



**Committee on Transportation and Infrastructure**  
**U.S. House of Representatives**

**Peter A. DeFazio**  
**Chairman**

**Washington, DC 20515**

**Sam Graves, MO**  
**Ranking Member**

Katherine W. Dedrick, Staff Director

**COMMITTEE RESOLUTION**

Paul J. Sass, Republican Staff Director

**ALTERATION**  
**JOHN F. KENNEDY FEDERAL BUILDING**  
**BOSTON, MA**  
**PMA-0131-BN22**

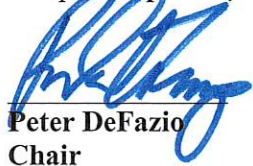
*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations for the John F. Kennedy (JFK) Federal Building, located at 15 New Sudbury Street, Boston, MA. The proposed project will replace the high-rise roof and the conveyance, lighting, and heating, ventilation, and air conditioning (HVAC) systems, as well as interior alterations at an 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 and a total estimated project cost of \$154,065,000, to account for scope modifications, including the addition of interior alterations, and cost escalations due to time and market conditions, a prospectus for which is attached to and included in this resolution. This resolution amends the Committee approved Prospectus No. PMA-0131-BN17 adopted on May 25, 2016.*

*Provided, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.*

*Provided further, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.*

*Provided, that the Administrator of General Services shall aim to achieve net zero carbon buildings, if determined by the Administrator to be practical and cost-effective.*

Adopted, April 28, 2022

  
**Peter DeFazio**  
**Chair**

**COMMITTEE RESOLUTION**

**ALTERATION  
JOHN F. KENNEDY FEDERAL BUILDING  
BOSTON, MA  
PMA-0131-BN22**

**RESOLVED BY THE COMMITTEE ON ENVIRONMENT AND PUBLIC WORKS OF THE  
UNITED STATES SENATE**

that pursuant to 40 U.S.C. §3307, additional appropriations are authorized for a repair and alteration project for the John F. Kennedy Federal Building located at 15 New Sudbury Street, Boston, MA, to replace the high-rise roof and the conveyance, lighting, and heating, ventilation, and air conditioning (HVAC) systems, as well as implement interior alterations, at an additional design cost of \$2,752,000, an 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, a prospectus for which is attached hereto and by included in this resolution. This resolution amends the authorizations of the Committee on May 18, 2016, of Prospectus Number PMA-0131-BN17 and December 17, 2019, of Prospectus Number PMA-0131-BN20 to account for scope modifications and cost escalations due to time and market conditions.

*Provided*, that the Administrator shall provide to the Chairman or Ranking Member of the Committee on Environment and Public Works of the Senate, in a timely manner, requested documents and information regarding this prospectus and resulting contractual materials, without redaction other than redactions to exclude business confidential, proprietary, and/or procurement sensitive information.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

  
Chairman

  
Ranking Member

Adopted: January 12, 2022

**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<sup>1</sup>**

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<sup>2</sup>**

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.

<sup>1</sup> 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.

<sup>2</sup> 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.

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

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

**FY 2022 Appropriation Requested**

**(Design, Construction, Management & Inspection) ..... \$154,065,000<sup>3</sup>**

**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).....	<u>6,785,000</u>
<b>Estimated Total Project Cost (ETPC).....</b>	<b><u>\$154,065,000</u></b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
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.

<sup>3</sup> 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	<u>2,638,000</u>
<b>Total ECC</b>	<b>\$134,771,000</b>

**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**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
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