

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

Prospectus Number: PMA-0131-BN20
Congressional District: 8

FY 2020 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to replace the deficient roof, the conveying systems, the heating, ventilation, and air conditioning (HVAC) systems, and upgrade the lighting controls system in the John F. Kennedy Federal Building (JFK), located at 15 New Sudbury Street, Boston, MA. The proposed project will replace failing and obsolete systems, improve building performance, and facilitate code compliance.

FY 2020 Committee Approval Requested

(Additional Design, Construction, and Management & Inspection) \$35,656,000¹

This prospectus amends Prospectus No. PMA-0131-BN17, and requests approval of an additional \$35,656,000 to account for scope modifications, including the addition of conveying systems upgrades, and cost escalations due to time and market conditions.

FY 2020 Appropriation Requested

(Design, Construction, Management & Inspection) \$75,929,000²

Major Work Items

Roof replacement; conveying systems; HVAC systems replacement/upgrades; electrical upgrades.

Project Budget

Design	\$ 6,550,000
Estimated Construction Cost (ECC).....	64,291,000
Management and Inspection (M&I).....	<u>5,088,000</u>
Estimated Total Project Cost (ETPC).....	\$75,929,000

¹ The Committee on Transportation and Infrastructure of the House of Representatives and 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 25, 2016, and May 18, 2016, respectively.

² GSA was unable to fund the proposed FY 2017 repair and alteration project within the enacted level of the President's FY 2017 Budget.

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Schedule

Design and Construction

Start

FY 2020

End

FY 2025

Building

The building consists of a 27-story high-rise tower, with an adjacent five-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. The building is located in the Government Center area of the city, which includes Boston's City Hall.

Tenant Agencies

Department of Labor; Department of the Treasury; Department of Health and Human Services; Department of Justice–Drug Enforcement Administration, Executive Office for Immigration Review; Department of Veterans Affairs; Department of Homeland Security (DHS); Equal Employment Opportunity Commission; Social Security Administration; Department of Defense; U.S. Congress – Senate, the Government Publishing Office; GSA; and Department of Commerce.

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 and breezeway portions of the building. In addition, the project includes remediation of potential PCBs during roof demolition work and upgrades the building's permanent roof anchor/fall arrest system providing additional safeguards.

The conveying system, which includes elevator and escalator equipment, will be modernized to bring elevators and escalators up to current technology, performance and code standards. Replacement systems shall 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/no passenger activity. The proposed project also replaces the bus duct to the two low-rise switchgear rooms.

Existing chillers will be replaced with new high-efficiency units with non-chlorofluorocarbon refrigerants. Waste condensate from new chiller replacement will be used to provide additional hot water for snowmelt or domestic potable hot water. The

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existing variable air diffuser (VAD) system will be replaced and reconfigured with a highly efficient variable air volume (VAV) 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).

The existing lighting control system will be upgraded to incorporate occupancy and daylighting strategies throughout the tenant floors and bi-level lighting in the stairways as well as an occupancy/dimming strategy in the garage.

Major Work Items

HVAC Replacement/Upgrades	\$30,845,000
Conveying Systems Upgrades	24,967,000
Electrical Upgrades	6,850,000
Roof Replacement	<u>1,629,000</u>
Total ECC	\$64,291,000

Justification

JFK is home to over 2,100 Federal employees and welcomes numerous visitors on a daily basis due to the many public facing agencies housed in the building including DHS U.S. Citizenship and Immigration Services, the Internal Revenue Service, the Department of Health and Human Services, and the U.S. Senators for Massachusetts.

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

The existing elevators, which are 30 years old, have exceeded their useful life. Due to the high-traffic building conditions, existing elevator cabs and equipment are worn both visually and mechanically. Performance levels continue to decrease annually, with emergency repair incidents regularly impacting customers, as more than one-half of all affected cars have been out of service for several months at a time and there have been more than two dozen entrapments. Monthly preventive maintenance has become challenging due to the poor availability of proprietary replacement parts. The escalator systems are similarly beyond their intended lifespans.

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Insulation readings for the bus duct serving the low-rise building have continued to decrease and are outside of industry standards. Bus duct failure would not only result in loss of power to the entire low rise, but could be catastrophic for adjacent equipment or personnel.

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, ensuring proper life safety compliance.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost-effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

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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
Approvals to Date		\$40,273,000	

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

Prospectus	Description	FY	Amount
P.L. 111-5 (ARRA)	Blast Mitigation Window Project	2009	\$33,217,000

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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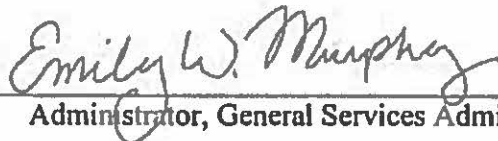
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Certification of Need

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

Submitted at Washington, DC, on March 19, 2019

Recommended: 
Commissioner, Public Buildings Service

Approved: 
Administrator, General Services Administration