

**PROSPECTUS – ALTERATION
SILVIO V. MOLLO FEDERAL BUILDING AND
JACOB K. JAVITS FEDERAL BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0323/0282-NY20
Congressional District: 10

FY 2020 Project Summary

The General Services Administration (GSA) proposes the first of a two phase project. The first phase is design for the modernization of the Silvio V. Mollo (Mollo) Federal Building located at 1 St. Andrew's Plaza, New York, NY, and the design and construction of swing space buildout, space recapture, and related improvements at the Jacob K. Javits (Javits) Federal Building located at 26 Federal Plaza, New York, NY.

The proposed Mollo project will address seismic, structural deficiencies, mechanical, electrical distribution, security and screening pavilion, and new buildout of the Department of Justice–U.S. Attorney's Office (USAO) Criminal Division space. The proposed Javits Building project will provide swing space as interim housing for the USAO Criminal Division during the Mollo renovations and the long-term housing for the USAO Civil Division currently housed in leased space at 86 Chambers Street, New York, NY. Relocation of the USAO Civil Division provides an annual lease cost avoidance of approximately \$3,300,000.

FY 2020 Committee Approval and Appropriation Requested

(Phase I and II Design, Phase I Construction, and Phase I Management & Inspection)\$46,600,000

Major Work Items

Heating, ventilation, and air conditioning (HVAC), electrical, fire protection, and plumbing replacement; demolition; and interior construction

Project Budget

Design

Phase I swing space	\$ 2,601,000
Phase II.....	<u>13,312,000</u>
Total Design (FY20 Request)	\$15,913,000

Estimated Construction Cost (ECC)

Phase I swing space (FY 20 Request).....	\$ 29,123,000
Phase II (TBD).....	<u>164,003,000</u>
Total ECC	\$193,126,000

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Management and Inspection (M&I)	
Phase I swing space (FY 20 Request).....	\$1,564,000
Phase II (TBD).....	7,145,000
Total M&I	\$8,709,000
Estimated Total Project Cost (ETPC)*.....	\$217,748,000

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

<u>Schedule</u>	<u>Start</u>	<u>End</u>
Design (Mollo and Javits) and Javits Construction	FY 2020	FY 2024
Construction (Mollo)	TBD	TBD

Building

The Mollo Federal Building is an 11-story office building with a basement. The building was constructed in 1974 of prefabricated aggregate facade with a structural reinforced concrete framework on a poured concrete foundation. The building is connected by secure bridges to the Thurgood Marshall U.S. Courthouse and the Metropolitan Correction Center (MCC).

The Javits Federal Office Building is located at 26 Federal Plaza, New York, NY. It consists of three interconnected buildings: a 45-story Federal office building plus basement, an 8-story courthouse and office building built in 1967 (the James L. Watson Court of International Trade), and a 45-story addition (Annex) built along the west side of the original 45-story building in 1977. The two 45-story buildings function together as the Jacob K. Javits Federal Office Building. The Watson Court of International Trade (CIT) is connected to Javits via a 4-story pedestrian bridge. The entire Javits complex consists of approximately 2.9 million gross square feet.

Tenant Agencies (Impacted)

Department of Justice: USAO Criminal Division, USAO Civil Division, USAO Administrative Services, U.S. Marshals Service (USMS)

Proposed Project

The project proposes a modernization of the Mollo Federal Building to address seismic, security and screening pavilion, structural deficiencies, mechanicals, electrical distribution, and new buildout of USAO space to meet its current design standards. This project will reuse the building foundation and superstructure, and will upgrade the

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existing structure to meet current standards for seismic and security and screening. The scope of the Mollo project includes complete replacement of building systems, including the facade, roofing, HVAC, electrical infrastructure, and elevators. The project also includes accessibility upgrades, a new integrated main entrance, and construction of tenant space for the USAO Criminal Division and USMS. Swing space in the Javits building will be required so tenants can vacate the existing facility and this work can be executed. The swing space will be constructed on two floors in the Javits Federal Building to accommodate the USAO Criminal Division and USMS and, at the conclusion of this project, will be reused to permanently house the Civil Division of the USAO, currently located in leased space, and USAO Administrative Services operations, currently located in Government-owned space at 201 Varick Street, New York, NY.

This request includes funding for design of the entire project, and construction and M&I for the swing space. GSA intends to submit a prospectus in a future year for the construction portion of the Mollo project.

Major Work Item

HVAC Replacement	\$8,181,000
Electrical Replacement	7,521,000
Interior Construction	5,938,000
Demolition	5,426,000
Fire Protection Replacement	1,477,000
Plumbing Replacement	<u>580,000</u>
Total ECC	\$29,123,000

Justification

It is imperative that the Southern District of New York USAO's Criminal Division remain located long term at the Mollo Federal Building. This location provides USAO with easy access to both the Daniel Patrick Moynihan and Thurgood Marshall U.S. Courthouses, as well as the MCC, the Federal prison serving Manhattan. The commercial real estate market makes it highly unlikely that office space for the USAO Criminal Division could be found in one location within a reasonable distance from the courthouses. If the USAO Criminal Division were to be housed elsewhere, the transit times from the correctional facility and courthouses would be longer, and there would be a chance its operations would have to be split up among multiple locations, impacting security and operational efficiency and resulting in a significantly higher cost to the taxpayer.

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Mollo Building systems are outdated, at risk for failure, and not in compliance with current codes and standards. Deferring the proposed work will result in running a risk of encountering complicated and costly emergency repairs. In addition, mechanical systems in the Mollo Federal Building provide air conditioning (chilled water) and heating (reduced pressure steam) to the adjacent MCC, so that a failure of the steam reducing system and the chillers at the Mollo Federal Building could result in a lack of heating or air conditioning at the MCC.

Tenant space, as currently configured, is inefficient and does not meet the needs of the agencies. The modernization of the Mollo Federal Building will eliminate and/or minimize these deficiencies. Additionally, security will be enhanced, and the interior space will be handicapped accessible.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

Prospectus	Description	FY	Amount
PNY-0282-2-NY14	Core Renovations	2014	\$ 6,520,000
Reprogramming	Design	2015	\$ 7,660,000
PNY-0282-NY16	Space Buildout	2016	\$96,344,000

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

Alteration:	\$213,071,986
New Construction:	\$395,145,909
Lease	\$284,332,283

The 30-year, present value cost of renovation is \$71,260,297 less than the cost of leasing with an equivalent annual cost advantage of \$3,450,207.

Recommendation

ALTERATION

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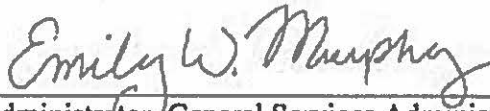
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Certification of Need

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

Submitted at Washington, DC, on March 19, 2019

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration