

**PROSPECTUS – ALTERATION
DANIEL PATRICK MOYNIHAN U.S. COURTHOUSE
NEW YORK, NY**

Prospectus Number: PNY-0351-NY20
Congressional District: 07

FY2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Daniel Patrick Moynihan U.S. Courthouse located at 500 Pearl St., New York, NY. The proposed limited-scope project will consist of facade repair and roofing replacement.

FY 2020 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$27,570,000

Major Work Items

Exterior construction, roof replacement, building related site work, interior construction

Project Budget

Design	\$2,560,000
Estimated Construction Cost (ECC).....	23,389,000
Management & Inspection (M&I)	1,621,000
Estimated Total Project Cost (ETPC)	\$27,570,000

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

Schedule

	Start	End
Design and Construction	FY 2021	FY 2022

Building

The Daniel Patrick Moynihan U.S. Courthouse is an approximately 940,000 gross square foot building in lower Manhattan. Upon its completion in 1994, it was the largest Federal courthouse in the Nation. The building has 29 district judge courtrooms, 14 magistrate judge courtrooms, a special courtroom for mega-trials and ceremonies, and 42 chambers.

Of masonry and steel construction, the building consists of three underground levels for parking and mechanical, and a ground floor with surrounding plazas. The northern part of the building has nine upper levels, and a copper barrel roof. The southern part of the building consists of a tower rising 26 stories, with an enclosed roof level at the 27th floor, and a mechanical bulkhead on a partial 28th floor.

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Tenant Agencies

Department of Justice: U.S. Marshals Service, Drug Enforcement Administration, U.S. Attorneys; Judiciary: District Courts, Court of Appeals, Circuit Executive, Magistrate Judge, District Clerk, Probation, Pretrial Services

Proposed Project

This project proposes facade repair consisting of repointing and sealing of existing windows, regrouting of joints in the granite cladding, and cleaning of all marble cladding surfaces, and other incidental repairs required to the existing facade. The project will also include replacement of all building roofing systems and repair to interior spaces damaged by leaks in the facade/roof. Interior repair work consists of ceiling/wall replacement and new finishes.

Major Work Items

Exterior Construction	\$9,727,000
Roof Replacement	9,598,000
Building Related Site Work	3,719,000
Interior Construction	<u>345,000</u>
Total ECC	\$23,389,000

Justification

This project is required to mitigate water intrusion from facade and roof leaks, protect electrical and mechanical infrastructure from further water damage, and shield both tenant spaces and courtrooms from persistent leaking, which disturbs the continuity of day-to-day operations.

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

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

Prospectus	Description	FY	Amount
PNY-0351-NY11	Backfill Design/Security Pavilion	2011	\$2,031,000
PNY-0351-NY11	Interior Renovation-Backfill	2011	\$13,800,000 ¹
PNY-0351-NY11	Security Pavilion	2011	\$11,100,000 ²

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

There are no feasible alternatives to this limited scope renovation. The cost of the proposed project is far less than the cost of leasing or constructing a new building, and GSA considers this asset a long-term hold.

Recommendation

ALTERATION

¹ Funded via Reprogramming in FY 2013

² Funded via Reprogramming in FY 2014

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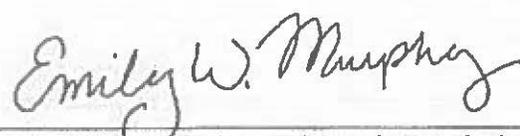
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Certification of Need

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

Submitted at Washington, DC, on March 18, 2019

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration