

**PROSPECTUS - ALTERATION
ROBERT N.C. NIX SR. FEDERAL BUILDING AND U.S. COURTHOUSE
PHILADELPHIA, PA**

Prospectus Number: PPA-0143-PH14
Congressional District: 01

FY2014 Project Summary

The General Services Administration (GSA) proposes an exterior alteration project to repair and restore the deteriorated façade and windows at the Robert N.C. Nix Sr. Federal Building and U.S. Courthouse (Nix FBCT) located at 900 Market Street, Philadelphia, PA. The Nix FBCT is listed on the National Register of Historic Places and the potential for additional deterioration of the façade and windows and the life safety hazards associated falling debris require urgent attention.

FY2014 Committee Approval and Appropriation Requested

(Construction and M&I)\$3,416,000

Major Work Items

Exterior construction

Project Budget

Estimated Construction Cost (ECC).....\$3,163,000
Management and Inspection (M&I).....253,000
Estimated Total Project Cost (ETPC)¹*\$3,416,000

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

Schedule

	Start	End
Design	FY2012	FY2012
Construction	FY2014	FY2014

Building

The Nix FBCT was constructed in 1937. It is a masonry office building containing 351,464 rentable square feet with six stories above-grade and two stories below grade. The building functions as a courthouse, office, and postal service facility. The major tenants in the building are the U.S. Bankruptcy Court and the U.S. Postal Service.

¹ Design was completed in FY2012 using regional small project funds.

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Tenant Agencies

Judiciary, Department of Defense, Department of Justice, Department of Homeland Security, National Archives and Records Administration, Department of Labor, Railroad Retirement Board, Social Security Administration, US Postal Service and GSA.

Proposed Project

The proposed project includes the repair and restoration of the building's façade and repairs to the windows at the historic Nix FBCT. Repair of the façade includes significant masonry work to prevent further cracking and falling debris. This project addresses the North, South, and East elevations. The West elevation has experienced more substantial deterioration than the other three elevations and is in urgent need of repair to address safety risks associated with falling debris and is therefore scheduled to be addressed in FY2013 as part of the minor repair and alterations program. The window repairs portion of the proposed project includes replacement of cracked and failing glazing, repairing and replacement of the bronze window frames and sash, cleaning debris from aluminum windows, priming and coating of the bronze windows, replacing areaway aluminum windows and removing rust from steel windows.

Major Work Items

Exterior Construction	<u>\$3,163,000</u>
Total ECC	\$3,163,000

Justification

A building envelope survey and report completed in 2009 identified extensive deficiencies. Based on the results of the study and observable conditions at the site (pieces of the façade fell to ground level), a design was completed to address the deficiencies. Temporary patchwork on the façade has proven to be insufficient to maintain the condition of the façade. Due to the potential of falling masonry debris, and to as well prevent further degradation of the façade, this project needs to be addressed. The building envelope survey and report also identified several window deficiencies that need to be addressed to avoid further rusting, cracking and water infiltration around the façade of the building. Steps should be taken to remove and replace the damaged windows and window frames to prevent future recurrence.

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

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for High Performance and Sustainable Buildings. 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)

There are no feasible alternatives to this project. This is a single system renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new courthouse.

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Recommendation

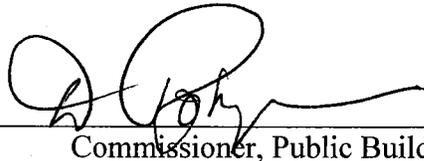
ALTERATION

Certification of Need

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

Submitted at Washington, DC, on April 4, 2013

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration