

**PROSPECTUS – ALTERATION
DANIEL PATRICK MOYNIHAN U.S. COURTHOUSE
NEW YORK, NY**

Prospectus Number: PNY-0351-NY23
Congressional District: 07

FY 2023 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Daniel Patrick Moynihan U.S. Courthouse, located at 500 Pearl Street, New York, NY. The proposed project will address failures in the building envelope, roof replacement, and incidental interior repairs.

FY 2023 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$50,440,000

Major Work Items

Exterior construction; site work and interior construction

Project Budget

Design	\$3,812,000
Estimated Construction Cost (ECC)	43,905,000
Management & Inspection (M&I)	2,723,000
Estimated Total Project Cost (ETPC).....	\$50,440,000

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

Schedule

	Start	End
Design and Construction	FY 2023	FY 2027

Building

The Daniel Patrick Moynihan U.S. Courthouse is an approximately 940,000 gross square foot building in lower Manhattan. Upon its completion in 1994, it was the largest federal courthouse in the Nation. The building has 29 District Judge courtrooms, 14 Magistrate Judge courtrooms, a special courtroom for mega trials and ceremonies, and 42 chambers. and offers state-of-the-art telecommunications, energy efficient lighting, heating and air conditioning.

Of masonry and steel construction, the building consists of three underground levels for parking and mechanical, and a ground floor with surrounding plazas. The northern part of the building has nine upper levels, and a copper barrel roof. The southern part of the

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building consists of a tower rising 26 stories, with an enclosed roof level at the 27th floor, and a mechanical bulkhead on a partial 28th floor.

Tenant Agencies

Department of Justice – U.S. Marshals Service, Drug Enforcement Administration, Office of U.S. Attorneys; Judiciary – District Courts, Court of Appeals, Circuit Executive, Magistrate Judge, District Clerk, Probation, and Pretrial Services

Proposed Project

This project proposes façade repair consisting of repointing and sealing of existing windows, regrouting of joints in the granite cladding and cleaning of all marble cladding surfaces, and other miscellaneous repairs required to the existing façade. The project will also include replacement of all roofing systems for the building, and repair to interior spaces damaged by leaks in the façade and roof. Interior repair work consists of ceiling and wall replacement, and new finishes.

Major Work Items

Exterior Construction	\$36,276,000
Sitework	6,981,000
Interior Construction	<u>648,000</u>
Total ECC	\$43,905,000

Justification

This project is required to mitigate water intrusion from façade and roof leaks, protect electrical and mechanical infrastructure from further water damage, and shield both tenant spaces and courtrooms from persistent leaking, which disturbs the continuity of day-to-day operations. Additionally, this project will ensure that previous investments in telecommunications and energy efficient lighting, heating and air conditioning will not be damaged by water infiltration.

The District Court for the Southern District of New York (SDNY) has sat continuously in Manhattan since 1789 and has jurisdiction over New York's major financial centers. The Daniel Patrick Moynihan U.S. Courthouse is the second largest, most active federal courthouse, and presides over many high profile and historic trials every year. Without this project, those court proceedings are at risk of being interrupted, causing significant harm to our justice process.

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

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria 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)

Prospectus	Description	FY	Amount
P.L. 112-10	Backfill Design/Security Pavilion	2011	\$2,031,000
	Security Pavilion	2013	\$10,444,500 ¹
	Interior Renovation-Backfill	2014	\$13,800,000 ²

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

There are no feasible alternatives to this limited scope renovation. The cost of the proposed project is far less than the cost of leasing or constructing a new building, and GSA considers this asset a long-term hold.

Recommendation

ALTERATION

¹ Funded via Reprogramming

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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 4/6/2022

Recommended: 

Commissioner, Public Buildings Service

Approved: 

Administrator, General Services Administration