

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

Prospectus Number: PNY-0282-NY16
Congressional District: 08

FY2016 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of vacant space at the Jacob K. Javits Federal Office Building (FOB) located in New York City, New York, to consolidate functions and meet the long-term needs of the Federal Bureau of Investigation (FBI), U.S. Department of Health and Human Services (HHS), and the U.S. Corp of Engineers (USACE). The proposed consolidation will reduce the overall federal footprint in downtown Manhattan, recapture approximately 312,000 rentable square feet (rsf) and 235,000 usable square feet (usf) of vacant space, upgrade multiple building systems, remove hazardous materials, and eliminate annual lease payments to the private sector by approximately \$13,000,000 annually.

FY2016 Committee Approval and Appropriation Requested

(ECC, M&I).....\$96,344,000

Major Work Items

Demolition; hazardous material abatement; interior construction; mechanical, electrical, and fire protection and life safety upgrades

Project Budget

Design (FY2015 Reprogramming)	\$7,660,000
Estimated Construction Cost (ECC)	89,211,000
Management and Inspection (M&I)	<u>7,133,000</u>
Estimated Total Project Cost (ETPC)*	\$104,004,000

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

Schedule

	Start	End
Design	FY2015	FY2016
Construction	FY2016	FY2019

Building

The Jacob K. Javits Federal Office Building (FOB) is located at 26 Federal Plaza, New York, NY. It consists of three interconnected buildings: a 45-story office building plus

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basement, an eight-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 the FOB via a 4-story pedestrian bridge. The entire Jacob K. Javits Federal Building complex consists of approximately 2.9 million gross square feet.

Tenant Agencies

Federal Bureau of Investigations (FBI), U.S. Department of Health and Human Services (HHS), U.S. Department of Defense - Army Corps of Engineers (USACE)

Proposed Project

The proposed project includes the build-out of approximately 312,000 rsf and 235,000 usf of space to accommodate the FBI, which is currently housed in leased space, and consolidated space for HHS and USACE, which are currently located within the FOB. In addition, the project will remove asbestos, upgrade mechanical and electrical systems, and address fire and life safety issues.

Major Work Items

Demolition and Abatement	\$7,583,000
Interior Construction	24,346,000
Mechanical and Electrical Upgrades	52,284,000
Fire/Life Safety Upgrades	<u>4,998,000</u>
Total ECC	\$89,211,000

Justification

In late 2015, GSA will to move to One World Trade Center, vacating multiple floors in the FOB and providing an opportunity for the consolidation of agency space within the FOB.

The FBI has an immediate need to relocate their New York Field Office Joint Terrorism Task Force and Joint Operation Center, currently housed in costly leased space at 85 Tenth Avenue, New York, NY, into the FOB. The FBI, which currently occupies floors 22 through 28, will be provided contiguous space within the FOB. Additionally, the FBI currently has parking space associated with its operations at 85 Tenth Avenue, housed in

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Icascd space at 516-520 West 20th Street, New York, NY. The FBI will improve their overall utilization rate from 196 usf to 132 usf.

HHS and USACE, which are currently located in the FOB, will be able to consolidate their operations within the renovated space. HHS will improve their overall utilization rate from 281 usf to 174 usf and USACE from 266 usf to 199 usf.

Asbestos removal and upgrades to the fire alarm system will ensure occupant safety. Planned upgrades to the HVAC mechanical system and replacement of perimeter induction units are necessary to sustain the life of the equipment. Upgrades to the lighting system to LED with associated control systems and modifications to normal and emergency power distributions systems will increase energy efficiency.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
P.L. 111-5 (ARRA)	Plaza Restoration	2009	\$25,360,000
PNY-0282-2-NY14	Renovation FBI space	2014	\$6,520,000

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

Alteration:\$141,133,000
Lease\$321,448,000
New Construction:\$575,825,000

The 30-year, present value cost of alteration is \$180,316,000 less than the cost of leasing with an equivalent annual cost advantage of \$10,301,000.

Recommendation

ALTERATION

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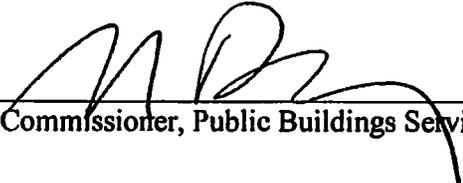
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Certification of Need

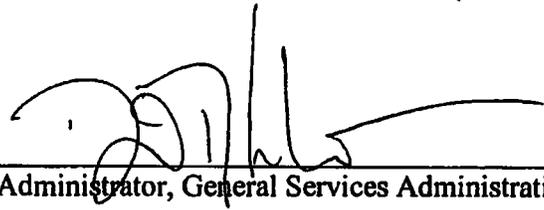
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 2, 2015

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

Housing Plan
Jacob K. Javits FOB

Locations	CURRENT				PROPOSED				
	Personnel		Usable Square Feet (USF)		Personnel		Usable Square Feet (USF)		
	Office	Total	Office	Storage	Office	Total	Office	Storage	
Lease									
85 Tenth Ave. NY, NY (FBI)	602	602	102,782	6,000		118,173			
Jacob K. Javits FOB									
U.S. Army Corps of Engineers	375	375	98,182		375	99,906	73,924		862
U.S. Department of Justice - FBI ²					602	602	57,083		23,440
U.S. Health and Human Services	440	440	122,666		440	123,781	74,711		1,115
Subtotal	815	815	220,848		1,417	223,687	205,718		3,404
Total	1,417	1,417	323,630	6,000	11,368	341,860	205,718	3,404	25,417

Office Utilization Rate ³	Current	Proposed
	All Building Office Tenants	178

Overall USF Rate ⁴	Current	Proposed
	All Building Tenants	241

Special Space	USF
ADP	5,541
Secure Teaming / Meeting	6,774
Conference/Training	10,944
Credit Union	947
Interview Room	512
Mug and Fingerprint Break room	244
Total	25,417

Current Office UR excludes 71,199 usf of office support space.
Proposed Office UR excludes 45,258 usf of office support space.

NOTES:

- 1 USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
- 2 Total current FBI assignment within the FOB is approximately 350,000 USF.
- 3 Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF.
- 4 Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel).
- 5 Total current USF for the Jacob Javits FOB is approximately 1,700,000 USF