

**PROSPECTUS -ALTERATION
ALEXANDER HAMILTON U.S. CUSTOM HOUSE
NEW YORK, NEW YORK**

Prospectus Number: PNY-0131-NY16

Congressional District: 10

FY2016 Project Summary

The General Services Administration (GSA) proposes Phase 1 of a two-phase repair and alteration project to correct building deficiencies at the Alexander Hamilton U.S. Custom House, a National Historic Landmark located at 1 Bowling Green, New York City, New York. This proposed project (Phase I) will remediate water infiltration in the sub-basement and basement level to prevent further damage to the building. Phase II, to be submitted as part of a future request, proposes replacing the skylight, replacing the exterior windows with blast windows and repairing the laylight. The proposed two-phase project will ensure the long-term occupancy of federal agencies by providing a safe and reliable work environment.

FY2016 Committee Approval and Appropriation Requested

(Design, Phase I ECC and M&I) \$46,498,000

Major Work Items

Exterior construction and restoration; interior construction and restoration; hazardous materials abatement; building coordination and security

Project Budget

Design Phase I and II (FY16 Request)	\$5,204,000
Estimated Construction Cost (ECC)	
Phase I (FY2016 Request)	\$38,079,000
Phase II (TBD)	25,047,000
Total ECC	\$63,126,000
Management and Inspection (M&I)	
Phase I (FY2016 Request)	3,215,000
Phase II (TBD)	2,194,000
Total M&I	5,409,000
Estimated Total Project Cost (ETPC)	\$73,739,000

Schedule

	Start	End
Design (Phase I and II)	FY2016	FY2017
Construction (Phase I)	FY2017	FY2019
Construction (Phase II)	TBD	TBD

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Building

The Alexander Hamilton U.S. Custom House, located in lower Manhattan at the beginning of Broadway and just east of Battery Park, was designed by the renowned architect Cass Gilbert and includes artwork by Daniel Chester French and Reginald Marsh. The building presents a square plan with a central rotunda and surrounding corridors. It contains 501,225 square feet of space and features a heavily detailed gray granite façade and monumental sculptural elements located in front of the building. The building is listed in the National Register of Historic Places in 1972 and was designated a National Historic Landmark in 1976.

Tenant Agencies

U.S. Bankruptcy Court, Smithsonian Institution, U.S. Department of Transportation, Federal Trade Commission, U.S. Department of the Interior, U.S. Department of Homeland Security and the National Archives and Records Administration.

Proposed Project

Phase I of the project is intended to remediate water infiltration in the sub-basement level and basement level of the building. This project will include the excavation/replacement of the sidewalk around the building to provide access to the affected areas in the sub-basement. It will involve leak mitigation for the vehicle ramp, the access hatches, the sidewalk vault and the exterior joints and replacement/repair of piping as needed. The project will also involve major structural repairs to support beams as needed as well as the removal of hazardous materials.

Phase II of the project consists of the replacement of all exterior windows with blast protection windows on all sides and replacement of the skylight and repair of the laylight in the rotunda. Restoration of murals in the rotunda including architectural repair work for the entire ceiling in the rotunda, and restoration of exterior sculptures on the northern façade parapet including the center cornice will also be completed.

Major Work Items (Phase I)

Exterior Construction	\$22,448,000
Interior Construction	12,260,000
Hazardous Materials Abatement	433,000
Building Coordination and Security	<u>2,938,000</u>
Total	\$38,079,000

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Justification

Water infiltration in the sub-basement and basement is jeopardizing the structural integrity of the building and building systems. Electrical wiring and conduit has corroded and has been replaced due to water infiltration. Water and drain piping located under the sidewalk vault could collapse causing additional damage and is a potential safety hazard. Falling debris from damaged areas could pose a safety concern to personnel and would result in more costly emergency work. Water infiltrating into the windows is also causing damage to the building interior and is negatively affecting the building's energy efficiency.

The building does not meet current standards for facility security. Additionally, age and exposure to weather and the elements is negatively impacting the building's exterior and interior artwork. Failure to make the appropriate repairs to the building will result in further damage to this National Historic Landmark.

Summars' 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

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.

Recommendation

ALTERATION

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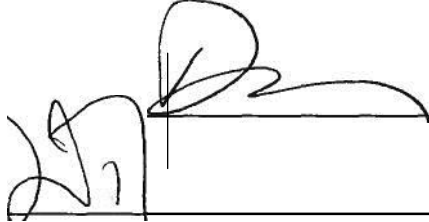
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Certification of Need

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: _____

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Administrator, General Services Administration