PROSPECTUS – ALTERATION
Prospectus for Design

Description

The General Services Administration (GSA) is seeking approval to design one design project during fiscal year (FY) 2017 that GSA will schedule for construction in a future year. A description of the project is attached.

Justification

Starting the design for the project prior to receipt of construction phase funding will facilitate an orderly and timely accomplishment of the planned program. Under the separate funding approach, GSA will submit the construction prospectus along with the future year budget request.

The subject project addresses realignment and consolidation of agency space.

Recommendation

Approve design and related services of $8,500,000 for the attached project. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

Congressional Approval and Appropriation Requested in this Prospectus.....$8,500,000

Certification of Need

The proposed projects are the best solution to meet a validated Government need.

Submitted at Washington, DC, on February 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration

FISCAL YEAR 2017 ALTERATION DESIGN PROJECTS

LOCATION	FY 2017 FUNDING
Queens, NY	
Joseph P. Addabbo Federal Building	$8,500,000
TOTAL	**$8,500,000**

PROSPECTUS – ALTERATION
Prospectus for Design

Prospectus Number:	PDS-02017
PROJECT:	Joseph P. Addabbo Federal Building
LOCATION:	Queens, NY
ESTIMATED TOTAL PROJECT COST:	$65,000,000
DESIGN:	$8,500,000
CONSTRUCTION:	$54,500,000
MANAGEMENT & INSPECTION:	$2,000,000
AMOUNT REQUESTED IN FY 2017 (Design and Related Services):	$8,500,000

WORK ITEM SUMMARY

Interior construction, demolition

DESCRIPTION

The General Services Administration (GSA) proposes $8,500,000 for the design of a repair and alteration project for the Joseph P. Addabbo Federal Building at 155-10 Jamaica Avenue, Queens, New York.

The 932,000 gross square foot Addabbo Federal Building, constructed in 1989, is a 12-story masonry and steel office building with a mechanical penthouse and one level of below grade parking containing 44 spaces. The project will reconfigure space to allow for the consolidation of Social Security Administration (SSA) operations on the lower floors (2-7) within the building. The consolidation of SSA operations will allow for the eventual build-out of office space for future federal tenants currently housed in leased space in the vicinity of Queens, NY. This project also includes the design of some shell office space for future backfill tenants. The project will promote economies of scale and will provide opportunities for maximizing space efficiency, operational flexibility, and sharing special support spaces and building amenities.

The proposed project will support SSA and GSA's ongoing efforts to improve utilization of space occupied by SSA and realize an overall improvement of space from over 400 usable square feet (usf)/per person to approximately 200 usf/per person. The project will support GSA's ongoing efforts to maximize the use of federally owned space by moving Federal tenants currently housed in over 700,000 square feet of leased space into a Federal facility.

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United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS
WASHINGTON, DC 20510–6175

114th Congress

2nd Session

United States Senate
COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS

COMMITTEE RESOLUTION

DESIGN
JOSEPH P. ADDABBO FEDERAL BUILDING
QUEENS, NEW YORK
PDS-02017

RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE UNITED STATES SENATE

that pursuant to title 40 U.S.C. § 3307, a prospectus providing for design of a repair and alteration project for the Joseph P. Addabbo Federal Building at 155-10 Jamaica Avenue, Queens, New York at a cost not to exceed $8,500,000 for design, for a total cost of $8,500,000, a description of which is attached hereto and by reference made part of this resolution, is approved.

Provided, that the Administrator shall not delegate to any other agency the authority granted by this resolution.

Chairman

Ranking Member

Adopted: May 18, 2016

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