District: 01

FY 2017 Project Summary

The General Services Administration (GSA) proposes Phase II of a two-phased repair and alteration project for the approximately 841,000 gross square foot William J. Green, Jr., Federal Building located at 600 Arch Street in Philadelphia, PA. This project involves the realignment and reconfiguration of tenant space, multiple building system upgrades/replacements, and security upgrades. Phase II of the repair and alteration project focuses primarily on the upper floors of the building. Phase I of the repair and alteration project was included as part of the fiscal year (FY) 2016 President's budget and primarily focused on the lower floors.

This project will improve the building's overall utilization through the realignment of space resulting in long-term housing solutions in Federal space primarily for the Federal Bureau of Investigation (FBI) Field Office, Drug Enforcement Agency (DEA) Field Division Office, and Internal Revenue Service (IRS) Philadelphia Office. By maximizing space in the Green Building and vacating lease space, GSA will reduce private sector lease costs by approximately $3.0 million annually.

FY 2017 Committee Approval and Appropriation Requested

(Phase II Construction, Management and Inspection) $52,300,000

Major Work Items

Interior construction; elevator, plumbing, heating, ventilation and air conditioning (HVAC), fire protection, and electrical upgrades/replacement; demolition/abatement; security upgrades

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Project Budget

Design (FY 2014)	$6,500,000
Additional Design (FY 2016)	1,200,000
Total Design	**$7,700,000**
Estimated Construction Cost (ECC)	
Phase I (FY 2016)	$39,950,000
Phase II (FY 2017 Request)	48,450,000
Total ECC	**$88,400,000**
Management and Inspection (M&I)	
Phase I (FY 2016)	$3,850,000
Phase II (FY 2017 Request)	3,850,000
Total M&I	**7,700,000**
Estimated Total Project Cost (ETPC)	**$103,800,000**[1]

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

Schedule	Start	End
Design	FY 2015	FY 2017
Phase I Construction	FY 2016	FY 2019
Phase II Construction	FY 2017	FY 2020

Building

The Green Federal Building, along with the adjoining James A. Byrne U.S. Courthouse, is part of a 1.7-million gross square foot federal complex in downtown Philadelphia known as the Byrne-Green Complex. It is the largest federally owned complex under GSA's jurisdiction, custody, and control in the Philadelphia area. The Green Federal Building was designed along with the Byrne Courthouse to share common mechanical systems. The first floors are linked by a common circulation area, which includes a

[1] The FY 2016 ETPC was $94,100,000. The cleaning of the curtain wall and repairs to the plaza drainage system originally identified as part of Phase II in the FY 2016 submission have been eliminated from the scope of Phase II and replaced with HVAC work.

ceremonial courtroom and plaza. The complex also shares an underground parking garage. Constructed in 1973, the complex is not eligible for listing in the National Register of Historic Places.

The Green Federal Building amenities currently include a full-service cafeteria, fitness center, child care 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 drivers for the proposed renovation is to improve the overall utilization of the Green Federal Building, Improved utilization will be accomplished by merging operations through consolidating additional employees from multiple leases into the Green Federal Building. 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 percent. To adequately support the increased utilization and higher density, this project also includes upgrades/replacement of multiple building systems.

The first phase of the project will focus on the lower half of the building, allowing 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 the first 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 replacing/reconfiguring ductwork 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 also will 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 spaces

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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 and reconfigured providing for contiguous operations. HVAC, electrical and fire protection upgrades/replacements will also be made to both the tenant and common spaces on these floors and upgrades/replacements to the elevator components will be undertaken. Additionally, exhaust fans will be replaced in the underground parking garage to ventilate the area properly and comply with local code.

Cleaning of the curtain wall and repairs to the plaza drainage system originally identified in the FY 2016 submission have been eliminated from the scope of Phase II and replaced with HVAC work. Phase II also includes funds for security upgrades which are comprised of security film, localized column strengthening, and bollards.

Major Work Items

Interior Construction	$13,850,000
Elevator Upgrade/Replacement	1,980,000
Plumbing Upgrade/Replacement	2,700,000
HVAC Upgrade/Replacement	32,940,000
Fire Protection Upgrade/Replacement	1,100,000
Electrical Upgrade/Replacement	21,130,000
Demolition/Abatement	6,700,000
Security Upgrades	8,000,000
Total ECC	**$88,400,000**

Justification

The reconfiguration opportunity in the Green Building has been made, in part, by IRS's aggressive downsizing efforts, which have left the building with various pockets of vacant space. This project realigns and reconfigures vacant space, allowing for other agencies to realize contiguous footprints. The reconfiguration and realignment of space will improve the efficiency of FBI and DEA operations. Contiguous space in the Green Building and consolidating these tenants from leased space will provide a secure work

environment essential to collaborating with local law enforcement and other stakeholders. It will also facilitate 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.

As part of the reconfiguration and renovation of tenant space, multiple building systems will be upgraded. It is prudent to accomplish reconfiguration of the ductwork and sprinklers and replacement of fan coil units while space is vacant. The ductwork and electrical system are 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 facilitate a new open office layout. The fan coil units are beyond their useful life and are no longer able to regulate the temperature in the suites properly. The cooling tower and the chiller plant need to be addressed to integrate properly with the needs of the new tenant space. Elevator components need to be upgraded, and one elevator will be converted for prisoner transport use.

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 building's current circulation needs to be improved. Paths for the public, tenants, and secure transfer of prisoners are not clear and often overlap. The screening area, along with the circulation paths, will be defined and properly located during the restacking of the building. The Facility Security Committee (FSC) met and voted to incorporate security upgrades into the project, which will improve building performance by reducing hazardous glass failure, reducing the risk of progressive collapse, and mitigating potential injuries under certain threat scenarios. Based on the decisions made by the FSC, GSA is seeking funding to improve the physical security posture of the building with a goal of completing the work without further disruption to the tenants and without the increased costs associated with completing the work after the tenants have moved into the newly renovated space.

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
Senate EPW	1/20/16	$45,000,000	Design, Construction, M&I

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

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

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

Alteration	$267,078,000
Lease	$495,882,000
New Construction	$316,557,000

The 30-year, present value cost of alteration is $49,479,000 less than the cost of new construction, an equivalent annual cost advantage of $2,657,000.

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 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration