

**AMENDED PROSPECTUS – ALTERATION  
JAMES A. BYRNE U.S. COURTHOUSE  
PHILADELPHIA, PA**

Prospectus Number: PPA-0278-PH26  
Congressional District: 2

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**FY 2026 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the James A. Byrne U.S. Courthouse (Byrne USCH), located at 601 Market Street in Philadelphia, PA. The proposed project will upgrade the heating, ventilation, and air conditioning (HVAC) system, which includes comprehensive repairs or replacement of obsolete air handling units and degraded ductwork, and the installation of enhanced controls and related electrical and life-safety upgrades.

**FY 2026 House Committee Approval Requested**

**(Additional Design, Construction, and Management & Inspection)..... \$16,344,000<sup>1</sup>**

This prospectus amends Prospectus No. [PPA-0278-PH23](#). GSA is requesting approval of additional design cost of \$937,000, additional estimated construction cost of \$14,696,000 and additional management and inspection cost of \$711,000, for a total additional cost of \$16,344,000 for cost escalation due to time, labor, and market conditions.

**FY 2026 Senate Committee Approval Requested**

**(Additional Design, Construction, and Management and Inspection) ..... \$3,573,000<sup>2</sup>**

This prospectus amends Prospectus No. PPA-0278-PH24. GSA is requesting approval of additional design cost of \$937,000, additional estimated construction cost of \$1,925,000 and additional management and inspection cost of \$711,000, for a total additional cost of \$3,573,000 for cost escalation due to time, labor, and market conditions.

**FY 2026 Appropriation Requested**

**(Additional Design, Construction, and Management and Inspection) .....\$87,372,000**

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<sup>1</sup> Prospectus No. [PPA-0278-PH23](#) was approved by the Committee on [Transportation and Infrastructure](#) of the House of Representatives on July 20, 2022, for design cost of \$7,349,000, estimated construction cost of \$71,028,000 and management and inspection costs of \$5,578,000, for a total cost of \$83,955,000, however no appropriations were received. Prospectus No. [PPA-0278-PH24](#) was submitted in the FY 2024 President's Budget, however, was not approved and no appropriations received.

<sup>2</sup> Prospectus No. [PPA-0278-PH24](#) was approved by the Committee on [Environment and Public Works](#) of the Senate on November 29, 2022, for an additional estimated construction cost of \$12,771,000, however no appropriations were received.

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**Major Work Items**

HVAC; demolition; electrical upgrades; life safety upgrades; and interior construction

**Project Budget**

Design (FY 2023) .....	\$7,349,000
Additional Design (FY 2026) .....	937,000
Estimated Construction Cost (ECC) (FY 2026) .....	85,724,000
Management and Inspection (M&I) (FY 2023).....	5,578,000
Additional M&I (FY 2026).....	<u>711,000</u>
<b>Estimated Total Project Cost (ETPC).....</b>	<b><u>\$100,299,000</u></b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design	FY 2023	FY 2025
Construction	FY 2026	FY 2033

**Building**

The Byrne USCH, along with the adjoining William J. Green, Jr. Federal Building (Green Federal Building), is part of a 1.7 million gross square foot (GSF) 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 Byrne USCH, which comprises approximately 846,298 GSF, was designed along with the Green Federal Building to share common mechanical systems. 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.

**Tenant Agencies**

Judiciary – Court of Appeals and District Court; Department of Justice – U.S. Marshals Service, Federal Bureau of Investigation; and GSA

**Proposed Project**

The project proposes to upgrade the deficient HVAC system, including replacement of the impaired air handling units. Portions of the HVAC distribution system will be upgraded to a variable air volume network and the existing perimeter heating systems will be balanced with the new distribution network to enhance control, optimize efficiency, and improve tenant comfort. Ductwork will be replaced or comprehensively repaired to mitigate

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additional damage that has already caused blockages and air leaks. Secondary boilers will be added to the common mechanical plant to provide hot water for reheat coils in the variable air volume devices. The building automation system (BAS) will be upgraded to integrate the controls for all HVAC components and incorporate control points for all building systems.

Demolition will be required to access the required components being replaced or upgraded. Abatement of hazardous materials will be undertaken in mechanical spaces and around ductwork. Electrical and life-safety upgrades resulting from the HVAC component upgrades and distribution network changes will be undertaken, where required.

GSA will execute the project while the building remains occupied, which will require coordination with the occupant agencies. Coordination and careful phasing is critical to ensuring that there is no mission disruption. This approach leads to a longer execution time frame; however, it enables GSA and the occupant agencies to avoid the costs associated with buildout and occupancy of leased swing space.

**Major Work Items**

HVAC Upgrades	\$62,414,000
Demolition	10,213,000
Electrical Upgrades	7,316,000
Life Safety Upgrades	2,947,000
Interior Construction	<u>2,834,000</u>
<b>Total ECC</b>	<b>\$85,724,000</b>

**Justification**

The Byrne USCH supports the operations of the U.S. Court of Appeals for the Third Circuit and the U.S. District Court for the Eastern District of Pennsylvania. A majority of the HVAC system components are original to the building and past their useful lives. The air handling unit casings are in very poor condition, with condensate leaking, corrosion, and air leakages, thereby reducing energy efficiency and increasing operating costs. The ductwork is damaged, causing further air leakage and reduced energy efficiency. The duct lining has significant fraying, which has led to obstructions, energy inefficiency, and tenant comfort issues. Current control constraints limit overall system effectiveness, with the BAS using outdated technology and with perimeter and interior HVAC systems inadequately connected to the BAS. Fire and life-safety code deficiencies, recalled sprinkler heads, and outdated sprinkler piping require correction.

Given the condition of the existing HVAC system, there is increasing risk for system failure and outage to portions of floors. These failures would lead to a significant disruption to the

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judiciary’s ability to meet caseload requirements. If occupant agencies were forced to relocate due to a system failure or outage, costly leased space would be required because there is no vacancy within the Byrne USCH.

**Summary of Energy, Water, and High-Performance Green Building Compliance**

This project will be designed to conform to requirements of PBS Core Building Standards (CBS). GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs, incorporate sustainable design principles, and reduce the environmental impact of materials in a manner that is life cycle cost effective in accordance with 42 United States Code 6834.

**Prior Appropriations**

<b>Appropriations</b>			
<b>Public Law</b>	<b>Fiscal Year</b>	<b>Amount</b>	<b>Purpose</b>
117-328	2023	\$12,927,000	Design = \$7,349,000 M&I = \$5,578,000

**Prior Committee Approvals**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
House T&I	7-20-22	\$83,955,000	Design = \$7,349,000 Construction = \$71,028,000 M&I = \$5,578,000
Senate EPW	11-29-22	\$83,955,000	Design = \$7,349,000 Construction = \$71,028,000 M&I = \$5,578,000
Senate EPW	11-20-24	\$12,771,000	Construction = \$12,771,000
<b>Approvals to Date</b>		<b>\$83,955,000</b> <b>\$96,726,000</b>	<b>House T&amp;I</b> <b>Senate EPW</b>

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

None

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

There are no feasible alternatives to this project. This is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

**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 6/11/2025

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Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Acting Administrator, General Services Administration