Committee on Transportation and Infrastructure
U.S. House of Representatives
Washington, DC 20515

Bill Shuster
Chairman

Peter A. DeFazio
Ranking Member

Christopher P. Bertram, Staff Director

Katherine W. Dedrick, Democratic Staff Director

COMMITTEE RESOLUTION

ALTERATION
JOHN F. KENNEDY FEDERAL BUILDING
BOSTON, MA
PMA-0131-BN17

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to replace the deficient roof, outdated chiller, and ventilation air duct systems and upgrade the lighting controls system in the John F. Kennedy Federal Building located at 15 New Sudbury Street in Boston, Massachusetts at a design cost of $3,207,000, an estimated construction cost of $34,202,000 and a management and inspection cost of $2,864,000 for a total estimated project cost of $40,273,000, a prospectus for which is attached to and included in this resolution.

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

Adopted: **May 25, 2016**

Bill Shuster

Bill Shuster, M.C.
Chairman

PROSPECTUS – ALTERATION
JOHN F. KENNEDY FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0131-BN17
Congressional District: 8

FY 2017 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to replace the deficient roof, outdated chiller, and ventilation air duct (VAD) systems and upgrade the lighting controls system in the John F. Kennedy Federal Building (JFK), located at 15 New Sudbury Street, Boston, MA. The proposed project will improve building performance and facilitate code compliance.

FY 2017 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) $40,273,000

Major Work Items

Roof replacement; electrical upgrades and heating, ventilation and air conditioning (HVAC) systems replacement/upgrades; hazardous abatement

Project Budget

Design	$ 3,207,000
Estimated Construction Cost (ECC)	34,202,000
Management and Inspection (M&I)	2,864,000
Estimated Total Project Cost (ETPC)*	**$40,273,000**

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

Schedule	Start	End
Design and Construction	FY 2017	FY 2020

Building

JFK consists of a 27-story, high-rise tower, an adjacent five-story, low-rise structure connected by a glass-enclosed walkway, 226 structured parking spaces, and 31 surface parking spaces. The building was constructed in 1966 of steel reinforced concrete and contains approximately 1,046,000 gross square feet. The building is located in the Government Center area of the city, which includes Boston City Hall.

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Tenant Agencies

Department of Labor, Department of the Treasury, Department of Health and Human Services, Department of Justice, Department of Veterans Affairs, Department of Homeland Security, Equal Employment Opportunity Commission, Social Security Administration, Department of Defense, U.S. Congress – Senate and the Government Publishing Office, GSA, and Department of Commerce.

Proposed Project

The proposed project replaces the deficient roofing system, including the flashing and sealants, with a new membrane roofing system coupled with high-efficiency insulation on the low-rise, high-rise, and breezeway portions of the building. The roof system will integrate a new roof-mounted photovoltaic array installed on the low-rise roof. In addition, the project contains abatement of potential PCBs during roof demolition work and upgrades the building's permanent roof anchor/fall arrest system providing additional safeguards.

Existing chillers will be replaced with new high efficiency units with non-chlorofluorocarbon refrigerants. Waste condensate from new chiller replacement will be used to provide additional hot water for snowmelt or domestic hot water. The existing VAD system will be replaced and reconfigured with a highly efficient variable air volume system with reheat and a direct digital control system. The existing ductwork will be replaced or cleaned.. Any new equipment will be fully compatible with and tied into the existing building automation system (BAS).

The existing lighting control system will be upgraded to incorporate an occupancy and daylighting strategies throughout the tenant floors and bi-level lighting in the stairways as well as an occupancy/dimming strategy in the garage,

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Major Work Items

Roof Replacement	$2,984,000
Electrical Upgrades	1,287,000
HVAC Replacement/Upgrades	24,323,000
Hazardous Abatement	5,608,000
Total ECC	**$34,202,000**

Justification

The project will allow for roof replacement prior to full failure of the existing roofing system in a manner that is minimally disruptive to the tenant agencies. The low-rise structure has already suffered leaks that have severely affected tenant operations. If unfunded, recurring localized failures or full roof material failure risk damage to interior finishes, tenant property and mission, and other historic building elements. Increased energy consumption due to deterioration of insulation is also a risk. Additionally, the project will incorporate permanent roof-mounted fall protection features for personnel, ensuring proper life safety compliance.

The current VAD system lacks control and responsiveness. Increased energy consumption, poor tenant comfort, and failing indoor air quality are recurring problems throughout the building. Existing chillers have reached the end of their useful life and require replacement. Upgrading the existing lighting controls and BAS will result in decreased energy consumption, thereby reducing monthly utilities..

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 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
P.L. 111-5 (ARRA)	Blast Mitigation Window Project	2009	$33,217,000

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

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

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 8, 2016

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration