

**GSA**

**PBS**

**PROSPECTUS – ALTERATION  
 JAMES A. BYRNE U.S. COURTHOUSE AND WILLIAM J. GREEN JR.  
 FEDERAL BUILDING  
 PHILADELPHIA, PA**

Prospectus Number: PPA-0000-PH27  
 Congressional District: 2

**FY 2027 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the James A. Byrne U.S. Courthouse (Byrne USCH) and William J. Green Jr. Federal Building (Green FB) Complex located at 601 Market Street and 600 Arch Street, in Philadelphia, PA. The proposed project will replace the Byrne-Green Complex plaza.

**FY 2027 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$27,890,000**

**Major Work Items**

Sitework; exterior construction; interior construction; structural upgrades; and demolition/hazardous material abatement

**Project Budget**

Design .....	\$2,298,000
Estimated Construction Cost (ECC).....	23,669,000
Management and Inspection (M&I) .....	1,923,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$27,890,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2027	FY 2034

**Building**

The Byrne USCH and Green FB are located in Philadelphia’s central business district. Known together as the Byrne-Green Complex, the two buildings sit adjacent to each other, occupying an entire city block. They share mechanical systems and connect at the ground and basement levels. The complex’s plaza is primarily to the East and in between the Byrne USCH and the Green FB. Below the complex’s plaza is a 350-space underground garage that provides parking.

Construction of the Byrne USCH was completed in 1974. The 865,000 gross square foot building has a brick and glass façade. There are twenty-two stories above grade, two

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penthouse levels, and two basement levels. The courthouse 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.

The Green FB is located directly north of the Byrne USCH. It is an 841,000 gross square foot building and construction was completed in 1973. The exterior has a glass and metal panel façade with brick on the first level. There are ten floors above grade, two penthouse levels, and three basement levels. The building houses law enforcement field offices for the Federal Bureau of Investigation, Drug Enforcement Agency, and U.S. Secret Service.

**Tenant Agencies**

Judiciary-U.S. District Court, Court of Appeals, Clerks, Probation, Pretrial Services; Department of Justice-U.S. Marshals Service, Federal Bureau of Investigation, Drug Enforcement Agency, Office of the U.S. Attorney; Department of the Treasury-Internal Revenue Service, Treasury Inspector General for Tax Administration; Department of Homeland Security-U.S. Secret Service; Office of Personnel Management; and the General Services Administration

**Proposed Project**

The proposed project is a comprehensive replacement of the Byrne-Green Complex plaza. It includes new drainage, paving, waterproofing, expansion joints, control joints, perimeter joints, site walls, and planter boxes to correct existing deficiencies. Furthermore, the project manages stormwater runoff, creates green spaces, enhances security, improves plaza and building access, and connects the area to the historic Independence Mall.

**Major Work Items**

Sitework	\$21,616,000
Exterior Construction	1,534,000
Interior Construction	204,000
Structural Upgrades	188,000
Demolition/Hazardous Material Abatement	<u>127,000</u>
<b>Total ECC</b>	<b>\$23,669,000</b>

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**Justification**

Employee and public access to the Byrne-Green Complex is primarily pedestrian, and the 1.13-acre plaza includes the main entrances to the buildings. Aside from the replacement of the waterproofing system in 1991, expansion joint repairs in 2002 and replacement of select trench drains, the components of the plaza are original to the complex.

Construction flaws have caused the plaza to deteriorate. The plaza's substructure slope is insufficient to properly direct water to drains resulting in ponding and excess water infiltrating into the substrate concrete, weakening structural integrity. The waterproofing system's components were poorly assembled, lack connections to drainage systems, and flashing is failing at penetrations. The plaza's drains are blocked and the system has collapsed preventing appropriate drainage. The paving units are cracked and unstable. Therefore, new, durable paving is necessary to properly direct water to drains and eliminate tripping hazards.

Water infiltration is also affecting the underground parking garage beneath the plaza, damaging several vehicles due to leaks. Several parking spaces have been roped off and marked as unusable, directly under persistent leaks. Key issues include water pooling at concrete structural columns, water seeping through perforations, concrete cracking, and exposed reinforcement bars. Although temporary solutions have been implemented, conditions continue to worsen and could reduce the garage's functionality.

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

This project will be designed to conform to GSA's Core Building Standards. 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 U.S.C. 6834.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

<b>Prospectus</b>	<b>Description</b>	<b>FY</b>	<b>Amount</b>
PPA-0277-PH17	Green FB Restack (Phase 2)	FY 2017	\$52,300,000
PPA-0278-PH23	Byrne CH AHU - Design and M&I	FY 2023	\$12,927,000

**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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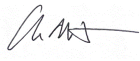
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**Certification of Need**

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

Submitted at Washington, DC, on 3/30/2026

Recommended:   
Acting Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration