

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

Prospectus Number: PMA-0131-BO25
Congressional District: 8

FY 2025 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the John F. Kennedy Federal Building (JFK) located at 15 New Sudbury Street in Boston, MA. The proposed project will replace conveyance systems in the building, including elevators, escalators, and associated components.

FY 2025 Committee Approval and Appropriation Requested

(Construction, Management & Inspection).....\$24,464,000

The conveyance scope requested herein was submitted previously as part of a larger building-wide proposed prospectus project in FY 2022. Although this prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on January 12, 2022, and April 28, 2022, respectively, no funds were appropriated. Due to the emergent need and life safety concerns with the conveyance systems, GSA is now seeking approval and appropriation for a stand-alone conveyance project.

Major Work Items

Conveyance system replacements

Project Budget

Design	\$0 ¹
Estimated Construction Cost (ECC)	22,414,000
Management and Inspection (M&I).....	<u>2,050,000</u>
Estimated Total Project Cost (ETPC).....	\$24,464,000

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

Schedule

	Start	End
Construction	FY 2025	FY 2027

¹ GSA completed design of vertical conveyance systems in 2022 to facilitate interim repairs to mitigate this life-safety issue.

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Building

The JFK consists of a 27-story high-rise tower with an adjacent 5-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. It is in the Government Center area of the city, which includes Boston City Hall.

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; Congress; Government Publishing Office; Department of Commerce; Department of Defense and GSA

Proposed Project

The conveyance systems, which include elevator and escalator equipment, will be modernized to current technology, performance, and code standards. Replacement systems will incorporate non-proprietary components and equipment. Passenger cab interior panels will be replaced and include Architectural Barriers Act Accessibility Standards compliance. Escalators will incorporate power standby technologies to reduce energy consumption during periods of low or no passenger activity.

Major Work Items

Conveyance Systems Replacement	\$22,414,000
Total ECC	\$22,414,000

Justification

The existing elevator and escalator systems are over 30 years old and have exceeded their useful lives. The building conveyance system comprises three separate sections, serviced by different sets of elevator banks and escalators. The High-Rise elevators bypass floors 1-15 and service floors 15-24; Mid-Rise elevators service floors 1-15; and the Low-Rise elevators and escalators only service the four-story low-rise portion of the building. All elevator control boards and other proprietary analogue equipment are extremely problematic as they are no longer commercially available, and are not interchangeable between the differing elevator banks. Due to the high visitor traffic to the building, existing elevator cabs and equipment are worn both visually and mechanically. The escalator systems are similarly beyond their intended lifespans. Performance levels continue to

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decrease annually, and emergency incidents regularly impact customers, including 104 elevator entrapments over the last three-year period. Load testing and regular preventive maintenance has become challenging due to the poor availability of proprietary replacement parts. A long term, out of service elevator is now cannibalized as a source of parts to maintain other elevators, reducing the number of elevators available to customer agencies and visitors. The proposed system replacement was fully designed in 2022, therefore only construction funding is being requested and the project can be undertaken as soon as funding is made available. A limited number of interim repairs are currently underway to partially mitigate life-safety and accessibility issues until the comprehensive replacement of all conveyance systems can be performed. The proposed project was previously submitted as part of a larger building-wide prospectus project proposed in prior fiscal years, however the project went unfunded. Due to emergent need and life safety concerns, this project is now submitted as a stand-alone conveyance project.

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, reduce the environmental impact of materials, and address climate risk liabilities in a manner that is life cycle cost effective.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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.

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Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on 4/1/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Adm. Carmaha
Administrator, General Services Administration