AMENDED PROSPECTUS – ALTERATION
JOHN F. KENNEDY FEDERAL BUILDING
BOSTON, MA

Prospectus Number: PMA-0131-BN22
Congressional District: 8

FY 2022 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the John F. Kennedy Federal Building (JFK), located at 15 New Sudbury Street, Boston, MA. The proposed project will replace the high-rise roof and the conveyance, lighting, and heating, ventilation, and air conditioning (HVAC) systems, as well as interior alterations. The project will provide an annual lease cost avoidance of approximately $5,800,000 and an annual agency rent savings of approximately $2,700,000.

FY 2022 House Committee Approval Requested

(Additional Design, Construction, and Management & Inspection)..... $113,792,000[1]

This prospectus amends Prospectus Nos. PMA-0131-BN17 and PMA-0131-BN20 and requests approval of additional design cost of $9,302,000, additional estimated construction cost of $100,569,000, and additional management and inspection cost of $3,921,000, for a total additional cost of $113,792,000, to account for scope modifications, including the addition of interior alterations, and cost escalations due to time and market conditions.

FY 2022 Senate Committee Approval Requested

(Additional Design and Construction) ..... $37,863,000[2]

This prospectus amends Prospectus Nos. PMA-0131-BN17 and PMA-0131-BN20 and requests approval of additional design cost of $2,752,000, additional estimated construction cost of $36,278,000, and a reduction in management and inspection cost of $1,167,000 for a total additional cost of $37,863,000, to account for scope modifications, including the addition of interior alterations, and cost escalations due to time and market conditions.

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[1] The Committee on Transportation and Infrastructure of the House of Representatives approved Prospectus No. PMA-0131-BN17 for $3,207,000 for design costs, $34,202,000 for construction costs, and $2,864,000 for management and inspection costs, for an estimated total project cost of $40,273,000, on May 25, 2016.

[2] The Committee on Environment and Public Works of the Senate approved Prospectus No. PMA-0131-BN17 for $3,207,000 for design costs, $34,202,000 for construction costs, and $2,864,000 for management and inspection costs, for an estimated total project cost of $40,273,000, on May 18, 2016, and Prospectus No. PMA-0131-BN20 for $6,550,000 for design costs, $64,291,000 for construction costs, and $5,088,000 for management and inspection costs, for an estimated total project cost of $75,929,000, on December 17, 2019.

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FY 2022 Appropriation Requested

(Design, Construction, Management & Inspection) ..... $154,065,000[3]

Major Work Items

HVAC system upgrades/replacement; interior construction; conveying system replacement; electrical system upgrades; roof replacement.

Project Budget

Design	$12,509,000
Estimated Construction Cost (ECC)	134,771,000
Management and Inspection (M&I)	6,785,000
Estimated Total Project Cost (ETPC)	**$154,065,000**

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

Schedule	Start	End
Design and Construction	FY 2022	FY 2026

Building

The JFK consists of a 27-story high-rise tower with an adjacent 5-story low-rise structure connected by a glass-enclosed walkway, 226 structured parking spaces, and 31 surface parking spaces. The building was constructed in 1966 of steel-reinforced concrete and contains approximately 1,046,000 gross square feet. It is located in the Government Center area of the city, which includes Boston's City Hall.

[3] This project was submitted as part of GSA's FY 2017 and FY 2020 Capital Investment and Leasing Programs; however, no committee approvals or appropriations were received.

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Tenant Agencies

Existing Agencies: Department of Labor, Department of the Treasury, Department of Health and Human Services, Department of Justice, Department of Veterans Affairs, Department of Homeland Security, Equal Employment Opportunity Commission, Social Security Administration, U.S. Congress–Senate, Government Publishing Office, GSA, Department of Commerce, Department of Defense (DoD), and DoD–U.S. Air Force (USAF)

Proposed Project

The proposed project replaces the deficient roofing system, including the flashing, and sealants with a new membrane roofing system coupled with high-efficiency insulation on the high-rise portion of the building. Upgrades to the building's permanent roof anchor / fall arrest system will provide additional safeguards and eliminate life-safety deficiencies.

Electrical upgrades will include replacement of the existing interior lighting and controls, incorporating occupancy and daylighting strategies throughout a newly replaced ceiling grid on all tenant floors.

The conveying system, which includes elevator and escalator equipment, will be modernized to current technology, performance, and code standards. Replacement systems will incorporate non-proprietary, regenerative drives. Passenger cab interior panels will be replaced and include Architectural Barriers Act Accessibility Standards-compliant features. Escalators will incorporate power standby technologies to reduce energy consumption during periods of low or no passenger activity.

The modernization of the HVAC system will include the replacement of existing air handling units and chillers with new high efficiency units using non-chlorofluorocarbon refrigerants. The existing variable air diffuser (VAD) system will be replaced and reconfigured with a highly efficient variable air volume system with reheat and a direct digital control system. The existing ductwork will be replaced or cleaned. Any new equipment will be fully compatible with and tied into the existing building automation system (BAS), in conjunction with a minor BAS expansion, as needed, to accommodate new equipment. Included is the replacement of all original perimeter heating piping and controls and the replacement of supply and return condensing water riser pipes from the mechanical room to the mechanical penthouse of the high-rise tower. The project will also retrofit waste condensate to provide additional hot water heat recovery for snowmelt or domestic hot water use.

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Lastly, interior construction is required to consolidate the footprint of existing anchor tenant agencies to provide for the critical backfill of USAF space from a costly lease currently in the downtown Boston market.

Major Work Items

HVAC System Replacement/Upgrades	$59,203,000
Interior Construction	37,166,000
Conveying System Replacement	27,195,000
Electrical System Upgrades	8,569,000
Roof Replacement	2,638,000
Total ECC	**$134,771,000**

Justification

The project will allow for roof replacement prior to full failure of the existing roofing system in a manner that is minimally disruptive to the tenant agencies. If unfunded, recurring localized failures or full roof material failure risk damage to interior finishes, tenant property and mission, and historic building elements. Increased energy consumption due to deterioration of insulation is also a risk. Additionally, the project will incorporate permanent roof-mounted fall protection features for personnel to comply with life-safety standards.

The current VAD system lacks control and responsiveness. Increased energy consumption, poor tenant comfort, and substandard indoor air quality are recurring problems throughout the building. Existing chillers have reached the end of their useful lives and require replacement. Upgrading the existing lighting and controls will result in decreased energy consumption, thereby reducing monthly utility costs.

The existing elevators and escalator systems are over 30 years old and have exceeded their useful lives. Due to the high-traffic building conditions, existing elevator cabs and equipment are worn both visually and mechanically. The escalator systems are similarly beyond their intended lifespans. Performance levels continue to decrease annually, and emergency incidents regularly impact customers, including 49 elevator entrapments over a 2-year period. Monthly preventive maintenance has become challenging due to the poor availability of propriety replacement parts. Interim repairs are underway to mitigate this life-safety and accessibility issue.

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Project timing is critical to support the USAF backfill into the JFK. This tenant agency would improve the building's overall utilization and would be paired with other agency consolidations, reducing the Federal footprint and providing significant taxpayer savings.

Summary of Energy, Water, Sustainability, and Climate Risk 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 (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals			
Committee	**Date**	**Amount**	**Purpose**
Senate EPW	5/18/2016	$40,273,000	Design=$3,207,000; ECC=$34,202,000; M&I=$2,864,000
House T&I	5/25/2016	$40,273,000	Design=$3,207,000; ECC=$34,202,000; M&I=$2,864,000
Senate EPW	12/17/2019	$75,929,000	Design=$6,550,000; ECC=$64,291,000; M&I=$5,088,000

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 major renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

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Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on 6/15/2021

Recommended: _____
Acting Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration