

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

Prospectus Number: PNY-0351-NY26
Congressional District: 10

FY 2026 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Daniel Patrick Moynihan U.S. Courthouse, located at 500 Pearl Street, New York, NY. The proposed project will address failures in the building envelope, roof replacement to correct waterproof deficiencies on the plaza level to prevent further damage to the garage and its driving surfaces, and repairs to the garage resulting from water infiltration.

FY 2026 Committee Approval Requested

(Additional Design, Construction, and Management & Inspection)..... \$2,264,000¹

This prospectus amends Prospectus No. [PNY-0351-NY23](#). GSA is requesting approval of additional design cost of \$900,000, additional estimated construction cost of \$1,173,000, and additional management & inspection costs of \$191,000, for a total additional cost of \$2,264,000 due to time, labor, market conditions, and additional scope changes to include repair façade maintenance equipment and to correct waterproof deficiencies on the plaza.

FY 2026 Appropriation Requested

(Design, Construction, and Management & Inspection).....\$52,704,000

Major Work Items

Exterior construction, sitework

Project Budget

Design	\$4,712,000
Estimated Construction Cost (ECC)	45,078,000
Management and Inspection (M&I).....	2,914,000
Estimated Total Project Cost (ETPC)*.....	\$52,704,000

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

Schedule

	Start	End
Design and Construction	FY 2026	FY 2031

¹ Prospectus No. [PNY-0351-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 November 29, 2022, respectively, for design cost of \$3,812,000, estimated construction cost of \$43,905,000 and management & inspection costs of \$2,723,000, for an estimated total project cost of \$50,440,000.

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Building

The Daniel Patrick Moynihan U.S. Courthouse is an approximately 940,000 gross square foot building 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.

Of masonry and steel construction, the building consists of three underground levels for parking and mechanical, and a ground floor with surrounding plazas. The northern part of the building has nine upper levels, and a copper barrel roof. The southern part of the building consists of a tower rising 26 stories, with an enclosed roof level at the 27th floor, and a mechanical bulkhead on a partial 28th floor.

Tenant Agencies

Department of Justice – U.S. Marshals Service, Drug Enforcement Administration, Office of U.S. Attorneys; Judiciary – District Courts, Court of Appeals, Circuit Executive, Magistrate Judge, District Clerk, Probation, and Pretrial Services

Proposed Project

This project proposes façade repair consisting of repointing and sealing of existing windows, regrouting of joints in the granite cladding and cleaning of all marble cladding surfaces, and other miscellaneous repairs required to the existing façade. The project will also include replacement of all roofing systems for the building. Garage work includes repairs at the ramps, cracks within the parking deck driving surface, cracks at horizontal foundation walls, leaks at cold joints and below plaza deck necessitated due to water infiltration due to waterproofing deficiencies at the plaza above. The façade maintenance equipment will be repaired in order to support the façade repairs and any future maintenance activities.

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Major Work Items

Exterior Construction	\$38,789,000
Sitework	<u>6,289,000</u>
Total ECC	\$45,078,000

Justification

This project is required to mitigate water intrusion from façade, roof leaks, and plaza deficiencies to protect electrical and mechanical infrastructure and parking surfaces from further water damage, and shield both tenant spaces and courtrooms from persistent leaking, which disturbs the continuity of day-to-day operations. Additionally, this project will ensure that previous investments in infrastructure will not be damaged by water infiltration.

The District Court for the Southern District of New York (SDNY) has sat continuously in Manhattan since 1789 and has jurisdiction over New York’s major financial centers. The Daniel Patrick Moynihan U.S. Courthouse is the second largest, most active federal courthouse, and presides over many high profile and historic trials every year. Without this project, those court proceedings are at risk of interruption, causing significant harm to our justice process.

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.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	7-20-22	\$50,440,000	Design = \$3,812,000 Construction = \$43,905,000 M&I = \$2,723,000

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Senate EPW	11-29-22	\$50,440,000	Design = \$3,812,000 Construction = \$43,905,000 M&I = \$2,723,000
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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

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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 6/11/2025

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration