

**AMENDED PROSPECTUS – ALTERATION
JOHN JOSEPH MOAKLEY U.S. COURTHOUSE
BOSTON, MA**

Prospectus Number: PMA-0050-B026
Congressional District: 8

FY 2026 Project Summary

The General Services Administration (GSA) proposes a repair and alterations project for the John Joseph Moakley U.S. Courthouse (Moakley Courthouse), located at One Courthouse Way in Boston, MA. The project will address the mechanical, electrical, and fire alarm systems, repair the deteriorating building envelope, replace the roof, and modernize conveyance systems.

FY 2026 House Committee Approval Requested

(Additional Design, Construction, and Management & Inspection)..... \$98,252,000¹

This prospectus amends Prospectus No. [PMA-0050-BO23](#). GSA is requesting approval of additional estimated design cost of \$1,572,000, additional estimated construction cost of \$93,150,000, and additional management and inspection cost of \$3,530,000, for a total additional cost of \$98,252,000 for cost escalation due to time, labor, and market conditions.

FY 2026 Senate Committee Approval Requested

(Additional Design, Construction, and Management & Inspection)..... \$76,871,000²

This prospectus amends Prospectus No. [PMA-0050-BO24](#). GSA is requesting approval of additional estimated design cost of \$1,572,000, additional estimated construction cost of \$72,608,000, and additional management and inspection cost of \$2,691,000, for a total additional cost of \$76,871,000 for cost escalation due to time, labor, and market conditions.

FY 2026 Appropriation Requested

(Additional Design, Construction, and Management & Inspection).....\$203,261,000

¹ Prospectus No. PMA-0050-BO23 was approved by the Committee on [Transportation and Infrastructure](#) of the House of Representatives on July 20, 2022, and November 29, 2022, respectively, for design cost of \$10,345,000, estimated construction cost of \$99,435,000 and management and inspection costs of \$5,574,000, for a total cost of \$115,354,000.

² Prospectus No. PMA-0050-BO23 was approved by the Committee on [Environment and Public Works](#) of the Senate on November 29, 2022, for design cost of \$10,345,000, estimated construction cost of \$99,435,000 and management and inspection costs of \$5,574,000, for a total cost of \$115,354,000.

Prospectus No. PMA-0050-BO24 was approved by the Committee on [Environment and Public Works](#) of the Senate on November 20, 2024, for an additional construction cost of \$20,542,000, and additional management and inspection costs of \$839,000, for a total additional cost of \$21,381,000.

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Major Work Items

Heating, ventilation, and air conditioning (HVAC) upgrades; electrical upgrades; fire protection upgrades; interior construction; exterior construction; conveyance systems; demolition/hazardous material abatement; sitework; and plumbing upgrades

Project Budget

Design

Design (FY 2023)	\$10,345,000
Design (FY 2026)	<u>1,572,000</u>
Total Design	\$11,917,000

Estimated Construction Cost (ECC) (FY 2026)	\$192,585,000
Management and Inspection (M&I) (FY 2026)	<u>9,104,000</u>
Estimated Total Project Cost (ETPC)	\$213,606,000

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

Schedule

	Start	End
Design and Construction	FY 2024	FY 2031

Building

The Moakley Courthouse, constructed in 1998, is a 10-story brick masonry structure with a basement and mezzanine totaling 945,424 gross square feet. The building occupies a key waterfront site on Boston Harbor and contains a 32,700 square foot curved glass wall that overlooks the harbor and the 2.25-acre public Fan Pier Park, offering one of the best views of Boston's skyline. The Moakley Courthouse serves as home for the U.S. Court of Appeals for the First Circuit and the U.S. District Court for the District of Massachusetts.

Tenant Agencies

U.S. District Court; U.S. Court of Appeals; U.S. Probation Office; Department of Justice - U.S. Marshals Service, Office of the U.S. Attorneys; and GSA

Proposed Project

The proposed project will replace outdated boilers, chillers, and air handling units, upgrade the building automation system, and improve overall building performance. Exterior construction includes replacement of the roof with a new high-efficiency assembly to

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provide related ceiling and roof perimeter fire barriers and replacement of lightning protection. Building envelope repairs include replacement of sealants and metal flashing around the facility, including the glass curtainwall, windows, skylights, doors, and expansion joints, and repointing of the masonry in some areas will be undertaken. The conveyance system will be modernized to meet current technology, performance, and code standards. The project includes the replacement of the fire alarm system. Additionally, full lighting fixture, sensors, and control upgrades will be integrated into the new building automation system.

Major Work Items

HVAC Upgrades	\$58,336,000
Electrical Upgrades	48,004,000
Fire Protection Upgrades	24,848,000
Interior Construction	20,804,000
Exterior Construction	16,619,000
Conveyance Upgrades	12,387,000
Demolition/Hazardous Material Abatement	6,133,000
Sitework	3,658,000
Plumbing Upgrades	<u>1,796,000</u>
Total ECC	\$192,585,000

Justification

The existing boilers and chillers have reached the end of their useful life, and deterioration to the domestic water system and pipe fittings cause the need for upgrades. Upgrades to the building automation system will improve building performance.

The roofing system needs replacement to prevent damage to interior finishes, tenant property, and courts operations. The building exterior continues to degrade due to severe weather exacerbated by the building's waterfront location. Creating a watertight envelope through repointing and sealing will prolong the life of the asset. The project will also provide interior and exterior waterproofing to the prisoner transport corridor in the sublevel and throughout the perimeter foundation wall to mitigate the effects of extreme weather. Water infiltration has periodically penetrated the fire alarm system causing false alarms. Flood mitigation on lower grade doors, openings, and intakes are needed to prevent continued storm related problems with the fire alarm systems.

The elevators within the conveyance systems are over 20 years old and experience recurring service calls, many of which include entrapments. Because of the specialized use

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(e.g., prisoner transfer), removal from service would have an operational impact on court functions. Interim repairs are underway to mitigate this life-safety and accessibility issue, however, modernization is required.

The existing fire alarm manufacturer began phasing out the current model of the fire alarm system in 2018, and replacement parts are available only until 2023. The potential risk of alarm failure poses a life-safety risk and risks increased costs for emergency replacement if the manufacturer is unable to support repairs. A separate project has been completed to partially replace components of the fire alarm system. This proposed project will continue the effort to replace the remainder of this critical life safety system. Lighting replacement will also significantly reduce the cost of operations and provide enhanced operational control.

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

Appropriations			
Public Law	Fiscal Year	Amount	Purpose
117-328	2023	\$10,345,000	Design = \$10,345,000

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Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	7/20/2022	\$115,354,000	Design = \$10,345,000 ECC = \$99,435,000 M&I = \$5,574,000
Senate EPW	11/29/2022	\$115,354,000	Design = \$10,345,000 ECC = \$99,435,000 M&I = \$5,574,000
Senate EPW	11/20/2024	Additional \$21,381,000	Additional M&I = \$839,000 Additional ECC = \$20,542,000
Approvals to Date		\$115,354,000 \$136,735,000	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 project. This is a limited scope renovation, and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

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