

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

Prospectus Number: PNY-0282-NY25  
Congressional District: 10

**FY 2025 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Jacob K. Javits Federal Office Building (Javits FOB) Complex located at 26 Federal Plaza, New York, NY. The proposed project will upgrade the legacy fire alarm system in approximately half of the Javits FOB Complex to match the modern fire alarm system partially installed, demolish and abate select space and build out new space for both the Department of Justice Antitrust Division (ATR) and the National Labor Relations Board (NLRB), respectively.

**FY 2025 Committee Approval and Appropriation Requested**

**(Design, Construction, and Management & Inspection).....\$37,195,000**

**Major Work Items**

Fire protection; heating, ventilation and air conditioning (HVAC), electrical, and plumbing upgrades; demolition/abatement; and interior construction

**Project Budget**

Design .....	\$3,189,000
Estimated Construction Cost (ECC) .....	31,908,000
Management and Inspection (M&I).....	2,098,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$37,195,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY2025	FY2029

**Building**

The Javits FOB Complex consists of three interconnected buildings - the Jacob K. Javits Federal Building (Javits FOB), the Annex and the James L. Watson Court of International Trade (CIT). The Javits FOB, a 45-story office building was constructed in 1967 along with the CIT, an 8-story court/office building. In 1977, the Annex, a 45-story office building was built along the west side of the original Javits FOB in 1977. The CIT is connected to the Javits FOB via a 4-story pedestrian bridge. The entire Javits FOB Complex consists of over 2.8 million gross square feet of space.

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**Tenant Agencies**

Court of International Trade; Department of Agriculture; Department of Commerce; Department of Justice; Department of Labor; US Postal Service; Department of State; Internal Revenue Service; Department of Defense; US Tax Court; Social Security Administration; Merit Systems Protection Board; Railroad Retirement Board; National Labor Relations Board; Department of Homeland Security; Small Business Administration; Department of Health and Human Services; Department of Housing and Urban Development; U.S. Agency for Global Media, and GSA

**Proposed Project**

The project will upgrade the legacy building fire alarm system serving the Javits FOB, Annex, and CIT. Under a previously completed 2016 prospectus project, a new fire alarm system backbone was installed serving all floors in the Javits FOB and Annex. After the system backbone was installed, subsequent projects with large floor renovations were integrated into the new system utilizing new Fire Alarm Control Units (FACUs) wired into the new backbone. Currently, approximately half of the main building remains on the old system and the other half has been migrated to the new system. The goal of the proposed project is to integrate the remaining floors of the Javits FOB and Annex served by the old system into the new system utilizing new FACUs and most of the existing wiring and devices on the floors. The CIT building remains served by the old system, requires more extensive work, including a new fiber riser networked back to the main building backbone, and will be the subject of a project proposed in a future fiscal year.

The project also includes the demolition and abatement of all space previously assigned to NLRB and ATR as well as GSA – controlled vacant space, and the associated common restrooms. The project will include the buildout of interior space, including partitions, finishes and mechanical, electrical, and plumbing systems upgrades for the NLRB and ATR.

**Major Work Items**

Fire Protection Upgrades	\$20,695,000
Demolition/Hazardous Material Abatement	5,085,000
Interior Construction	2,575,000
HVAC Upgrades	1,734,000
Electrical Upgrades	1,386,000
Plumbing Upgrades	<u>433,000</u>
<b>Total ECC</b>	<b>\$31,908,000</b>

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**Justification**

The building is currently operating with two fire alarm systems – a legacy system, and a system that was upgraded under a previously completed 2016 prospectus level project. Technology differences between the systems require staff and emergency personnel to manually check both panel displays when an alarm is triggered, and either operate both panels to silence, acknowledge, or reset. The legacy system dates to the 1980's and is no longer supported by the manufacturer. Parts needed for a repair or replacement cannot be purchased through official distributors. The old system controls all the life safety functions (elevator recall, fan shutdown, fire pump monitoring, generator monitoring). If an essential component of the older system failed it would cause the legacy system to fail, consequently resulting in decommissioning of the fire alarm system for roughly half of the building. This would require emergency repairs to swing over the controls and an expensive, extensive continuous fire watch until the system is brought back online or upgraded.

Both NLRB and ATR were previously housed in approximately 15,000 and 14,000 square feet, respectively within the Javits FOB. In March 2022, a series of hazardous materials releases occurred within the interior spaces that were caused by vibrations from the construction work on the floor above coupled with the deteriorated condition of the fireproofing above the ceiling. To protect occupant agencies from further hazardous materials releases in the spaces, GSA relocated both agencies to alternative locations in existing federally controlled space. Both agencies have advised GSA that the temporary alternative space does not meet their long-term needs and is disruptive to their operations. The proposed project within Javits FOB meets the long-term requirements of both Federal agencies.

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

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, reduce the environmental impact of materials, and address climate risk liabilities in a manner that is life cycle cost effective.

**Prior Appropriations**

None

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**Prior Committee Approvals**

None

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

PNY-0282-NY14	Renovation of Building Core Surrounding FBI space	2014	\$6,520,000
PNY-0282-NY16	Consolidation Build-Out	2016	\$104,893,580*
*\$7,660,000 was funded in FY15 through a reprogramming, \$96,244,000 was funded through the FY16 Major R&A Expenditure Plan, and \$889,580 was funded in FY 2021 through an escalation.			
PNY-0282-NY18	Plaza Structural Repairs	2018	\$65,712,000
PNY-0282-NY20	USAO Swing Space Construction	2020	\$33,288,000
PNY-0282-NY21	Building Structural Upgrades	2021	\$56,000,000

**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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**Certification of Need**

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

Submitted at Washington, DC, on 4/1/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Rahm I. Emanuel  
Administrator, General Services Administration