

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

Prospectus Number: PNY-0131-NY20  
Congressional District: 10

**FY 2020 Project Summary**

The General Services Administration (GSA) proposes Phase I construction and Phase II design of a two-phase repair and alteration project to address building deficiencies at the Alexander Hamilton U.S. Custom House, a National Historic Landmark located at 1 Bowling Green, New York, New York. The proposed two-phase project will ensure the long-term occupancy for Federal agencies by providing a safe and reliable work environment. Phase I of the proposed project will remediate water infiltration in the basement and sub-basement levels to prevent further damage to the building. The Phase II work will include replacing the skylight, replacing the exterior windows with blast windows, and repairing the laylight. A prospectus for the funds for the construction and management and inspection (M&I) for Phase II will be submitted at a later time.

**FY 2020 House Committee Approval Requested**

(Additional Phase I Construction and M&I, Phase II Design, Construction and M&I)..... \$60,704,000<sup>1</sup>

**FY 2020 Senate Committee Approval Requested**

(Additional Phase I Construction and M&I, Additional Phase II Design, and Phase II Construction and M&I) ..... \$68,197,000<sup>2</sup>

This prospectus amends Prospectus No. PNY-0131-NY18, and requests approvals needed for both Phases I and II of this two-phase repair and alteration project.

**FY 2020 Committee Appropriation Requested**

<sup>1</sup> Prospectus No. PNY-0131-NY18 was approved by the Committee on Transportation and Infrastructure of the House of Representatives on June 27, 2018, for Phase I design cost of \$4,706,000, Phase I estimated construction cost of \$45,533,000, and Phase I M&I cost of \$ 3,752,000, for an estimated total project cost of \$53,991,000.

<sup>2</sup> Prospectus No. PNY-0131-NY16 was approved by the Committee on Environment and Public Works of the Senate on January 20, 2016, for Phase I and II design costs of \$5,204,000, Phase I construction costs of \$38,079,000, and Phase I M&I costs of \$3,215,000, for an estimated total project cost of \$46,498,000.

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**(Additional Phase I Construction, Additional Phase I M&I, and Phase II Design) \$61,862,000<sup>3</sup>**  
**Major Work Items**

Exterior construction; interior construction; hazardous material abatement; building coordination and security

**Project Budget**

**Design**

Phase I (FY 18).....	\$4,706,000
Phase II (FY 20 Request).....	<u>4,726,000</u>
<b>Total Design.....</b>	<b>\$9,432,000</b>

**Estimated Construction Cost (ECC)**

Phase I (FY 20 Request).....	\$52,752,000
Phase II (TBD).....	<u>44,323,000</u>
<b>Total ECC.....</b>	<b>\$97,075,000</b>

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

Phase I (FY 20 Request).....	\$4,384,000
Phase II (TBD).....	<u>3,804,000</u>
<b>Total M&amp;I.....</b>	<b>\$8,188,000</b>

**Estimated Total Project Cost (ETPC).....\$114,695,000**

**Schedule**

	Start	End
Design (Phase I)	FY 2019	FY 2021
Construction (Phase I)	FY 2021	FY 2024
Design (Phase II)	FY 2020	FY 2022
Construction (Phase II)	TBD	

**Building**

<sup>3</sup> While GSA was unable to fund the FY 2018 repair and alteration (R&A) project within the enacted level of the President's FY 2018 Budget, GSA's FY 2018 Major R&A Spending Plan did provide \$4,706,000 for Phase I Design.

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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 (GSF) of space and features a heavily detailed gray granite facade 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**

U.S. Bankruptcy Court, Smithsonian Institution, U.S. Department of Transportation, Federal Trade Commission, U.S. Department of the Interior, U.S. Department of Homeland Security, and the National Archives and Records Administration.

**Proposed Project**

Phase I of the project is intended to remediate water infiltration in the basement and sub-basement levels of the building. This project will include the excavation/replacement of the sidewalk around the building to provide access to the affected areas in the sub-basement. It will involve leak mitigation for the vehicle ramp, the access hatches, the sidewalk vault, and the exterior joints, and replacement/repair of piping, as needed. The project also will involve major structural repairs to support beams and the removal of hazardous materials.

Phase II of the project consists of the replacement of all exterior windows with blast protection windows on all sides and replacement of the skylight and repair of the laylight in the rotunda. Restoration of murals in the rotunda, including architectural repair work for the entire ceiling in the rotunda, and restoration of exterior sculptures on the northern facade parapet, including the center cornice, also will be completed.

**Major Work Items (Phase I)**

Exterior Construction	\$25,892,000
Interior Construction	23,078,000
Hazardous Materials Abatement	379,000
Building Coordination and Security	<u>3,403,000</u>
<b>Total</b>	<b>\$52,752,000</b>

**Justification**

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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. Falling debris from the overhead damaged areas poses a potential safety risk to personnel and could result in additional costly emergency work. Water infiltrating at the windows also is causing damage to the building interior and negatively affecting the building's energy efficiency.

Age and exposure to weather elements are 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 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**

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

**Prior Committee Approvals**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
House T&I	6/27/2018	\$53,991,000	Design, Phase I ECC and M&I
Senate EPW	1/20/2016	\$46,498,000	Design, Phase I ECC and M&I

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

None

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**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 March 19, 2019

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration