

**AMENDED PROSPECTUS – ALTERATION
ALEXANDER HAMILTON U.S. CUSTOM HOUSE
NEW YORK, NY**

Prospectus Number: PNY-0131-NY26
Congressional District: 10

FY 2026 Project Summary

The General Services Administration (GSA) requests additional approval and funding for a two-phase repair and alteration of the Alexander Hamilton U.S. Custom House. The project will correct building deficiencies and arrest ongoing structural deterioration of a National Historic Landmark located at 1 Bowling Green, New York, NY.

FY 2026 Committee Approval Requested

(Construction and Management & Inspection) \$21,019,000¹

This prospectus amends Prospectus No. [PNY-0131-NY23](#). GSA is requesting approval of additional estimated construction cost of \$21,324,000 and a reduction in management & inspection costs of \$305,000, for a total additional cost of \$21,019,000 for cost escalation due to time, labor, and market conditions.

FY 2026 Appropriation Requested

(Phase II Construction and Phase II Management & Inspection)\$79,132,000

Major Work Items

Exterior construction, sitework, demolition/hazardous material abatement, and interior construction.

Project Budget

Design

Phase I (FY 2018)	\$4,706,000
Phase II (FY 2023)	<u>5,291,000</u>
Total Design	<u>\$9,997,000</u>

Estimated Construction Cost (ECC)

Phase I (FY 2023)	\$58,531,000
Phase II (FY 2026)	<u>75,154,000</u>
Total ECC	<u>\$133,685,000</u>

¹ Prospectus No. [PNY-0131-NY23](#) was approved by the Committee on [Transportation and Infrastructure](#) of the House of Representatives, and the Committee on [Environment and Public Works](#) of the Senate on July 20, 2022, and July 27, 2022, respectively, for an estimated total project cost of \$131,316,000. See prior committee approvals table for detailed breakout.

**AMENDED PROSPECTUS – ALTERATION
ALEXANDER HAMILTON U.S. CUSTOM HOUSE
NEW YORK, NY**

Prospectus Number: PNY-0131-NY26
Congressional District: 10

Management and Inspections (M&I)

Phase I (FY 2023)	\$4,675,000
Phase II (FY 2026)	3,978,000
Total M&I	\$8,653,000

Estimated Total Project Cost (ETPC)*..... \$152,335,000²

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

<u>Schedule</u>	Start	End
Design (Phase I)	FY 2020	FY 2022
Construction (Phase I)	FY 2023	FY 2027
Design (Phase II)	FY 2023	FY 2025
Construction (Phase II)	FY 2026	FY 2030

Building

The Alexander Hamilton U.S. Custom House, located in lower Manhattan at the beginning of Broadway and just east of Battery Park, was designed by the renowned architect Cass Gilbert and includes artwork by Daniel Chester French and Reginald Marsh. The building presents a square plan with a central rotunda and surrounding corridors. It contains over 435,000 gross square feet of space and features a heavily detailed gray granite façade and monumental sculptural elements located in front of the building. The building was listed in the National Register of Historic Places in 1972 and was designated a National Historic Landmark in 1976.

Tenant Agencies

Judiciary - U.S. Bankruptcy Court; Department of Justice - U.S. Marshals Service, U.S. Trustees; Federal Trade Commission; Smithsonian Institution; General Services Administration - PBS Field Office; Department of Transportation - Federal Highway Administration, Maritime Administration, Federal Transit Administration, Federal Motor Carrier Safety Administration; Department of Homeland Security - U.S. Coast Guard, Customs and Border Protection Mission Support Facilities; and Department of Defense - Defense Counterintelligence and Security Agency.

² \$11,713,000 was provided by the P.L. 117-165 Inflation Reduction Act, and the same amount was returned to GSA for reprogramming.

**AMENDED PROSPECTUS – ALTERATION
ALEXANDER HAMILTON U.S. CUSTOM HOUSE
NEW YORK, NY**

Prospectus Number: PNY-0131-NY26
Congressional District: 10

Proposed Project

Phase I of the project included structural repairs to remediate water infiltration at and below grade. The work will arrest structural deterioration at the basement and sub-basement levels of the building, and repair damage caused by water infiltration.

Phase II of the project will remediate water infiltration around windows, masonry, and roofs. Also included in Phase II is the protection of murals within the rotunda and the restoration of masonry, including sculptures, roofs, and repair of damage caused by water infiltration.

Major Work Items

Exterior Construction	\$56,899,000
Sitework	9,170,000
Demolition/Hazardous Material Abatement	7,265,000
Interior Construction	<u>1,820,000</u>
Total ECC	\$75,154,000

Justification

Water infiltration in the sub-basement and basement levels is jeopardizing the structural integrity of the building and building systems. Water and drain piping located under the sidewalk vault are compromised. Structural repairs at and below grade will eliminate this potential safety hazard. Falling debris from the overhead damaged areas poses a potential safety risk to personnel and may result in additional costly emergency work. Water infiltration at the windows is causing damage to the building interior and negatively affecting the building's energy efficiency.

Age and exposure to weather elements is negatively impacting the building's exterior and interior artwork. Failure to make the appropriate repairs to the building will result in further damage to this National Historic Landmark.

Summary of Energy, Water, and High-Performance Green Building Compliance

This project will be designed to conform to requirements of PBS Core Building Standards (CBS). 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 United States Code 6834.

**AMENDED PROSPECTUS – ALTERATION
ALEXANDER HAMILTON U.S. CUSTOM HOUSE
NEW YORK, NY**

Prospectus Number: PNY-0131-NY26
Congressional District: 10

Prior Appropriations

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
115-141	2018	\$4,706,000	Phase I Design = \$4,706,000
117-328	2023	\$68,497,000	Phase I ECC = \$58,531,000 Phase I M&I = \$4,675,000 Phase II Design = \$5,291,000
Appropriations to Date		\$73,203,000	

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	7-23-15	\$46,498,000	Phase I & II Design = \$5,204,000 Phase I ECC = \$38,079,000 Phase I M&I = \$3,215,000
Senate EPW	1-20-16	\$46,498,000	Phase I & II Design = \$5,204,000 Phase I ECC = \$38,079,000 Phase I M&I = \$3,215,000
House T&I	6-27-18	Additional \$7,493,000 Total \$53,991,000	Phase I Design = Reduction of \$498,000 to separate Phases I & II design (Total \$4,706,000) Phase I ECC = Addition of \$7,454,000 (Total \$45,533,000) Phase I M&I = Addition of \$537,000 (Total \$3,752,000)
Senate EPW	6-19-19	Additional \$7,493,000 Total \$53,991,000	Phase I Design = Reduction of \$498,000 to separate Phases I & II design (Total \$4,706,000) Phase I ECC = Addition of \$7,454,000 (Total \$45,533,000) Phase I M&I = Addition of \$537,000 (Total \$3,752,000)

**AMENDED PROSPECTUS – ALTERATION
ALEXANDER HAMILTON U.S. CUSTOM HOUSE
NEW YORK, NY**

Prospectus Number: PNY-0131-NY26
Congressional District: 10

Senate EPW	12-17-19	Additional \$68,197,000 Total \$122,188,000	Phase II Design = Additional \$4,228,000 Phase I ECC = Additional \$14,673,000 (total \$60,206,000) Phase I M&I = Additional \$1,169,000 (total \$4,973,000) Phase II ECC = Additional \$44,323,000 Phase II M&I = Additional \$3,804,000
House T&I	7-20-22	Additional \$77,325,000 Total \$131,316,000	Phase II Design = \$5,291,000 Phase I & II ECC = Additional \$66,828,000 Phase I & II M&I = Additional \$5,206,000
Senate EPW	7-27-22	\$131,316,000 Total \$131,316,000	Phase I & II Design = \$9,997,000 Phase I & II ECC = \$112,361,000 Phase I & II M&I = \$8,958,000
Approvals to Date		\$131,316,000 \$131,316,000	House T&I 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 limited scope renovation. The cost of the proposed project is far less than the cost of leasing or constructing a new building, and GSA considers this asset a long-term hold.

Recommendation

ALTERATION

**AMENDED PROSPECTUS – ALTERATION
ALEXANDER HAMILTON U.S. CUSTOM HOUSE
NEW YORK, NY**

Prospectus Number: PNY-0131-NY26
Congressional District: 10

Certification of Need

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

Submitted at Washington, DC, on 6/11/2025

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Acting Administrator, General Services Administration