

**PROSPECTUS – ALTERATION
SILVIO J. MOLLO FEDERAL BUILDING
NEW YORK, NY**

Prospectus Number: PNY-0323-NY23
Congressional District: 10

FY 2023 Project Summary

The General Services Administration (GSA) proposes Phase II of a two-phase modernization project of the Silvio J. Mollo Federal Building (Mollo Building), located at 1 St. Andrew’s Plaza, New York, NY. This construction project will address seismic, structural, security, and major building systems deficiencies, as well as provide a new buildout of the Department of Justice–U.S. Attorney’s Office (USAO) Criminal Division, and U.S. Marshals Service (USMS) space.

Phase I of the two phase modernization, funded in FY 2020, provided for the design of the modernization of the Mollo Building and the design and construction of swing space buildout, space recapture, and related improvements at the Jacob K. Javits (Javits Building) Federal Building, located at 26 Federal Plaza, New York, NY. The Javits Building Phase I project provides swing space as interim housing for the USAO Criminal Division during the Mollo Building modernization and the long-term housing for the USAO Civil Division currently housed in leased space at 86 Chambers Street, New York, NY. The relocation of USAO Civil Division to the Javits Building provides a projected annual lease cost avoidance of approximately \$4.2 million.

FY 2023 Committee Approval and Appropriation Requested

(Phase II Construction, Management & Inspection)..... \$241,877,000¹

Major Work Items

Exterior construction; electrical, heating, ventilation, and air conditioning (HVAC), plumbing, fire protection, conveyance and structural upgrades; demolition and hazardous material abatement; interior construction; security special construction and sitework

Project Budget

Design

Phase I & Phase II (FY 2020) **\$15,913,000**
Total Design..... \$15,913,000

¹ Prospectus PNY-0323/0282-NY20 was approved by the Committee on Environment and Public Works of the Senate and the Committee on Transportation and Infrastructure of the House of Representatives on December 17, 2019, and September 30, 2020, respectively, for a design cost of \$15,913,000, an estimated construction cost of \$29,123,000, and a management and inspection cost of \$1,564,000, for a total cost of \$46,600,000. GSA’s FY 2020 Major Repairs and Alterations Spending Plan provided \$46,600,000 for Phases I and II design, Phase I construction, and Phase I management and inspection.

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Estimated Construction Cost (ECC)

Phase I (FY 2020)	\$29,123,000
Phase II (FY 2023)	\$227,338,000
Total ECC	\$256,461,000

Management and Inspections (M&I)

Phase I (FY 2020)	\$1,564,000
Phase II (FY 2023)	\$14,539,000
Total M&I	\$16,103,000

Estimated Total Project Cost (ETPC)*\$288,477,000

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

Schedule

	Start	End
Design (Phases I & II) and Construction (Phase I)	FY 2020	FY 2024
Construction (Phase II)	FY 2023	FY 2027

Building

The Mollo Building is an 11-story, 160,280 gross square foot (GSF) office building with a basement. The building was constructed in 1974 of prefabricated aggregate façade, with a structural reinforced concrete framework on a poured concrete foundation. The Mollo Building houses the USAO Criminal Division for the Southern District of New York and the USMS. The building is connected by secure bridges to both the Thurgood Marshall U.S. Courthouse and the adjacent Metropolitan Correctional Center (MCC), a Federal prison serving Manhattan. The mechanical systems in the Mollo Building provide air conditioning (chilled water) and heating (reduced pressure steam) to MCC.

Tenant Agencies

Department of Justice – USAO, USMS

Proposed Project

Phase I included the design for the modernization of the Mollo Building and design and construction of swing space build-out, space recapture, and related improvements at the Javits Building.

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Phase II includes a full modernization of the Mollo Building to address seismic, building systems, security, and structural and tenant space deficiencies. The modernization entails the complete replacement of all building elements and building infrastructure, retaining only the foundation and structural superstructure. Seismic, progressive collapse, security, and the Architectural Barriers Act Accessibility Standard (ABAAS) will be corrected, and a blast-resistant façade will replace the existing exterior wall construction. All building systems, including system equipment, distribution, controls, and fixtures, will be replaced. ABAAS upgrades will be undertaken, and interior space will be built out in accordance with current USAO and USMS design standards. A new main entrance and security pavilion will be integrated into the modernization.

Major Work Items

Exterior Construction	\$71,718,000
Electrical Upgrades	42,840,000
HVAC Upgrades	35,066,000
Plumbing Upgrades	15,919,000
Demolition/Hazardous Material Abatement	14,436,000
Interior Construction	12,163,000
Security Special Construction	9,914,000
Sitework	7,970,000
Fire Protection Upgrades	6,657,000
Conveyance Upgrades	5,754,000
Structural Upgrades	<u>4,901,000</u>
Total ECC	\$227,338,000

Justification

It is imperative that the USAO's Criminal Division remain housed within the Mollo Building. This location provides USAO with secure and easy access to both the Daniel Patrick Moynihan U.S. Courthouse and the Thurgood Marshall U.S. Courthouse, as well as MCC. The commercial real estate market makes it highly unlikely that office space for the USAO Criminal Division could be found in one location within a reasonable distance from the courthouses and the USAO have a clear, long term need proximate to the Courthouse. If the USAO Criminal Division were to be housed elsewhere, the transit times from the courthouses and correctional facility would be longer, and there would be a chance USAO operations would have to be split up among multiple locations, impacting security and operational efficiency and resulting in a significantly higher cost to the taxpayer.

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The Mollo Building systems are outdated, at risk for failure, and not in compliance with current codes and standards. Additionally, since the mechanical systems in the Mollo Building provide air conditioning (chilled water) and heating (reduced pressure steam) to the adjacent MCC, any failures of the systems would result in a lack of heating, air conditioning, or both at MCC in addition to Mollo. Replacement of the façade, roof, and building systems will increase the performance of the building and promote energy and resource efficiency.

Security and seismic enhancements are necessary to protect Federal personnel, building occupants, and surrounding structures, while accessibility enhancements are required to meet current codes and standards.

The interior spaces, as currently configured, are inefficient and do not meet the needs or requirements of tenant agencies. The proposed modernization will minimize or eliminate these deficiencies. Additionally, security will be enhanced, and the interior space will be accessible for persons with disabilities.

If Phase II is not funded or is delayed, the USAO Criminal Division and the USMS's operations will be severely impacted. Under Phase I, these agencies are temporarily relocating to reduced square footage in Javits.

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

Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
116-44	2020	\$46,600,000	Phases I & II Design = \$15,913,000 Phase I ECC = \$29,123,000 Phase I M&I = \$1,564,000
Appropriations to Date		\$46,600,000	

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Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	12/17/2019	\$46,600,000	Phases I & II Design = \$15,913,000 Phase I ECC = \$29,123,000 Phase I M&I = \$1,564,000
House T&I	9/30/2020	\$46,600,000	Phases I & II Design = \$15,913,000 Phase I ECC = \$29,123,000 Phase I M&I = \$1,564,000
Approvals to Date		\$46,600,000	

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

None

Alternatives Considered (30-year, present value cost analysis)

Alteration	\$340,436,000
New Construction	\$125,385,000
Lease	\$363,461,000

The 30-year, present value cost of New Construction is \$214,601,000 less than the cost of Alteration, with an equivalent annual cost advantage of \$9,191,000.

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 4/5/2022

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration