

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

Prospectus Number: PNY-0131-NY23  
Congressional District: 10

**FY 2023 Project Summary**

The General Services Administration (GSA) requests additional approval and funding for Phase I construction, and management and inspection, and Phase II design of a two-phase repair and alteration of the Alexander Hamilton U.S Custom House. The project will correct building deficiencies and arrest ongoing structural deterioration of a National Historic Landmark located at 1 Bowling Green, New York, NY.

**FY 2023 House Committee Approval Requested**

**(Phase II Design, Additional Phase I and II Construction and Management & Inspection) ..... \$77,325,000<sup>1</sup>**

This prospectus amends Prospectus No. PNY-0131-NY20. GSA is requesting approval of Phase II design cost of \$5,291,000, additional Phase I and II construction cost of \$66,828,000, and additional Phase I and II management and inspection cost of \$5,206,000 for a total additional approval of \$77,325,000 and an estimated total project cost of \$131,316,000.

**FY 2023 Senate Committee Approval Requested**

**(Phase II Design, Additional Phase I and II Construction and Management & Inspection) ..... \$9,128,000<sup>2</sup>**

This prospectus amends Prospectus No. PNY-0131-NY20. GSA is requesting additional approval of Phase II design cost of \$1,063,000, additional Phase I and II estimated construction cost of \$7,832,000, and additional Phase I and II management and inspection cost of \$233,000 for a total additional approval of \$9,128,000 and an estimated total project cost of \$131,316,000.

<sup>1</sup> Prospectuses Nos PNY-0131-NY16 and PNY-1031-NY18 were approved by the Committee on Transportation and Infrastructure of the House of Representatives on July 23, 2015, and June 27, 2018, for the entire Phase I portion of the project design cost of \$4,706,000, a Phase I estimated construction cost of \$45,533,000, and a Phase I management and inspection cost of \$3,752,000, for a total Phase I cost of \$53,991,000.

<sup>2</sup> Prospectuses Nos PNY-0131-NY16, PNY-1031-NY18, and PNY-1031-NY20 were approved by the Committee on Environment and Public Works of the Senate on January 20, 2016, June 19, 2019, and December 17, 2019, respectively. Approval of PNY-0131-NY16 and PNY-0131-NY18 was for Phase I design costs of \$4,706,000, Phase I estimated construction cost of \$45,533,000, and Phase I estimated management and inspection cost of \$3,752,000, for a total Phase I cost of \$53,991,000. Approval of PNY-0131-NY20 was for an additional Phase II design cost of \$4,228,000, an additional estimated Phase I and II construction cost of \$58,996,000, and an additional Phase I and II management and inspection cost of \$4,973,000, for a total additional approval of \$68,197,000.

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**FY 2023 Appropriation Requested**

**(Phase II Design, Phase I Construction and  
Phase I Management & Inspection) ..... \$68,497,000<sup>3</sup>**

**Major Work Items**

Structural Upgrades

**Project Budget**

**Design**

Phase I (FY 2018) .....	\$4,706,000
Phase II (FY 2023) .....	<u>\$5,291,000</u>
<b>Total Design</b> .....	<b>\$9,997,000</b>

**Estimated Construction Cost (ECC)**

Phase I (FY 2023) .....	\$58,530,000
Phase II (TBD) .....	<u>\$53,831,000</u>
<b>Total ECC</b> .....	<b>\$112,361,000</b>

**Management and Inspections (M&I)**

Phase I (FY 2023) .....	\$4,675,000
Phase II (TBD) .....	<u>\$4,283,000</u>
<b>Total M&amp;I</b> .....	<b>\$8,958,000</b>

**Estimated Total Project Cost (ETPC)\* .....\$131,316,000**

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

**Schedule**

<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
Design (Phase I)	FY 2020	FY 2022
Construction (Phase I)	FY 2023	FY 2027
Design (Phase II)	FY 2023	FY 2024
Construction (Phase II)	TBD	TBD

<sup>3</sup> GSA was unable to fund the entire FY 2016, FY 2018, and FY 2020 Phase I alteration project within the enacted level of the FY 2016, FY 2018, and FY 2020 budgets, but GSA's FY 2018 Major R&A Spending Plan did provide \$4,706,000 for the design for Phase I.

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**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 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**

Department of Justice – U.S. Trustees, U.S. Marshals Service; Department of Transportation – Federal Highway Administration, Maritime Administration, Federal Transit Administration, Federal Motor Carrier Safety Administration; Department of Homeland Security – U.S. Coast Guard, Customs and Border Protection; Judiciary – U.S. Bankruptcy Court; Department of Defense – Defense Counterintelligence and Security Agency; Federal Trade Commission; General Services Administration; Smithsonian Institution; National Archives and Records Administration; U.S. Semiquincentennial Commission

**Proposed Project**

Phase I of the project includes structural repairs to remediate water infiltration at and below grade. The proposed work will arrest structural deterioration at the basement and sub-basement levels of the building, and repair damage caused by water infiltration.

Phase II of the project is to remediate water infiltration around windows, masonry, and roofs. The exterior windows will be considered for blast resistance in accordance with the requirements in GSA's PBS-P100. Also, included in Phase II is the protection of murals within the rotunda and the restoration of masonry, including sculptures, roofs, and repair of damage caused by water infiltration.

**Major Work Items (Phase I)**

Structural Upgrades	\$58,530,000
<b>Total ECC</b>	<b>\$58,530,000</b>

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**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 result in additional damage. Falling debris from the overhead damaged areas poses a potential safety risk to personnel and may result in additional costly emergency work. Water infiltration at the windows 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, 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 will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

**Prior Appropriations**

<b>Prior Appropriations</b>			
<b>Public Law</b>	<b>Fiscal Year</b>	<b>Amount</b>	<b>Purpose</b>
115-141	2018	\$4,706,000	Phase I Design
<b>Appropriations to Date</b>		<b>\$4,706,000</b>	

**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	\$46,498,000	Phases I & II Design = \$5,204,000 Phase I ECC = \$38,079,000 Phase I M&I = \$3,215,000
House T&I	7/23/2015	\$46,498,000	Phases I & II Design = \$5,204,000

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			Phase I ECC = \$38,079,000 Phase I M&I = \$3,215,000
Senate EPW	6/19/2019	Additional \$7,493,000  Total \$53,991,000	Phase I Design = Reduction of \$498,000 to separate Phases I & II design (Total \$4,706,000) Phase I ECC = Addition of \$7,454,000 (Total \$45,533,000) Phase I M&I = Addition of \$437,000 (Total \$3,752,000)
House T&I	6/27/2018	Additional \$7,493,000  Total \$53,991,000	Phase I Design = Reduction of \$498,000 to separate Phases I & II design (Total \$4,706,000) Phase I ECC = Addition of \$7,454,000 (Total \$45,533,000) Phase I M&I = Addition of \$437,000 (Total \$3,752,000)
Senate EPW	12/17/2019	Additional \$68,197,000  Total \$122,188,000	Phase II Design = Additional \$4,228,000 Phase I ECC = Additional \$14,673,000 (total \$60,206,000) Phase I M&I = Additional \$1,169,000 (total \$4,973,000) Phase II ECC = Additional \$44,323,000 Phase II M&I = Additional \$3,804,000
<b>Approvals to Date</b>		<b>\$53,991,000</b> <b>\$122,188,000</b>	<b>House T&amp;I</b> <b>Senate EPW</b>

**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

**Certification of Need**


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

Submitted at Washington, DC, on 4/6/2022

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

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