

**PROSPECTUS – ALTERATION
FIRE ALARM REPLACEMENT
MULTIPLE BUILDINGS, NEW YORK**

Prospectus Number: PNY-0000-FA27
Congressional District: 2, 20, 22

FY 2027 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Alfonse M. D’Amato U.S. Courthouse (D’Amato) located at 100 Federal Plaza, Central Islip, New York, the James M. Hanley Federal Building (Hanley) located at 100 South Clinton Street, Syracuse, New York, and the James T. Foley United States Post Office and Courthouse (Foley) located at 445 Broadway, Albany, New York. The proposed project will replace the fire alarm systems in all three buildings.

FY 2027 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$56,490,000

Major Work Items

Fire protection upgrades and interior construction.

Project Budget

Design

D’Amato	\$3,220,000
Hanley.....	1,197,000
Foley	<u>789,000</u>
Total Design.....	\$5,206,000

Estimated Construction Cost (ECC)

D’Amato	\$30,494,000
Hanley.....	10,570,000
Foley	<u>6,704,000</u>
Total Estimated Construction Cost (ECC).....	\$47,768,000

Management and Inspection (M&I)

D’Amato	\$2,064,000
Hanley.....	857,000
Foley	<u>595,000</u>
Total Management and Inspection (M&I).....	\$3,516,000

Estimated Total Project Cost (ETPC)*\$56,490,000

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

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<u>Schedule</u>	Start	End
Design and Construction D’Amato	FY 2027	FY 2032
Design and Construction Hanley	FY 2027	FY 2031
Design and Construction Foley	FY 2027	FY 2031

Buildings

Construction of the Alfonse M. D’Amato Courthouse in Central Islip, New York was completed in 2000. The building encompasses 962,974 gross square feet and includes twelve stories above grade, including a mezzanine level, and two below-grade floors. The structure is framed with masonry and concrete, with an exterior clad in glass and white-enameled steel panels. The site features an expansive public plaza, along with both interior and surface parking.

Located in downtown Albany, New York, the art-deco style James T. Foley U.S. Post Office and Courthouse was built in 1934. It has a marble facade with a reinforced steel framework on a poured concrete foundation. The courthouse has seven above-grade floors with a mezzanine between the first and second floors, and one floor below-grade for a total of 215,925 gross square feet. The courthouse is listed on the National Register of Historic Places as a contributing building within the Downtown Albany Historic District.

The James M. Hanley Federal Building in downtown Syracuse, New York, consists of a main building that is fifteen-stories above ground, one story below ground, and a three-story annex for a total 361,974 gross square feet. Constructed in 1976, the building is a steel frame and glass office building built on a reinforced poured concrete foundation. The building's original design was primarily for federal office space but has been converted to house Court functions over the last few decades.

Tenant Agencies

D’Amato

Judiciary – District Court, District Clerk, Bankruptcy Court, Bankruptcy Clerk, Probation, Pretrial Services, Circuit Libraries, Community Defender Organization, Court of Appeals; Department of Justice – U.S. Marshals Service, U.S. Trustees, U.S. Attorneys, and Drug Enforcement Administration; Department of Homeland Security – U.S. Immigration and Customs Enforcement, and Federal Protective Service; General Services Administration – Public Buildings Service; Social Security Administration; Railroad Retirement Board; Department of Health and Human Services – Food and Drug Administration; and Department of Defense – Defense Contract Audit Agency.

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Hanley

Judiciary – District Court, District Clerk, Bankruptcy Court, Bankruptcy Clerk, Magistrate Judge, Probation, and Court of Appeals; Department of Justice – Bureau of Alcohol, Tobacco, Firearms, and Explosives, U.S. Marshals Service, and U.S. Attorneys; General Services Administration – Public Buildings Service; Social Security Administration; U.S. Congress – Senate; Environmental Protection Agency; Department of the Treasury – Internal Revenue Service; Department of Homeland Security – United States Secret Service, and Federal Protective Service; Department of Labor – Employment Standards Administration Wage and Hour Division; Department of Army – U.S. Army Criminal Investigation Command; Department of Veterans Affairs – Veterans Benefits Administration; and United States Postal Service.

Foley

Judiciary – District Court, District Clerk, Bankruptcy Court, Bankruptcy Clerk, Magistrate Judge, and Probation; Department of Justice – U.S. Marshals Service, and U.S. Attorneys; Department of Homeland Security – U.S. Customs and Border Protection; and the General Services Administration – Public Buildings Service.

Proposed Project**D’Amato**

The proposed project includes the full replacement of the existing fire alarm system and the Emergency Responder Radio Coverage System (ERCCS). Replacement of interior finishes impacted during installation of the new fire alarm system.

Hanley

The proposed project includes the full replacement of the existing fire alarm system and the Emergency Responder Radio Coverage System (ERCCS). Replacement of interior finishes impacted during installation of the new fire alarm system. The project also includes limited hazardous material abatement.

Foley

The proposed project includes the full replacement of the existing fire alarm system and the Emergency Responder Radio Coverage System (ERCCS). Replacement of interior finishes impacted during installation of the new fire alarm system. The project also includes limited hazardous material abatement.

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Major Work Items

Fire Protection Upgrades	\$29,356,000
Interior Construction	<u>\$1,138,000</u>
Total ECC - D'Amato	\$30,494,000
Fire Protection Upgrades	\$10,237,000
Interior Construction	<u>333,000</u>
Total ECC - Hanley	\$10,570,000
Fire Protection Upgrades	\$6,368,000
Interior Construction	<u>336,000</u>
Total ECC - Foley	\$6,704,000
Total ECC	\$47,768,000

Justification

GSA commissioned a study to evaluate the existing condition of the fire alarm systems and their components in nine buildings in New York, Puerto Rico, and the United States Virgin Islands. The study determined that multiple buildings surveyed require full fire alarm system replacement due to inadequate notification coverage, failing devices, lack of serviceability due to age and unavailability of components, and non-compliance with current codes and standards. All three buildings' fire alarm systems are no longer supported by the manufacturer. The potential for partial or full system failure could result in partial or full building closure, endangering equipment, tenant life-safety, and require 24/7 fire watch. The current condition presents a critical life-safety deficiency.

D'Amato

The D'Amato building is currently experiencing an intermittent ringing through the fire alarm communication systems causing disruption to tenant operations. The fire alarm communication system is at risk of not properly notifying tenants of a fire. The head-end component recently failed and required an emergency minor repair and alterations project to temporarily repair it. The remaining fire alarm components are also nearing failure and need to be replaced.

Hanley

Without this project the fire alarm systems will continue to experience frequent false alarms causing disruption to tenants and the local fire department. The system is also experiencing system shutdowns that result in no audible communications to occupants.

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Foley

The fire alarm system at Foley will no longer be supported by the manufacturer. Parts will need to be sourced specifically on the secondary market which will cause long lead times on repairs creating a life-safety vulnerability to all occupants of the building.

Summary of Energy, Water, and High-Performance Building Compliance

This project will be designed to conform to GSA’s Core Building Standards. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs, incorporate sustainable design principles, and reduce the environmental impact of materials in a manner that is life cycle cost effective in accordance with 42 U.S.C. 6834.

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, multi-building fire alarm replacement, 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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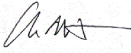
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Certification of Need

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

Submitted at Washington, DC, on

3/30/2026

Recommended:  _____
Acting Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration