

**PROSPECTUS - ALTERATION  
DANIEL PATRICK MOYNIHAN U.S. COURTHOUSE  
NEW YORK, NY**

Prospectus Number: PNY-0351-NY11  
Congressional District: 08

**Project Summary**

The General Services Administration (GSA) proposes alterations to the Daniel Patrick Moynihan U.S. Courthouse at 500 Pearl Street, New York, NY, that will restore space for use by the Courts upon the vacation by the District judges. In support of the building-wide modernization project currently underway for the Thurgood Marshall Courthouse, New York, NY, it was necessary to relocate Probation and Pretrial Services from the Moynihan Courthouse to leased swing space to provide temporary chambers for the District judges from the Marshall Courthouse. When the District judges move back into the Marshall Courthouse in 2012, approximately 138,000 rentable square feet (rsf), will be vacant in the Moynihan Courthouse. In addition, GSA will address entrance security and screening.

**Major Work Items**

Demolition, interior alterations, security and entrance screening, HVAC, fire and life safety measures, and electrical replacement.

**Project Budget**

|  |                     |
|--|---------------------|
| Design and Review .....                          | \$2,031,000         |
| Estimated Construction Cost (ECC) .....          | 22,000,000          |
| Management and Inspection (M&I).....             | 3,969,000           |
| <b>Estimated Total Project Cost (ETPC)*.....</b> | <b>\$28,000,000</b> |

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

**Authorization Requested (Design, ECC and M&I)**.....\$28,000,000

**Funding Requested (ETPC)**.....\$28,000,000

**Prior Authority and Funding**

None

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

None

**Schedule**

**Design and Construction**

**Start**

FY 2011

**End**

FY 2014

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**Building**

The Moynihan Courthouse is a 27-story, 933,715 gross square foot building located at 500 Pearl Street in lower Manhattan. Upon its completion in 1994, it was the largest Federal courthouse in the nation. The building has 29 district judge courtrooms, 14 magistrate judge courtrooms, a special courtroom for mega trials and ceremonies, and 42 chambers. It offers state-of-the-art telecommunications, energy-efficient lighting, heating and air-conditioning.

**Tenant Agencies**

Judiciary and GSA

**Proposed Project**

Temporary judges' chambers were constructed and other spaces throughout the building were modified to accommodate the District judges and other Court-related agencies from the Marshall Courthouse. The original tenants, Probation and Pretrial Services, were temporarily relocated to leased space in the Woolworth Building at 233 Broadway, New York, NY. The proposed project includes the demolition, retrofit, and realignment of space in order to meet the Courts' current needs. In addition, due to revised space requirements for the Courts, three new additional District chambers will be constructed. Finally, GSA will address entrance security and screening.

**Major Work Items**

|                             |                     |
|-----------------------------|---------------------|
| Demolition                  | \$1,371,000         |
| Interior Alterations        | 7,932,000           |
| Security/Enhanced Screening | 5,511,000           |
| HVAC                        | 4,121,000           |
| Electrical Replacement      | 1,865,000           |
| Fire and Life Safety        | <u>1,200,000</u>    |
| <b>Total ECC</b>            | <b>\$22,000,000</b> |

**Justification**

The proposed alterations will allow for the recapture of approximately 138,000 rsf of vacated space in the Moynihan Courthouse after the District judges return to the Marshall Courthouse. Ongoing costs to the Government include additional rental expenses as long as Probation and Pretrial Services remain in their temporary leased space.

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**Summary of Energy Compliance**

This project will integrate and implement sustainable design principles and energy efficiency effort as seamlessly as possible into all aspects of both the design and construction process. The goal is to obtain certification through the Leadership in Energy and Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council.

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

There are no feasible alternatives to this project.

**Recommendation**

ALTERATION

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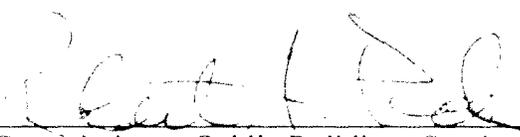
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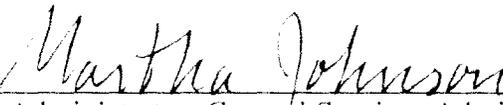
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**Certification of Need**

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

Submitted at Washington, DC, on May 13, 2010

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration