PROSPECTUS – ALTERATION
Prospectus for Design

Description
The General Services Administration (GSA) is seeking committee approval for one design project during fiscal year 2014 that we will schedule for construction in future years. A project description is attached.

Justification
By seeking approval to start the design for the project prior to construction phase funding, an orderly and timely accomplishment of a planned program is ensured. Under the separate funding approach, we will submit the construction prospectus for the project along with the budget request.

The subject project addresses realignment and consolidation of agency space, and replacing and repairing affected building and safety systems.

Recommendation
Approve design for $6,500,000 for the project attached. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

Committee Approval and Appropriation Requested in this Prospectus
(Design) .................................................................................................................................$6,500,000

Certification of Need
The proposed projects are the best solutions to meet validated Government needs.

Submitted at Washington, DC, on April 4, 2013

Recommended: Commissioner, Public Buildings Service

Approved: Acting Administrator, General Services Administration
FISCAL YEAR 2014 ALTERATION DESIGN PROJECTS  
(Alphabetical by State)

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>FY 2014 FUNDING</th>
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<tbody>
<tr>
<td>Philadelphia, PA</td>
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<tr>
<td>William J. Green, Jr. Federal Building</td>
<td>$6,500,000</td>
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**TOTAL..............................................................................................................** $6,500,000
PROJECT: William J. Green, Jr. Federal Building

LOCATION: Philadelphia, PA

ESTIMATED TOTAL PROJECT COST: $65,300,000

DESIGN: $6,500,000

CONSTRUCTION: $53,400,000

MANAGEMENT & INSPECTION: $5,400,000

AMOUNT REQUESTED IN FY2014 (Design): $6,500,000

WORK ITEM SUMMARY
Interior construction, HVAC replacement and upgrades, electrical replacement, seismic repairs and structural reinforcement, demolition and abatement, security upgrades, fire/life safety repairs, exterior repairs

DESCRIPTION
The General Services Administration (GSA) proposes a repair and alteration project for the William J. Green, Jr. Federal Building (Green Building) located at 600 Arch Street in Philadelphia, PA. The proposed project includes building system repairs, security upgrades, and shell work with tenant improvements for floors three through ten.

The proposed alteration project will provide an effective long term housing solution for the Federal Bureau of Investigation Field Office, Drug Enforcement Agency Field Division Office and the Internal Revenue Service. The renovation will significantly improve the building’s current utilization to allow local private sector leases to consolidate into the federally owned space. All involved agencies will more efficiently occupy their space through a variety of economical workplace solutions. By maximizing existing federal space through the modernization of the workspace, GSA will be able to terminate several costly leases that have a current annual cost of $2,900,000.

The Green Building along with the adjoining James A. Byrne Courthouse is part of a 1.7 million gross square foot federal complex in downtown Philadelphia. It is the largest federal complex in the Philadelphia area. The Green Building was designed along with the Byrne Courthouse to share common mechanical systems and exterior brick styling. The first floors are linked by a common circulation area, which includes a Ceremonial Courtroom and plaza. The complex also shares an underground parking garage.