

**PROSPECTUS – ALTERATION
MID-ATLANTIC SOCIAL SECURITY CENTER
PHILADELPHIA, PA**

Prospectus Number: PPA-8001-PH25
Congressional District: 2

FY 2025 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Mid-Atlantic Social Security Center located at 300 Spring Garden Street, Philadelphia, PA. The proposed project will replace the plazas and sidewalks of the building and replace the chillers as well as the cooling towers that serve the building.

FY 2025 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$32,496,000

Major Work Items

Sitework; heating, ventilation and air conditioning (HVAC), electrical, structural, and plumbing upgrades; demolition; and exterior and interior construction

Project Budget

Design	\$1,248,000
Estimated Construction Cost (ECC)	29,014,000
Management and Inspection	2,234,000
Estimated Total Project Cost.....	\$32,496,000

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

Schedule

	Start	End
Design and Construction	FY 2025	FY 2030

Building

The Mid-Atlantic Social Security Center, constructed in 1974, contains 585,686 gross square feet. The building consists of nine total floors, including seven occupiable floors, a full basement level and a penthouse level.

Tenant Agencies

Social Security Administration (SSA)

Proposed Project

The north and south plazas and sidewalks will be replaced to eliminate tripping hazards, improve water run-off, and improve accessibility for individuals with a disability. Plazas will also receive improved exterior lighting. A failing structural support beam under the

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south plaza and over the garage entrance will also be replaced to correct the deteriorating structural steel.

Chillers 1-4 of the building and cooling towers on the roof to this 50-year-old building will also be replaced.

Major Work Items

Sitework	\$13,911,000
HVAC Upgrades	7,311,000
Demolition	3,438,000
Electrical Upgrades	2,565,000
Exterior Construction	1,095,000
Structural Upgrades	493,000
Interior Construction	105,000
Plumbing Upgrades	<u>96,000</u>
Total ECC	\$29,014,000

Justification

The north and south plaza pavers and sidewalks are tripping hazards that have resulted in numerous claims over the past several years. Storm drains blocked by the uneven plaza have resulted in excessive water runoff. Accessibility for individuals with a disability and lighting deficiencies will be corrected.

A failing structural support beam located under the south plaza and over the garage entrance was improperly designed when constructed, and interior water runoff at the support columns is deteriorating the structural steel to the point of catastrophic failure. The failing support beam will be replaced.

Chillers and cooling towers are original to the 50-year-old building and beyond their useful life. They have failed several times in the past few years. Replacement parts are difficult to locate causing each failure to last several weeks, creating a significant disruption to SSA employees and operations. The existing units are over-sized and exacerbating the failure of these units. To correct the design, all units need to be replaced as part of the same project – if replaced individually, the same inefficient design will be perpetuated.

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, reduce

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the environmental impact of materials, and address climate risk liabilities in a manner that is life cycle cost effective.

Prior Appropriations

None

Prior Committee Approvals

None

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 4/1/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Adri Carmaha
Administrator, General Services Administration