

**PROSPECTUS – ALTERATION
TED WEISS FEDERAL BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0350-NY15
Congressional District: 08

FY2015 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to modernize elevators in the Ted Weiss Federal Building (Weiss FB) located at 290 Broadway, New York, NY. The elevators have reached the end of their useful life, are inefficient and difficult and costly to maintain.

This project was among those previously included in GSA's FY 2013 Capital Investment and Leasing Program's Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the Weiss FB at a total cost of \$11,733,000.

FY2015 Committee Approval and Appropriation Requested

(Design, ECC, M&I)\$11,733,000

Major Work Items

Elevator upgrades

Project Budget

Design	\$1,004,000
Estimated Construction Cost (ECC)	9,811,000
Management and Inspection (M&I).....	<u>918,000</u>
Estimated Total Project Cost (ETPC).....	\$11,733,00

Schedule

Design and Construction

Start

FY2015

End

FY2017

Building

The Weiss Federal Building is a 34-story office building built in 1994 as part of the \$700 million Foley Square Project. The building was named after the late Congressman Ted Weiss, who represented the district in the House of Representatives from 1977 until his

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death in 1992. The building contains 768,759 rentable square feet of office space and approximately 163 indoor parking spaces. The top 2 floors are mechanical floors and there are two floors below grade.

The Weiss FB is adjacent to the Jacob K. Javits Federal Office Building, the James L. Watson Court of International Trade, the Daniel P. Moynihan U.S. Courthouse, the Thurgood Marshall U.S. Courthouse, the New York County and State Courts, and the downtown Manhattan Civic Center.

During construction of the Foley Square Project which included both the Weiss FB and the Moynihan Courthouse at 500 Pearl Street, an African burial ground was discovered. The project was revised in order to preserve what is now known as the African Burial Ground National Monument and was transferred to the National Park Service in 2006. The African Burial Ground National Monument Visitor Center is located on the first floor of the Weiss FB.

The Weiss FB has the distinction of being the first federal building in the nation to participate in and receive the prestigious Energy Star Building Label from the Department of Energy (DOE) and Environmental Protection Agency (EPA).

Major Tenant Agencies

Environmental Protection Agency, Federal Bureau of Investigation, Internal Revenue Service

Proposed Project

The proposed project will modernize the 16 passenger and two service elevators in the building. The scope includes the total overhaul of control, mechanical, air conditioning, electrical, and fire safety systems and modernization of the door closers equipment and access platforms. The prospectus will fully modernize the low-rise elevators that service floors 1-15 and the freight elevators that service the basement through the penthouse.

Interim repairs to the high-rise elevators were undertaken in FY 2012 and FY 2013 using minor program funds.

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Major Work Items

Elevator Upgrades	<u>\$9,811,000</u>
Total ECC	\$9,811,000

Justification

The 20 year old elevators at the Weiss Federal Building are beyond their useful life and are in need upgrades. When the elevators are taken out of service for needed repairs and service, the interruptions negatively impact the tenants. Upgrades to the elevators will improve serviceability and as GSA continues its effort to optimize inventory, increase building population, improve space utilization and reduce the government's environmental footprint, a reliable and safe conveyance system is critical for the building occupants.

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

Prior Committee Approvals*			
Committee	Date	Amount	Purpose
Senate EPW	7/25/12	\$11,700,000	Repair and Alteration
House T&I	2/28/12	\$11,700,000	Repair and Alteration

*Included in the FY 2013 Exigent Needs Prospectus PEX-00001 approved for \$122,936,000.

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

None

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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

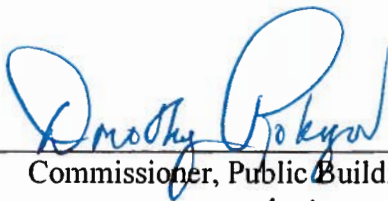
ALTERATION

Certification of Need

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

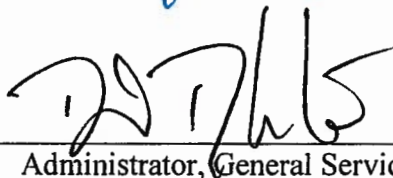
Submitted at Washington, DC, on March 6, 2014

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration