

**PROSPECTUS – ALTERATION
JACOB K. JAVITS FEDERAL OFFICE BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0282-NY21
Congressional District: 10

FY 2021 Project Summary

The General Services Administration (GSA) proposes a consolidation project at the Jacob K. Javits Federal Office Building (Javits FOB) located at 26 Federal Plaza, New York, NY, to meet the long-term housing needs for the Department of Education (Education), currently housed in leased space. The project will decrease the Federal Government's reliance on leased space, reduce federally owned vacant space, and provide an annual lease cost avoidance of approximately \$4,300,000 and an annual agency rent savings of approximately \$1,150,000.

FY 2021 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$10,811,000

Major Work Items

Interior construction; demolition; heating, ventilation, and air conditioning (HVAC) and electrical upgrades

Project Budget

Design	\$998,000
Estimated Construction Cost (ECC).....	8,966,000
Management and Inspection (M&I)	847,000
Estimated Total Project Cost (ETPC)	\$10,811,000

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

Schedule

	Start	End
Design and Construction	FY 2021	FY 2024

Building

The Javits, complex consists of three interconnected buildings: a 41-story office building plus basement constructed in 1967; a 45-story Annex building along the west side of the original 41-story building constructed in 1977; and the James L. Watson Court of International Trade, an 8-story courthouse and office building constructed in 1967. The 45- and 41-story buildings function together as the Javits FOB. A 4-story pedestrian bridge connects the Javits FOB to the Watson Court of International Trade. The entire

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Javits complex consists of approximately 2.8 million gross square feet, with an underground parking garage containing 300 parking spaces.

Impacted Tenant Agencies

Education

Proposed Project

This project proposes to consolidate and relocate Education to the Javits FOB from a prospectus-level lease. As part of the interior space alterations for approximately 24,500 usable square feet (USF), HVAC and electrical upgrades required to house Education in the building will be completed.

Major Work Items

Interior Construction	\$3,414,000
Demolition	2,223,000
Electrical Upgrades	2,844,000
HVAC Upgrades	<u>485,000</u>
Total ECC	\$8,966,000

Justification

The space to be built out for Education to meet its long-term needs is in the process of being vacated by another agency that is reducing in size and moving to another space within the building. Education occupies nearly 46,000 USF in leased space and is reducing its space requirements by roughly 45%. This reduction in USF will significantly improve Education's overall utilization rate, and the move to federally owned space will result in annual lease cost savings of approximately \$4,300,000 and an annual rent savings of approximately \$1,150,000 for Education.

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

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Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
PNY-0282-NY14	Renovation of Building Core Surrounding FBI space	2014	\$6,520,000
PNY-0282-NY16	Consolidation Build-Out *\$7,660,000 was funded in FY15 through a reprogramming. \$96,244,000 was funded through the FY16 Major R&A Expenditure Plan	2016	\$104,004,000*
PNY-0282-NY18	Plaza Structural Repairs	2018	\$65,712,000

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

Lease	\$66,802,000
Alteration	\$32,839,000

The 30-year, present value cost of alteration is \$33,963,000 less than the cost of leasing with an equivalent annual cost advantage of \$1,601,000.

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 February 4, 2020

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration