



GSA selects Krueck Sexton Partners for Silvio Mollo bldg. modernization

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New York, NY Krueck Sexton Partners (KSP) has been selected by the General Services Administration (GSA) to provide architect-engineer (AE) services as part of a comprehensive \$240 million modernization of the Silvio Mollo Federal Building at 1 St. Andrew's Plaza.

Enhancements to the 10-story, 160,000 s/f building will include the replacement of all major building systems, modifications to the base building structure, and the installation of a new high-performance building façade. Other building modifications will include the development of a new main entrance, upgrades to the building's accessibility and security infrastructure, and interior design to create the future workplace of the U.S. Attorney's Office (USAO) for the Southern District of New York. Sustainability will guide all design and construction work, with a goal of achieving a minimum LEED Gold rating.

As part of the assignment, KSP will also design two floors of swing space at the Jacob Javits Federal Office Building at 26 Federal Plaza that will serve as temporary accommodations for building occupants during the modernization. A portion of this space is expected to permanently house employees from the United States Attorney's Office (USAO) after all construction work is complete.

"We're honored to work with the GSA to transform this important, high-profile building into a flexible, high-performance workplace that will meet the needs of the Southern District of New York for the next 50 years," said KSP partner Don Semple, AIA, who will serve as project director of the modernization project.

The KSP team's previous GSA project experience includes the design of the Benjamin Grogan and Jerry Dove Federal Building in Miramar, Florida, the first KSP project completed under the GSA's Design Excellence Program. KSP has also overseen several other GSA building renovation and repositioning projects.

"GSA has selected the most sustainable approach to addressing their future space needs, and our team is excited to help preserve this building's rich history and create a new model of resiliency," said KSP partner Mark Sexton, FAIA.

Construction is expected to kick off in Fall 2023, with completion scheduled for summer 2026.

Other contributors to the modernization project include Schiller Projects (interior design and workplace strategy consultant); Thornton Tomasetti (structural and facade engineer); WSP (MEP/FP engineer); Atelier Ten (sustainability consultant); and Langan Engineering (civil, geotechnical, and environmental engineer).

Located in the Civic Center District of Manhattan, the Silvio J. Mollo Federal Building at 1 St. Andrew's Plaza houses the offices of the U.S. Attorney's Office for the Southern District of New York and U.S. Marshals Service. Constructed in 1974, the 10-story building includes two overhead pedestrian bridges that connect the structure to the Thurgood Marshall U.S. Courthouse and the Metropolitan Correctional Center.

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