

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

Prospectus Number: PNY-0131-NY18  
Congressional District: 10

**FY 2018 Project Summary**

The General Services Administration (GSA) proposes Phase I of a two-phase repair and alteration project to address building deficiencies at the Alexander Hamilton U.S. Custom House, a National Historic Landmark located at 1 Bowling Green, New York, New York. This proposed project (Phase I) will remediate water infiltration in the sub-basement and basement levels 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.

This project was among those included in prior year submissions for the Capital Investment and Leasing Program. Although the prospectus was approved by the Committee on Transportation and Infrastructure of the House of Representatives and the Committee on Environment and Public Works of the Senate on July 23, 2015, and January 20, 2016, respectively, GSA's FY 2016 Major Repairs & Alterations Expenditure Plan did not allocate any funds to the project. GSA is requesting approval of an amended prospectus to increase the total estimated cost of Phase I of the project by \$7,493,000 to account for cost escalations. There is no change in the overall scope of the project.

**FY 2018 Committee Additional Approvals Requested**

**(Construction, Management & Inspection).....\$7,493,000**

**FY 2018 Committee Appropriation Requested**

**(Phase I Design, Construction, Management & Inspection).....\$53,991,000**

**Major Work Items**

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

**Project Budget**

Design	
Phase I (FY 2018 Request) .....	\$4,706,000
Phase II (TBD).....	4,119,000
<b>Total Design.....</b>	<b>\$8,825,000</b>

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<b>Estimated Construction Cost (ECC)</b>	
Phase I (FY 2018 Request).....	\$45,533,000
Phase II (TBD).....	39,792,000
<b>Total ECC.....</b>	<b>\$85,325,000</b>
<b>Management and Inspection (M&amp;I)</b>	
Phase I (FY 2018 Request).....	\$3,752,000
Phase II (TBD).....	3,443,000
<b>Total M&amp;I .....</b>	<b>\$7,195,000</b>
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$101,345,000</b>

**Schedule**

	<b>Start</b>	<b>End</b>
Design	FY 2018	FY 2019
Construction	FY 2018	FY 2020

**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 gross square feet (GSF) of space and features a heavily detailed gray granite façade and monumental sculptural elements located in front of the building. The building was 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 and basement levels 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

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sidewalk vault, and the exterior joints, and replacement/repair of piping, as needed. The project also will involve major structural repairs to support beams and 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, also will be completed.

**Major Work Items (Phase I)**

Exterior Construction	\$22,349,000
Interior Construction	19,919,000
Hazardous Materials Abatement	327,000
Building Coordination and Security	<u>2,938,000</u>
<b>Total</b>	<b>\$45,533,000</b>

**Justification**

Water infiltration in the sub-basement and basement levels is jeopardizing the structural integrity of the building and building systems. Water and drain piping located under the sidewalk vault are compromised and could collapse, which presents a potential safety hazard and could cause additional damage. Falling debris from the overhead damaged areas poses a potential safety risk to personnel and could result in additional costly emergency work. Water infiltrating at the windows also is causing damage to the building interior and negatively affecting the building's energy efficiency.

The building does not meet current standards for facility security. Age and exposure to weather 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.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

**Prior Appropriations**

None

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**Prior Committee Approvals**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
Senate EPW	1/20/2016	\$46,498,00	Design, Phase I ECC and M&I
House T&I	7/23/2015	\$46,498,00	Design, Phase I ECC and M&I

**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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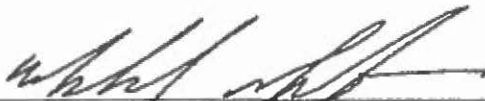
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**Certification of Need**

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

May 17, 2017

Submitted at Washington, DC, on \_\_\_\_\_

Recommended:  \_\_\_\_\_  
Acting Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Acting Administrator, General Services Administration