

**PROSPECTUS - ALTERATION  
JACOB K. JAVITS FEDERAL OFFICE BUILDING  
NEW YORK, NY**

Prospectus Number: PNY-0282-2-NY14  
Congressional District: 08

**FY2014 Project Summary**

The General Services Administration (GSA) proposes a repair and alterations project for the reconfiguration and alteration of approximately 55,000 rentable square feet (rsf) of space for the Federal Bureau of Investigation at the Jacob K. Javits Federal Office Building (Javits FOB) at 26 Federal Plaza in downtown New York, New York.

**FY2014 Committee Approval and Appropriation Requested**

**(Design, ECC, and M&I) .....\$6,520,000**

**Major Work Items**

Interior construction; selective demolition; fire suppression system alterations; electrical and plumbing system upgrades.

**Project Budget**

Design.....	\$593,000
Estimated Construction Cost (ECC).....	5,417,000
Management and Inspection (M&I).....	510,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$6,520,000</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	FY2014	FY2014

**Building**

The Javits FOB is located at 26 Federal Plaza, New York, NY and is named after Jacob Koppel Javits, who served as U.S. Senator for New York from 1957-1981. The Javits FOB consists of 3 interconnected buildings: a 41-story plus basement, Class "A" office building constructed in 1966, a 45-story Annex built in 1977 along the west side of the original building and a 8-story court/office building known as the James L. Watson U.S. Court of International Trade (USCIT) built in 1968. Together the buildings provide 1,713,700 usable, 2,293,000 rentable, 2,858,700 gross square feet of space. It is the third

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largest federal facility in the nation. The FBI Headquarters currently occupies Floors 22-28 at 26 Federal Plaza, in a total of 466,704 rentable square feet.

The Javits FOB/Annex and USCIT are adjacent to the Ted Weiss Federal Building, the Daniel P. Moynihan U.S Courthouse, the Thurgood Marshal U.S. Courthouse, the New York County and State Court, and the downtown Manhattan Civic Center.

**Tenant Agencies (project specific)**

Federal Bureau of Investigation (FBI)

**Proposed Project**

The proposed project consists of the renovation of areas around the core of the FBI occupied floors 22 through 28, including upgrades to the restrooms, flooring, walls, ceilings, and lighting fixtures.

**Major Work Items**

Fire Suppression System Upgrades	\$27,000
Interior Construction	2,209,000
Electrical System Upgrades	1,141,000
Plumbing System Upgrades	948,000
Selective Building Demolition	1,092,00
<b>Total ECC</b>	<b>\$5,417,000</b>

**Justification**

The space occupied by the FBI has not been improved since it was originally built-out for the agency in the early 1990's. The finishes are dated and the plumbing and lighting fixtures use excessive water and energy due to their obsolete designs. This project will meet water reduction, energy efficiency and performance requirements in effect during design. Improved water usage will result from the restroom upgrades and reductions in energy usage will be yielded from the installation of high efficiency lighting. This project will be done in concert with Smart Building Technology installation in 26 Federal Plaza Complex.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles

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for High Performance and Sustainable Buildings. 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):**

<b>Prospectus</b>	<b>Description</b>	<b>FY</b>	<b>Amount</b>
PNY-0282-NY03	Lobby/public restroom renovations	2003	\$ 7,568,000
PNY-FBC-NY04	Security pavilion construction	2004	\$12,094,000

Through Public Law 111-5 (American Recovery and Reinvestment Act, FY2009) Congress appropriated \$5,550,000,000 of which \$25,520,000 was allocated to the Javits FOB.

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

There are no feasible alternatives to this project. This is a targeted, agency specific investment in selective floors of the Javits FOB and the cost of the proposed project is far less than the cost of leasing or constructing a new building for the FBI.

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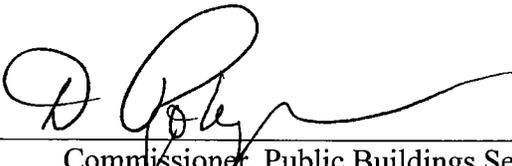
**Recommendation**

ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on April 4, 2013

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Acting Administrator, General Services Administration