

**AMENDED PROSPECTUS – ALTERATION  
EMANUEL CELLER U.S. COURTHOUSE  
BROOKLYN, NY**

Prospectus Number: PNY-0270-BR27  
Congressional District: 7

**FY 2027 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Emanuel Celler U.S. Courthouse located at 225 Cadman Plaza East, Brooklyn, NY. The proposed project will remove and replace the building’s condenser water pipes and abate ancillary hazardous materials.

**FY 2027 House Committee Approval Requested**

**(Design, Construction, Management and Inspection)..... \$7,413,000<sup>1</sup>**

**FY 2027 Senate Committee Approval Requested**

**(Additional Design, Construction, Management and Inspection) ..... \$1,444,000<sup>2</sup>**

This prospectus amends Prospectus No. [PNY-0270-BR25](#). GSA is requesting approval of additional appropriations for the estimated construction cost of \$1,294,000 and additional management and inspection cost of \$150,000, for a total additional cost of \$1,444,000 for cost escalation due to time, labor, and market conditions.

**FY 2027 Appropriation Requested**

**(Construction, and Management & Inspection).....\$7,413,000**

**Major Work Items**

Heating, ventilation, and air conditioning (HVAC) upgrades; demolition/hazardous material abatement; and interior construction.

**Project Budget**

Design .....	\$0 <sup>3</sup>
Estimated Construction Cost (ECC).....	6,627,000
Management and Inspection (M&I) .....	786,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$7,413,000</b>

<sup>1</sup> Prospectus No. [PNY-0270-BR25](#) was submitted as part of the FY 2025 President’s Budget but was not approved and GSA was unable to fund the project with the appropriations provided.

<sup>2</sup> Prospectus No. [PNY-0270-BR25](#) was approved by the [Committee on Environment and Public Works of the Senate](#) on July 9, 2025, for an estimated total project cost of \$5,969,000, but GSA was unable to fund the project with the appropriations provided.

<sup>3</sup> Design was previously funded in 2022 by GSA’s Minor Repair and Alteration program.

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

<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
Construction	FY 2027	FY 2029

**Building**

The Emanuel Cellar U.S. Courthouse, constructed in 1963, contains 291,000 gross square feet. It originally served as the United States District Court for the Eastern District of New York, until the construction of the adjacent Theodore Roosevelt U.S. Courthouse. The building still operates as a courthouse today and supports many court-related and office functions. It is connected to the Theodore Roosevelt U.S. Courthouse by a six-story atrium, which provides both public and restricted circulation between the two courthouses and serves as the main entrance to both buildings.

**Tenant Agencies**

Judiciary – Court of Appeals, District Court, Magistrate Judge, District Clerk; Department of Justice – U.S. Marshals Service, Office of U.S. Attorneys; Department of Homeland Security - FEMA; and GSA – Public Buildings Service.

**Proposed Project**

This is a limited-scope repair and alteration project of the building’s condenser water pipes, including: removal and replacement of condenser lines throughout all levels of the building, as well as any hazardous material removal costs associated with the removal and replacement. Interior construction incidental to project execution is also included in the project.

**Major Work Items**

HVAC Upgrades	\$3,797,000
Demolition/Hazardous Material Abatement	2,339,000
Interior Construction	<u>491,000</u>
<b>Total ECC</b>	<b>\$6,627,000</b>

**Justification**

Multiple condenser pipe failures have occurred at separate locations in the building in recent years. The last failure was in 2023 causing damage between the 3<sup>rd</sup> and 4<sup>th</sup> floor. The building’s condenser pipes are beyond their intended lifespan. Ultrasonic testing conducted by GSA indicates that sections of the pipes have deteriorated to a condition that

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calls for immediate replacement. Failure to replace the identified condenser pipes ensures continued deterioration and increases the risk of catastrophic flooding to the space occupied by the tenant agencies and the public. The condenser pipes run through most of the building and into several critical electrical and information technology rooms. Flooding in these areas would result in costly damage to both the building and customer agency equipment and it is likely there would also be significant disruption to court activities. If multiple sections of the pipe leak or break simultaneously, the building could lose basic HVAC functions, requiring shutdown of the building.

**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**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
Senate EPW	7/9/25	\$5,969,000	ETPC = \$5,969,000
<b>Approvals to Date</b>		<b>\$5,969,000</b>	

**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 3/30/2026

Recommended:   
Acting Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration