

**PROSPECTUS – ALTERATION
U.S. CUSTOM HOUSE
PHILADELPHIA, PA**

Prospectus Number: PPA-0144-PH19
Congressional District: 1

FY 2019 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the U.S. Custom House (Custom House) located at 200 Chestnut Street in Philadelphia, PA. The proposed project will repair/replace the building’s domestic and storm water systems and upgrade/replace the heating, ventilation, and air conditioning (HVAC) system to a more efficient, modern design.

FY 2019 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$95,470,000

Major Work Items

HVAC upgrades/replacement; interior construction; demolition/abatement; plumbing repair/replacement; electrical, fire and life safety system upgrades; and roof upgrades

Project Budget

Design	\$ 7,440,000
Estimated Construction Cost (ECC).....	78,025,000
Management & Inspection (M&I).....	<u>10,005,000</u>
Estimated Total Project Cost (ETPC)	\$95,470,000

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

Schedule

	Start	End
Design and Construction	FY 2019	FY 2025

Building

The Custom House is a 19-story, approximately 565,000 gross square foot building located on the eastern side of the Philadelphia central business district. The building was originally constructed in 1934 and is primarily utilized as office space. The Custom House is listed in the National Register of Historic Places and is distinguished by an ornate, three-story rotunda situated in the main lobby.

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Tenant Agencies

Department of Homeland Security, Department of Justice, Department of Health and Human Services, Department of the Interior, Department of State, Department of Agriculture, U.S. Tax Court, U.S. Senate, GSA

Proposed Project

The building is suffering from recurrent flooding caused by the aged domestic water piping system and significant temperature and indoor air quality issues caused by the insufficient and outdated HVAC system. Electrical system components will be replaced to support the HVAC systems. Mitigation of hazardous materials and associated sprinkler modifications will be accomplished in disturbed areas as part of the project.

To repair the building's domestic water system, the piping will need to be exposed, abated of asbestos, inspected, and repaired. Concurrently, the building's induction unit system will be removed, abated of asbestos, and upgraded to a four-pipe fan coil system. Due to the invasive nature of this work and the presence of hazardous materials, the majority of building tenants will be moved into internal swing space.

The less invasive aspects of the project include repairing the storm water system, replacing the building automation system, replacing the air handling units, partial conversion to variable air volume serving interior zones, replacing the heating and chilled water systems, and replacing the boilers.

As noted above, this renovation is in an occupied building so the proposed project includes allowances for internal swing space. The project minimizes tenant impact by using internal swing space and hazardous materials enclosures, as well as by completing the scope items together.

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Major Work Items

HVAC Upgrades/Replacement	\$45,363,000
Interior Construction	16,491,000
Demolition/Abatement	9,360,000
Plumbing Repair/Replacement	3,624,000
Electrical Upgrades	2,225,000
Fire and Life Safety Upgrades	852,000
Roof Upgrades	<u>110,000</u>
Total ECC	\$78,025,000

Justification

The project will address the failing domestic water piping system that has flooded the building three times in the past 4 years, creating millions of dollars in damage to the building and personal property. The damage has displaced tenants for months at a time and interfered with their ability to carry out their missions. The threat of another major flood is imminent, and there is a serious risk that additional flooding could potentially damage the historic rotunda, which would be enormously costly to repair. If left unaddressed, the building could potentially become uninhabitable and would need to be considered for disposal.

Due to the major disruption caused by the repair of the plumbing system, GSA determined that this project will provide the opportunity to upgrade the deficient HVAC systems. The HVAC systems in the building are approximately 20 years past their useful lives and are vulnerable to a large-scale failure in both the air handling units and the branch piping leading to the perimeter induction units. There have been longstanding temperature and indoor air quality issues caused by a system that was not designed for office space. In addition to affecting occupant comfort, poor dehumidification has caused the paint, plaster, and wall materials to peel at numerous locations in the building, including in the historic rotunda and in areas with lead-based paint. The two pipe induction system is highly inefficient, forcing entire building switchover between heating and cooling to address unseasonal temperatures (e.g., cooling in the winter and heating in the summer). Simultaneously completing these projects will save the Government approximately \$13 million in duplicative costs, while minimizing disruption to building tenants.

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Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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)

Prospectus	Description	FY	Amount
PL 111-5 (ARRA)	Window Replacement, Green Roof Installation, Exterior Masonry Repairs	FY 09	\$30,490,000

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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Certification of Need

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

Submitted at Washington, DC, on February 12, 2018

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration