

PROSPECTUS - ALTERATION
JAMES L. WATSON COURT OF INTERNATIONAL TRADE
NEW YORK, NY

Prospectus Number: PNY-0282-FY14
Congressional District: 08

FY2014 Project Summary

The General Services Administration (GSA) proposes exterior alterations and system upgrades to the U.S. Court of International Trade at the James L. Watson Court of International Trade (CIT) building located in the 26 Federal Plaza Complex, New York, New York to bring the building into compliance with the Interagency Security Council's (ISC's) Security Criteria.

FY2014 Committee Approval and Appropriations Requested

(Design, ECC and M&I)\$25,611,000

Major Work Items

Exterior construction; interior construction; HVAC and fire protection upgrades; blast-resistant film replacement, demolition and hazardous materials abatement

Project Budget

Design\$1,957,000
Estimated Construction Cost (ECC)21,671,000
Management and Inspection (M&I)..... 1,983,000
Estimated Total Project Cost (ETPC).....\$25,611,000

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

Table with 3 columns: Schedule, Start, End. Row: Design and Construction, FY2014, FY2017

Building

The CIT is an eight-story 175,000 gross-square-foot modern-styled glass-curtain-wall clad building constructed in 1968 as a federal courthouse and office building to house the U.S. Court of International Trade (USCIT). The courthouse contains 104,179 useable and 139,404 rentable square feet of office space on eight above-grade floors and a basement floor, and a basement parking garage with 40 parking spaces. It is interconnected to the Jacob K. Javits Federal Building and annex with a four-story pedestrian bridge. The two buildings comprise the 26 Federal Plaza Federal Complex.

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Tenant Agencies

Judiciary- USCIT

Proposed Project

The proposed project consists of the construction of alterations to strengthen the curtain wall connecting anchors, install blast-resistant window film, and replace the induction heating units, including associated work involving the demolition of existing construction, abatement of hazardous materials, replacement of window gaskets and fireproofing, and restoration of interior and exterior construction. The proposed work will comply with a “medium level of protection” as defined by the U.S. Government Interagency Security Committee’s (ISC) criteria. The upgrade will be designed so that the USCIT can remain in occupancy throughout the construction of the project.

Major Work Items

Exterior Construction	\$7,544,000
HVAC Replacement/Upgrades	6,761,000
Demolition and Hazardous Materials Abatement	2,763,000
Interior Construction & Blast-resistant Film Replacement	2,947,000
Fire Protection Upgrades	<u>1,656,000</u>
ECC	\$21,671,000

Justification

The proximity of the CIT to other high profile federal buildings and courthouses expose it to explosive blasts forces that may be directed at those facilities by potential terrorist attacks. The USCIT is highly concerned about the safety and security of its occupants. The proposed work will provide the “medium level of protection” as defined by the U.S. Government Interagency Security Committee’s (ISC) criteria, as it provides for a safer work environment for USCIT.

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 for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

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Prior Appropriations

None

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
PNY-0282-NY06	Security pavilion construction	2006	\$10,441,000

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

There are no feasible alternatives to this project. This is a limited scope investment in a long term hold for the GSA and the cost of the proposed project is far less than the cost of leasing or constructing a new building for the USCIT.

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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