

**PROSPECTUS – ALTERATION
PATRICK V. MCNAMARA FEDERAL BUILDING
DETROIT, MI**

Prospectus Number: PMI-0131-DE27
Congressional District: 13

FY 2027 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Patrick V. McNamara (PVM) Federal Building located at 477 Michigan Avenue in Detroit, MI. The proposed project will complete upgrades to critical building systems by modernizing the passenger and freight elevators, replacing the electrical infrastructure, and addressing perimeter security improvements.

FY 2027 House Committee Approval

(Design, Construction, and Management & Inspection).....\$58,399,000

FY 2027 Senate Committee Approval Requested

(Design, Construction, and Management & Inspection)..... \$11,451,000¹

This prospectus amends Prospectus No. [PMI-0131-DE24](#). GSA is requesting approval for additional appropriations for the estimated design cost of \$814,000, the additional estimated construction cost of \$10,161,000, and the additional management and inspection cost of \$476,000 for a total additional cost of \$11,451,000 to account for cost escalations and the addition of the garage drainage system replacement.

FY 2027 Appropriation Requested

(Design, Construction, and Management & Inspection).....\$58,399,000

Major Work Items

Conveyance upgrades; electrical upgrades; perimeter security upgrades.

Project Budget

Design	\$4,612,000
Estimated Construction Cost (ECC).....	50,939,000
Management and Inspection (M&I)	2,848,000
Estimated Total Project Cost (ETPC)*	\$58,399,000

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

¹ Prospectus No. [PMI-0131-DE24](#) was approved by the [Committee on Environment and Public Works of the Senate](#) on November 20, 2024, for a total estimated project cost of \$46,948,000.

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Schedule

	Start	End
Design	FY2027	FY2029
Construction	FY2030	FY2032

Building

The PVM Federal Building, built in 1972, contains 1.1 million gross square feet and is 27 stories above grade with two basement levels, a mezzanine, and a rooftop mechanical penthouse. Named after the late Senator Patrick V. McNamara, the building represents brutalist architecture with a reinforced cast-in-place concrete structure and aluminum framed insulated glass windows. The building is located on the west edge of Detroit's Central Business District. The building is eligible for inclusion on the National Register of Historic Places but has not yet been evaluated.

Tenant Agencies

Department of Justice- Federal Bureau of Investigation, Executive Office of Immigration Review; U.S. Department of State; Department of Homeland Security- Office of the Secretary - United States Secret Service, U.S. Immigration & Customs Enforcement, National Protection and Programs Directorate – Federal Protective Service, Office of the Secretary - U.S. Customs and Border Protection, U.S. Citizen and Immigration Service; Small Business Administration; Department of Housing and Urban Development – Office of the Secretary; Department of Defense – U.S. Army Corps of Engineers; Congress – U.S. Senate; Department of Veterans Affairs- Veterans Benefits Administration; Department of the Treasury- Internal Revenue Service, Inspector General for Tax Administration; Social Security Administration; Equal Employment Opportunity Commission; Railroad Retirement Board; National Labor Relations Board; and GSA.

Proposed Project

The proposed project will modernize the conveyance systems within the PVM Federal Building, including its eighteen passenger and two freight elevators, as well as associated controls, cars, and drive systems. The project will also replace the building's electrical switchgear, motor control centers, and transformers. Lastly, the existing perimeter bollards and deteriorating concrete planters will be replaced.

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Major Work Items

Conveyance Upgrades	\$26,881,000
Electrical Upgrades	14,747,000
Sitework	<u>9,311,000</u>
Total ECC	\$50,939,000

Justification

The elevator equipment for the building’s eighteen passenger and two freight elevators is failing and has surpassed its useful life. Component replacement parts are no longer available and instead need to be rebuilt. Elevator shutdowns have reduced service and access to the building’s floors. Modernization will improve safety and reliability as well as combat significantly rising elevator maintenance contract costs resulting from the aging and failing equipment.

The electrical infrastructure is original to the federal building. Its aging and failing condition is causing issues with performance, power, and balance issues. Transformers are failing at lower voltage levels, and the building has been exposed to power surges and dips on numerous occasions.

The perimeter security bollards do not meet standards, and the planter surrounds are deteriorating. The existing bollards are in the public right of way; replacement of the bollards will address tenant security concerns and improve the pedestrian experience on and around the facility’s site.

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

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Prior Committee Approvals

Committee	Date	Amount	Purpose
Senate EPW	11/20/24	\$46,948,000	Design = \$3,798,000 ECC = \$40,778,000 M&I = \$2,372,000
Approvals to Date		\$46,948,000	Senate EPW

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 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

3/30/2026

Recommended:  _____
Acting Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration