AMENDED PROSPECTUS – ALTERATION
JOHN F. KENNEDY FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0131-BN27
Congressional District: 8

FY 2027 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the John F. Kennedy Federal Building (JFK), located at 15 New Sudbury Street, Boston, MA. The proposed project will replace the high-rise roof, conveyance, lighting, and heating, ventilation, and air conditioning (HVAC) systems, as well as interior and exterior alterations and sitework.

FY 2027 House Committee Approval Requested

(Additional Design, Construction, and Management & Inspection) ..... $61,899,000[1]

This prospectus amends Prospectus No. PMA-0131-BN22 and requests approval of additional design cost of $5,217,000, additional estimated construction cost of $53,759,000, and additional management and inspection cost of $2,923,000, for a total additional cost of $61,899,000, to account for scope modifications, including the addition of fire protection and sitework, and cost escalations due to time and market conditions.

FY 2027 Senate Committee Approval Requested

(Additional Design, Construction and Management & Inspection) ..... $102,172,000[2]

This prospectus amends Prospectus No. PMA-0131-BN22 and requests approval of additional design cost of $8,424,000, additional estimated construction cost of $87,961,000, and additional management and inspection cost of $5,787,000 for a total additional cost of $102,172,000, to account for scope modifications, including the addition of fire protection and sitework, and cost escalations due to time and market conditions.

FY 2027 Appropriation Requested

(Design, Construction, Management & Inspection)..... $215,964,000[3]

[1] The Committee on Transportation and Infrastructure of the House of Representatives approved Prospectus No. PMA-0131-BN22 for an additional $9,302,000 for design costs, $100,569,000 for construction costs, and $3,921,000 for management and inspection costs, for total additional cost of $113,792,000 and an estimated total project cost of $154,065,000, on April 28, 2022.

[2] The Committee on Environment and Public Works of the Senate approved Prospectus No. PMA-0131-BN20 for $6,550,000 for design costs, $64,291,000 for construction costs, and $5,088,000 for management and inspection costs, for an estimated total project cost of $75,929,000, on December 17, 2019 and Prospectus No. PMA-0131-BN22 for an additional design cost of $2,752,000, an additional estimated construction cost of $36,278,000, and a reduction in management and inspection cost of $1,167,000, for a total additional cost of $37,863,000 and an estimated total project cost of $113,792,000, on January 12, 2022.

[3] This project was submitted as part of GSA's FY 2017, FY 2020, and FY 2022 Capital Investment and Leasing Programs; however, no appropriations were received or able to be allocated.

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Major Work Items

HVAC system upgrades/replacement; interior construction; conveying system replacement; sitework; electrical system upgrades; demolition and hazardous abatement; plumbing; exterior construction; fire protection.

Project Budget

Design	$17,726,000
Estimated Construction Cost (ECC)	188,530,000
Management and Inspection (M&I)	9,708,000
Estimated Total Project Cost (ETPC)	**$215,964,000**

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

Schedule	Start	End
Design and Construction	FY 2027	FY 2034

Building

The JFK consists of a 27-story high-rise tower with an adjacent 5-story low-rise structure connected by a glass-enclosed walkway, 226 structured parking spaces, and 31 surface parking spaces. The building was constructed in 1966 of steel-reinforced concrete and contains approximately 1,046,000 gross square feet and is listed in the National Register of Historic Places. It is located in the Government Center area of the city, which includes Boston's City Hall.

Tenant Agencies

Department of Labor, Department of the Treasury, Department of Health and Human Services, Department of Justice, Department of Veterans Affairs, Department of Homeland Security, Equal Employment Opportunity Commission, Social Security Administration, U.S. Congress–Senate, GSA, Department of Commerce, Department of Defense (DoD), and DoD–U.S. Air Force (USAF)

Proposed Project

The proposed project replaces the deficient roofing system, including the flashing, and sealants with a new membrane roofing system coupled with high-efficiency insulation on

the high-rise portion of the building. Upgrades to the building's permanent roof anchor / fall arrest system will provide additional safeguards and eliminate life-safety deficiencies.

Electrical upgrades will include replacement of the existing interior lighting and controls, incorporating occupancy and daylighting strategies throughout a newly replaced ceiling grid on all tenant floors. Beyond the comprehensive replacement of ceiling tiles this project includes interior construction improvements including a complete renovation of the building's restrooms, modernizing fixtures, and enhancing accessibility. Furthermore, the project addresses the building's aging sanitary lines, replacing deteriorated piping to ensure reliable and efficient waste management while mitigating the risk of leaks and potential water damage.

The conveying system, which includes elevator and escalator equipment, will be modernized to current technology, performance, and code standards. Replacement systems will incorporate non-proprietary, regenerative drives. Passenger cab interior panels will be replaced and include Architectural Barriers Act Accessibility Standards-compliant features. Escalators will incorporate power standby technologies to reduce energy consumption during periods of low or no passenger activity.

The modernization of the HVAC system will include the replacement of existing air handling units and chillers with new high efficiency units using non-chlorofluorocarbon refrigerants. The existing variable air diffuser (VAD) system will be replaced and reconfigured with a highly efficient variable air volume system with reheat and a direct digital control system. The existing ductwork will be replaced or cleaned. Any new equipment will be fully compatible with and tied into the existing building automation system (BAS), in conjunction with a minor BAS expansion, as needed, to accommodate new equipment. Included is the replacement of all original perimeter heating piping and controls and the replacement of supply and return condensing water riser pipes from the mechanical room to the mechanical penthouse of the high-rise tower. The project will also retrofit waste condensate to provide additional hot water heat recovery for snowmelt or domestic hot water use.

This project incorporates fire protection upgrades including the relocation of sprinkler heads, piping, and related devices to optimize fire suppression coverage throughout the building. The installation of new fire stopping materials will create critical barriers to prevent the spread of fire and smoke. Finally, the project will implement updated and clearly visible fire protection signage to guide occupants during emergencies, ensuring a safe and secure environment.

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This project includes essential exterior site improvements including the renovation of existing access roads, sidewalks, cobblestone surfaces, curbs, grounds, and fences which will enhance accessibility, improve safety and security, and create a more welcoming environment. Additionally, the exterior stairs will be carefully repointed to ensure structural integrity and preserve the building's historic character.

Major Work Items

HVAC System Replacement/Upgrades	$95,691,000
Interior Construction	24,390,000
Conveying System Replacement	20,453,000
Sitework	13,895,000
Electrical System Upgrades	13,018,000
Demolition and Hazardous Abatement	7,775,000
Plumbing Upgrades	6,629,000
Exterior Construction	3,840,000
Fire Protection Upgrades	2,839,000
Total ECC	**$188,530,000**

Justification

The project will allow for roof replacement prior to full failure of the existing roofing system in a manner that is minimally disruptive to the tenant agencies. If unfunded, recurring localized failures or full roof material failure risk damage to interior finishes, tenant property and mission, and historic building elements. Increased energy consumption due to deterioration of insulation is also a risk. Additionally, the project will incorporate permanent roof-mounted fall protection features for personnel to comply with life-safety standards.

The current VAD system lacks control and responsiveness. Increased energy consumption, poor tenant comfort, and substandard indoor air quality are recurring problems throughout the building. Existing chillers have reached the end of their useful lives and require replacement. Upgrading the existing lighting and controls will result in decreased energy consumption, thereby reducing monthly utility costs.

The existing elevators and escalator systems are over 30 years old and have exceeded their useful lives. Due to the high-traffic building conditions, existing elevator cabs and equipment are worn both visually and mechanically. The escalator systems are similarly beyond their intended lifespans. Performance levels continue to decrease annually, and emergency incidents regularly impact customers, including 49 elevator entrapments over a

2-year period. Monthly preventive maintenance has become challenging due to the poor availability of proprietary replacement parts. Interim repairs are underway to mitigate this life-safety and accessibility issue.

The planned interior construction improvements are essential to modernize the building to meet the tenant needs. The current restrooms are outdated, and the aging sanitary lines pose a risk of leaks and potential disruptions. These upgrades will ensure a more comfortable, accessible, and hygienic environment for all occupants.

The fire protection upgrades are crucial to ensuring the safety and well-being of building occupants. The existing fire suppression system requires optimization, and the implementation of new fire stopping materials and updated signage will significantly improve the building's fire safety capabilities.

The exterior site improvements are necessary to address safety concerns and sustain the accessibility of the property. Renovating the access roads, sidewalks, and grounds will improve accessibility and enhance the functionality and long-term viability of the facility for the benefit of taxpayers and federal tenants. Repointing the exterior stairs will ensure their structural integrity and preserve the building's historic character.

Summary of Energy, Water, High-Performance Building Compliance

This project will be designed to conform to GSA's Core Building Standards. 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 U.S.C. 6834.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	5/18/2016	$40,273,000	Design = $3,207,000; ECC = $34,202,000; M&I = $2,864,000

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House T&I	5/25/2016	$40,273,000	Design = $3,207,000; ECC=$34,202,000; M&I = $2,864,000
Senate EPW	12/17/2019	Additional $35,656,000 Total $75,929,000	Design = $6,550,000; ECC = $64,291,000; M&I = $5,088,000
House T&I	4/28/2022	Additional $113,792,000 Total $154,065,000	Additional Design = $9,302,000; Additional ECC = $100,569,000; Additional M&I = $3,921,000
Senate EPW	1/12/2022	Additional $37,863,000 Total $113,792,000	Additional Design = $2,752,000; Additional ECC = $36,278,000; Reduced M&I = -$1,167,000
Approval to Date		**House: $154,065,000** **Senate: $113,792,000**	

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

None

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

Alternative: $319,125,000
New Construction: $457,991,000
Lease: $480,899,000

The 30-year, present value cost of alteration is $138,886,000 less than the cost of new construction with an equivalent annual cost advantage of $8,425,000.

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
____3/30/2026_____

Recommended: _____
Acting Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration