



Committee on Transportation and Infrastructure
U.S. House of Representatives

Bill Shuster
Chairman

Washington, DC 20515
COMMITTEE RESOLUTION

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

ALTERATION
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PA
PPA-0277-PH16

Katherine W. Dedrick, Democratic Staff Director

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 Phase I of a two phase repair and alteration project for the approximately 841,000 gross square feet of William J. Green, Jr., Federal Building located at 600 Arch Street in Philadelphia, Pennsylvania at an additional design cost of \$1,200,000, a total estimated construction cost of \$39,950,000 and a total management and inspection cost of \$3,850,000 for an estimated project cost of \$45,000,000, 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: **March 2, 2016**

Bill Shuster, M.C.
Chairman

**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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<u>Schedule</u>	<u>Start</u>	<u>End</u>
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	<u>2,300,000</u>
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)

Alteration	\$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

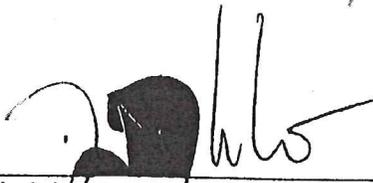
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended:


Commissioner, Public Buildings Service

Approved:


Administrator, General Services Administration

Housing Plan
William J. Green, Jr. Federal Building

	CURRENT						PROPOSED							
	Personnel		Usable Square Feet (USF) ¹			Total	Personnel		Usable Square Feet (USF)			Total		
	Office	Total	Office	Storage	Special		Office	Total	Office	Storage	Special			
701 Market Street														
DOJ-Drug Enforcement Administration*	36	36	8,071	295	4,451	12,817	-	-	-	-	-	-	-	-
Treasury-Internal Revenue Service*	41	41	18,604	421	91	19,116	-	-	-	-	-	-	-	-
DOJ-Federal Bureau of Investigation*	98	98	25,460	-	-	25,460	-	-	-	-	-	-	-	-
DHS - Federal Protective Service	31	31	7,170	2,018	3,134	12,322	-	-	-	-	-	-	-	-
170 S. Independence Mall														
DOJ-Bureau of Alcohol, Tobacco, Firearms, and Explosives	36	36	8,217	2,553	8,255	19,025	-	-	-	-	-	-	-	-
Lease Locations Subtotal	242	242	67,522	5,287	15,931	88,740								
Government Owned Locations														
William J. Green Jr. Federal Building														
DOJ-Federal Bureau of Investigation*	446	446	93,088	10,352	17,641	121,081	669	669	87,152	28,803	65,104	181,059	181,059	181,059
Treasury-Internal Revenue Service*	533	533	111,446	10,287	23,644	145,377	537	537	84,042	11,050	5,666	100,758	100,758	100,758
DOJ-Drug Enforcement Administration*	194	194	33,705	161	8,762	42,628	225	225	26,508	8,808	17,856	53,172	53,172	53,172
Judiciary-Probation	99	99	26,467	471	236	27,174	103	103	25,971	598	585	27,154	27,154	27,154
DHS-U.S. Secret Service	56	56	19,695	1,808	3,009	24,512	56	56	19,695	1,808	3,009	24,512	24,512	24,512
Office of Personnel Management	41	41	10,044	100	603	10,747	55	55	7,772	608	115	8,495	8,495	8,495
DOJ-U.S. Marshals Service	-	-	-	5,743	3,336	9,079	-	-	-	5,743	3,336	9,079	9,079	9,079
Treasury Inspector General for Tax Administration	20	20	6,365	429	1,235	8,029	17	17	1,997	965	426	3,388	3,388	3,388
Judiciary-Pre-trial	22	22	6,483	-	547	7,030	25	25	5,717	607	689	7,013	7,013	7,013
DOJ-U.S. Attorney	0	0	3,900	216	197	4,313	-	-	3,671	244	244	4,159	4,159	4,159
Department of State	11	11	1,939	-	217	2,156	12	12	3,131	233	811	4,175	4,175	4,175
Judiciary-U.S. District Clerk	-	-	-	3,074	-	3,074	-	-	-	3,074	-	3,074	3,074	3,074
DHS-Federal Protective Service	2	2	537	-	745	1,282	51	51	7,021	1,734	4,945	13,700	13,700	13,700
DOJ-Bureau of Alcohol, Tobacco, Firearms, and Explosives	-	-	-	-	-	-	36	36	5,203	1,560	8,236	14,999	14,999	14,999
Judiciary-Court of Appeals	43	43	10,258	-	297	10,555	-	-	-	-	-	-	-	-
General Services Administration	33	33	7,506	2,044	2,914	12,464	31	31	3,945	505	3,037	7,487	7,487	7,487
Joint Use **	-	-	2,347	1,746	43,546	47,639	-	-	1,273	1,878	41,017	44,168	44,168	44,168
Vacant ***	-	-	23,862	-	-	23,862	-	-	4,722	-	-	4,722	4,722	4,722
Government Owned Locations Subtotal	1,500	1,500	333,780	36,431	106,929	477,140	1,817	1,817	283,098	68,218	155,076	506,392	506,392	506,392
Total	1,742	1,742	401,302	41,718	122,860	565,880	1,817	1,817	283,098	68,218	155,076	506,392	506,392	506,392

* Denotes agencies primarily impacted by proposed project

** Joint use space is not occupied by tenant agencies and includes such things as Food Preparation, Snack Bar, Credit Union and Childcare Center.

*** Vacant square footage will be absorbed under Phase II of the project

Housing Plan
William J. Green, Jr. Federal Building

Office Utilization Rate ²	Office Utilization Rate ²	
	Current	Proposed
Building Office Tenants (excluding Joint Use, Judiciary, Congress, and agencies with less than 10 employees)	180	117
All Building Office Tenants (excluding Joint Use, including Judiciary, Congress, and agencies with less than 10 employees)	174	122

Current Office UR excludes 68,142 usf of office support space.
Proposed Office UR excludes 55,789 usf of office support space.

Total Building USF Rate ³	Total Building USF Rate ³	
	Current	Proposed
(excluding Joint Use, Judiciary, Congress, and agencies with less than 10 employees)	296	249
All Building Tenants (excluding Joint Use, including Judiciary, Congress, and agencies with less than 10 employees)	318	279

Current Office UR excludes 78,681 usf of office support space.
Proposed Office UR excludes 63,320 usf of office support space.

NOTES:

¹ USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

² Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.

³ Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).

Special Space	USF
Holding Cell	274
Fitness Center	5,735
ADP	1,558
Telephone	3,090
SCIF	23,019
Secure Areas/Storage	40,311
Locker Room	3,146
Health Unit	4,113
Restroom	390
Conference/Training	34,968
Childcare	12,136
Break Room	2,737
Interview Room	3,435
Lab	270
Light Industrial	2,043
Mail Room	5,199
Food Service	12,652
Total	155,076

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United States Senate

COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

WASHINGTON, DC 20510-6175

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COMMITTEE RESOLUTION

ALTERATION
WILLIAM J. GREEN, JR. FEDERAL BUILDING
PHILADELPHIA, PENNSYLVANIA
PPA-0277-PH16

RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for phase I of a two phase repair and alteration project for the William J. Green, JR. Federal Building located at 600 Arch Street in Philadelphia, Pennsylvania at a cost not to exceed \$1,200,000 for design; \$39,950,000 for construction; and a management and inspection cost of \$3,850,000, for a total cost of \$45,000,000, a description of which is attached hereto and by reference made part of this resolution, is approved.

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



Chairman



Ranking Member

Adopted: January 20, 2016