

**PROSPECTUS – ALTERATION  
EMANUEL CELLER U.S. COURTHOUSE  
BROOKLYN, NY**

Prospectus Number: PNY-0270-BR25  
Congressional District: 10

**FY 2025 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Emanuel Celler U.S. Courthouse located at 225 Cadman Plaza East, Brooklyn, NY. The proposed project will remove and replace the building’s condenser water pipes and abate ancillary hazardous materials.

**FY 2025 Committee Approval and Appropriation Requested**

**(Construction, and Management & Inspection) .....\$5,969,000**

**Major Work Items**

Heating, ventilation, and air conditioning (HVAC) upgrades; demolition/hazardous material abatement; and interior construction

**Project Budget**

Design .....	\$0 <sup>1</sup>
Estimated Construction Cost (ECC) .....	5,333,000
Management and Inspection (M&I).....	636,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$5,969,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Construction	FY 2025	FY 2027

**Building**

The Emanuel Celler U.S. Courthouse, constructed in 1963, contains 290,883 gross square feet. It originally served as the United States District Court for the Eastern District of New York, until the construction of the adjacent Theodore Roosevelt U.S. Courthouse. The building still operates as a courthouse today and supports many court-related and office functions. It is connected to the Theodore Roosevelt U.S. Courthouse by a six-story atrium, which provides public and restricted circulation between the two courthouses and serves as the main entrance to both buildings.

<sup>1</sup> Design was previously funded.

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**Tenant Agencies**

Judiciary; Department of Justice; Department of Homeland Security; and GSA.

**Proposed Project**

This is a limited-scope repair and alteration project of the building's condenser water pipes, including: removal and replacement of condenser lines throughout all levels of the building, as well as any hazardous material removal costs associated with the removal and replacement. Interior construction incidental to project execution is also included in the project.

**Major Work Items**

HVAC Upgrades	\$3,348,000
Demolition/Hazardous Material Abatement	1,551,000
Interior Construction	<u>434,000</u>
<b>Total ECC</b>	<b>\$5,333,000</b>

**Justification**

Multiple condenser pipes failures have occurred at separate locations in recent years. The condenser pipes are beyond their intended lifespan. Ultrasonic testing conducted by GSA indicates that sections of the pipes have deteriorated to a condition that calls for immediate replacement. Failure to replace the identified condenser pipes ensures continued deterioration and increases the risk of catastrophic flooding to the space occupied by the tenant agencies and the public. The condenser pipes run through most of the building and into several critical electrical and information technology rooms. Flooding in these areas would result in costly damage to both the building and customer agency equipment. It is likely there would also be significant disruption to court activities. If multiple sections of the pipe leak or break simultaneously, the building could lose basic HVAC functions, requiring shutdown of the building.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, reduce the environmental impact of materials, and address climate risk liabilities in a manner that is life cycle cost effective.

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**Prior Appropriations**

None

**Prior Committee Approvals**

None

**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

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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 4/1/2024

Recommended: Elliot Doomes  
Commissioner, Public Buildings Service

Approved: Rahmi Carnahan  
Administrator, General Services Administration