

**PROSPECTUS – ALTERATION  
JACOB K. JAVITS FEDERAL BUILDING  
NEW YORK, NY**

Prospectus Number: PNY-0282-NY18  
Congressional District: 10

**FY 2018 Project Summary**

The U.S. General Services Administration (GSA) proposes a repair and alteration project to address structural stability and life safety issues at the Jacob K. Javits Federal Building (Javits FB), located at 26 Federal Plaza, New York, NY. The project will address water infiltration and the resulting structural damage to the plaza and security pavilion affixed to the building and garage that, if unaddressed, could significantly impact the structural integrity.

**FY 2018 Committee Approval and Appropriation Requested**

**(Design, Construction and Management & Inspection).....\$65,712,000**

**Major Work Items**

Exterior construction, roof replacement, site work, interior construction/foundation, electrical replacement/repairs, and building security coordination

**Project Budget**

Design .....	\$ 5,131,000
Estimated Construction Cost (ECC).....	57,670,000
Management and Inspection (M&I) .....	<u>2,911,000</u>
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$65,712,000</b>

**Schedule**

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

**Building**

The Javits FB consists of three interconnected buildings: a 45-story office building plus basement, an 8-story courthouse and office building (built in 1967, the James L. Watson Court of International Trade), and a 45-story annex constructed in 1977 along the west side of the original 45-story building. The two 45-story buildings function together as the Javits FB. The James L. Watson Court of International Trade is connected to the Javits FB by a four-story pedestrian bridge. The entire Javits FB complex consists of approximately 2.9 million gross square feet with an underground parking garage containing nearly 300 parking spaces.

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**Tenant Agencies**

Federal Bureau of Investigation, U.S. Department of Homeland Security, U.S. Department of Health and Human Services, U.S. Army Corps of Engineers, U.S. Department of Housing and Urban Development, U.S. Social Security Administration, and National Labor Relations Board.

**Proposed Project**

The proposed project will address the most exigent needs at the Javits FB and includes repairs to structural defects and upgrades to the foundation and plaza, remediation of water infiltration, waterproofing of the garage and exterior planters, replacement of portions of the roof, and upgrades/replacement of exterior and garage lighting. Interim repairs, using minor repair and alteration program funds, are presently underway to prevent further deterioration and possible structural failure.

Repairs will be made to the reinforced concrete interior columns and slabs designed into the building's west plaza and sub-grade levels of the garage and basement. The work includes beam expansion joint repairs and leak remediation to the columns along the northwest ramp along Broadway and Worth Street. The resulting project also will fully replace waterproofing of the planters along Worth Street.

Exterior repair work to the plaza on the west (Broadway) side of the building will include new sidewalk areas atop the substructure. A concrete sidewalk along the front of the building will be replaced to correct the unevenness of the sidewalk for pedestrians and eliminate water penetration in the basement and garage areas of the building.

The project will replace portions of the multi-level roofing system that have reached the end of their useful life. The penthouse roof will be replaced and localized repairs will be made to the interior masonry parapet wall and raised roof edge. Exterior perimeter lights will be replaced and the lights in the garage will be repaired, where possible, or replaced.

Building security coordination is related to site security during the construction phase.

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**Major Work Items**

Exterior Construction	\$30,489,000
Site Work	9,795,000
Interior Construction/Foundations	9,795,000
Roof Replacement	5,142,000
Electrical Replacement/Repairs	<u>2,449,000</u>
<b>Total ECC</b>	<b>\$57,670,000</b>

**Justification**

The Javits FB is experiencing structural and related waterproofing deficiencies that pose a structural stability and life-safety threat. Presently, reinforced concrete columns and slabs at the three expansion joints designed into the west plaza and sub-grade levels of the garage and basement have sustained structural damage caused by persistent water infiltration. Loose concrete debris has been falling onto vehicles and nearly 200 of the 300 spaces in the garage are inaccessible. Remedial actions are being taken to mitigate falling debris hazards in areas that remain in use.

It is critical that the proposed repairs to the garage be completed prior to the completion of the ongoing FBI reconfiguration and alteration project (PNY-0282-NY16), since FBI requires approximately 250 official parking spaces for government vehicles.

The west side of the building entrance has been temporarily closed due to safety concerns. The entrance also serves as the primary entry point for Citizen and Immigration Services. The closure of the entrance compromises the ability to bring visitors into the building, thereby resulting in lengthy lines outside the building envelope.

The buildings' aged roofing systems are damaged, which is allowing the infiltration of water in areas covering critical building systems, such as the elevator machine rooms and in tenant areas.

Perimeter lighting will be installed and lighting in the garage will be repaired or replaced, if necessary, to enhance overall building safety. Building security coordination will secure the project site during the construction.

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**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

**Prior Committee Approvals**

None

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

Prospectus	Description	FY	Amount
P.L. 111-5 (ARRA)	Plaza Restoration	2009	\$25,360,000
PNY-0282-2-NY14	Renovation of Building Core surrounding FBI space	2014	\$ 6,520,000
PNY-0282-NY16	Consolidation Build-out	2016	\$104,004,000*

\*\$7,660,000 was funded in FY 2015 through a reprogramming; \$96,244,000 was funded through the FY 2016 Major Repairs & Alterations Expenditure Plan

**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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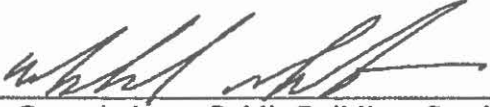
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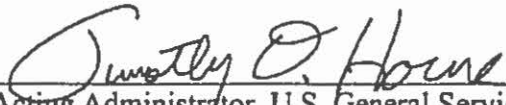
**Certification of Need**

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, U.S. General Services Administration