

PROSPECTUS – ALTERATION
Prospectus for Design

Description

The U.S. General Services Administration (GSA) is seeking committee approval for a design project that GSA will schedule for construction in a future year. A project description is attached.

Justification

By seeking approval to start the design for the project prior to construction phase funding, an orderly and timely accomplishment of a planned program is ensured. Under the separate funding approach, GSA will submit the construction prospectus for the project along with a future budget request.

The subject project addresses realignment and consolidation of agency space, and replacing and repairing affected building and safety systems.

Recommendation

Approve design for \$7,660,000 for the project attached. The construction costs indicated at this time are preliminary and will be finalized prior to future requests for funding.

Committee Approval and Appropriation Requested in this Prospectus

(Design)\$7,660,000

Certification of Need

The proposed projects are the best solutions to meet validated Government needs.

Submitted at Washington, DC, on April 27, 2015

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Acting Administrator, General Services Administration

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FISCAL YEAR 2015 ALTERATION DESIGN PROJECT
(Alphabetical by State)

LOCATION

FY 2015 FUNDING

New York, NY

Jacob K. Javits Federal Office Building

\$7,660,000

TOTAL.....\$7,660,000

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Prospectus Number: PDS-02015
Congressional District: 08

<u>PROJECT:</u>	Jacob K. Javits Federal Office Building
<u>LOCATION:</u>	New York, NY
<u>ESTIMATED TOTAL PROJECT COST:</u>	\$ 104,004,000
<u>DESIGN:</u>	\$ 7,660,000
<u>CONSTRUCTION:</u>	\$89,211,000
<u>MANAGEMENT & INSPECTION:</u>	\$7,133,000
<u>AMOUNT REQUESTED IN FY2015 (Design):</u>	\$ 7,660,000

WORK ITEM SUMMARY

Demolition and abatement, interior construction, HVAC, plumbing, electrical, and fire/life safety upgrades.

DESCRIPTION

The Jacob K. Javits Federal Office Building (FOB) is located at 26 Federal Plaza, New York City, NY. It consists of three interconnected buildings: a 45-story, plus basement, office building; an eight-story court/office building (both built in 1967); 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 FOB while the 8-story court/office building functions as the James L. Watson Court of International Trade (CIT). The CIT is connected to the FOB via a 4-story pedestrian bridge. The entire Federal complex consists of over 2.3 million square feet of rentable space.

GSA proposes design for the build out of approximately 314,000 rentable square feet (rsf) of vacant space, of which approximately 30,000 rsf will provide swing space for future alteration and consolidation projects in the FOB. The project will remove asbestos, upgrade mechanical and electrical systems and address fire/life safety issues. The project will help to maintain the Federal presence in downtown Manhattan, avoid future lease costs, and will allow for the overall reduction in tenant footprints.

The request will fund the design and review for the build-out of approximately 314,000 rentable square feet (RSF) of vacant space in the FOB, of which approximately 30,000 RSF will provide swing space for future alteration and consolidation projects in the building. The project will complete the design associated with asbestos removal, mechanical and electrical system upgrades, and fire and life safety issues. The completed project will maintain the Federal presence in downtown Manhattan, relocate the U.S. Department of Justice - Federal Bureau of

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Investigation from a leased location , and allow the U.S. Department of Health and Human Services to consolidate its operations currently scattered throughout the FOB.