

**FACT SHEET - ALTERATION  
MAIN INTERIOR BUILDING  
WASHINGTON, DC**

**Project Summary**

The General Services Administration (GSA) is currently undertaking a modernization of the Main Interior Building at 1849 C Street NW, Washington, DC to extend and improve its utility as a Federal office building. The Department of Interior (Interior) is continuing to operate in the building during construction both to maintain continuity of operations and minimize the amount of swing space needed to support the project. Upon project completion, the building will meet current building code, operational, and workspace standards.

This fact sheet proposes the final phase of the building modernization, which consists primarily of the modernization of Wing 1 of the building.

**Major Work Items for Phase VI**

Phase VI includes the demolition, build-out and refurbishment of interior space, hazardous material abatement, replacement of mechanical, electrical, plumbing, and fire and life safety systems, elevator upgrades and security improvements including blast mitigation installation. Additional stairways will be constructed to provide increased access in event of an emergency. Historic preservation includes restoration of original window frames and finishes.

**Project Budget**

Design and Review Cost

Design and Review (FY 1994) .....	\$5,764,000
Design and Review (FY2000, FY 2004) .....	4,999,000
Additional Design (FY 2007) .....	450,000
Additional Design (FY 2009 ARRA) .....	954,000
<b>Total Design and Review .....</b>	<b>\$12,167,000</b>

Management and Inspection Cost (M&I)

Phase I (FY 2000, 2002).....	\$3,929,000
Phase II (FY 2002, 2004).....	2,876,000
Phase III (FY 2006).....	2,916,000
Phase IV (FY 2007).....	4,194,000
Phase V (FY 2009 ARRA).....	3,990,000
Phase VI (FY 2012 request) .....	4,900,000
<b>Total M&amp;I.....</b>	<b>\$22,805,000</b>

Estimated Construction Cost (ECC)

Phase I (FY 2000, 2002).....	\$33,577,000
Phase II (FY 2002, 2004).....	22,175,000
Phase III (FY 2006).....	38,483,000
Phase IV (FY 2007).....	42,535,000
Phase V (FY 2009 ARRA).....	58,506,000
Phase VI (FY 2012 request).....	45,500,000
<b>Total ECC .....</b>	<b>\$240,776,000</b>

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**Estimated Total Project Cost (ETPC)\*..... \$275,748,000<sup>1</sup>**

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

**FY 2012 Funding Request (Phase VI, ECC & M&I) .....\$50,400,000**

**Prior Authority and Funding**

- Through Public Law 103-123, Congress appropriated \$5,764,000 for design of the alteration of Main Interior Building in FY 1994.
- The House Committee on Transportation and Infrastructure authorized \$120,635,000 for the construction of the alteration of the Main Interior Building on November 16, 1995.
- The Senate Committee on Environment and Public Works authorized \$120,635,000 for the construction of the alteration of the Main Interior Building on June 26, 1997.
- Through Public Law 106-58, Congress appropriated \$29,214,000 for Phase I construction of the Main Interior Building in FY 2000.
- Through Public Law 107-67, Congress appropriated \$22,739,000 for Phase II construction of the Main Interior Building in FY 2002.
- The House Committee on Transportation and Infrastructure authorized \$220,265,000 for design and review, M&I, and construction of the Main Interior Building on June 23, 2003.
- The Senate Committee on Environment and Public Works authorized \$220,265,000 for design and review, M&I, and construction of the Main Interior Building on July 30, 2003.
- Through Public Law 108-199, Congress appropriated \$15,603,000 for additional funding for construction of the Main Interior Building in FY 2004.
- Through Public Law 109-115, Congress appropriated \$41,399,000 for Phase III construction of the Main Interior Building in FY 2006.
- The House Committee on Transportation and Infrastructure authorized \$243,444,000 for design and review, M&I, and construction of the Main Interior Building on April 5, 2006.
- The Senate Committee on Environment and Public Works authorized \$23,179,000 for design and review, M&I, and construction of the Main Interior Building on May 23, 2006.

<sup>1</sup> Public Law 111-5 (Recovery Act) provided \$63,450,000 for the Main Interior Building. Included in the \$63,450,000 is \$9,708,000 for a green roof and exterior re-pointing which are not part of the original scope that is not authorized under Public Law 111-5. The Interior project was authorized by the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public Works at an estimated total project cost of \$243,444,000. Title 40 USC Section 3307 (c) permits the Administrator of GSA to increase the project cost by ten percent without additional authorization from the Committees. Thus, the maximum allowable amount without additional authorization is \$267,778,400. Considering the maximum allowable authorization of \$267,778,400 and the authorized work items from the ARRA appropriation, this project does not require any further authorization.

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**Prior Authority and Funding** (continued)

- Through Public Law 110-5, Congress appropriated \$47,179,000 for Phase IV construction of the Main Interior Building in FY 2007.
- Through the American Recovery and Reinvestment Act of 2009 – Public Law 111-5, Congress authorized and appropriated \$63,450,000 for Phase V construction of the Main Interior Building.

**Building**

The Interior building is a limestone and granite clad Federal office building. Built in 1936 as the Department of the Interior headquarters, it is of symmetrical monumental design with a waffle-shaped floor plan configured with six cross wings about a central spine. The building contains approximately 1,300,000 gross square feet of office space on seven above-grade levels, and a basement which provides parking for about 300 vehicles. A mechanical mezzanine level is between floors five and six, and there is a penthouse above the seventh floor which has conference and mechanical rooms. It is listed on the National Register of Historic Places.

**Justification**

Improvements to the Interior building's systems are required to extend the useful life of the building, maintain continuity of Government operations, and bring the facility in line with applicable codes, public law requirements, and national policy. Restoration of historically significant areas in the building is necessary in order to preserve them for the future.

**Tenant Agencies**

Department of the Interior

**Schedule**

	<b>Start</b>	<b>Finish</b>
<b>Design</b>	FY 1994	FY 2010
<b>Phase I</b>	FY 2001	FY 2004
<b>Phase II</b>	FY 2004	FY 2006
<b>Phase III</b>	FY 2006	FY 2008
<b>Phase IV</b>	FY 2008	FY 2010
<b>Phase V</b>	FY 2010	FY 2012
<b>Phase VI</b>	FY 2012	FY 2013