

**AMENDED PROSPECTUS – ALTERATION
RONALD REAGAN BUILDING COMPLEX
WASHINGTON, DC**

Prospectus Number: PDC-0000AF-DC25

FY 2025 Project Summary

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the Ronald Reagan Building Complex (RRB Complex) located at 1300 Pennsylvania Avenue NW, Washington, DC. The proposed project includes the full replacement of the fire alarm system and completion of targeted fire protection and life safety repairs/upgrades throughout the RRB Complex.

FY 2025 House Committee Approval Requested

(Design, Construction, and Management & Inspection)..... \$30,295,000¹

This prospectus amends Prospectus No. [PDC-0000AF-DC22](#). GSA is requesting approval of an additional estimated design cost of \$2,136,000, additional estimated construction cost of \$28,199,000 and a reduction in management and inspection cost of \$40,000, for a total additional cost escalation of \$30,295,000 due to time, labor, and market conditions.

FY 2025 Senate Committee Approval Requested

(Additional Design, Construction, and Management & Inspection)..... \$4,511,000²

This prospectus amends Prospectus No. [PDC-0000AF-DC24](#). GSA is requesting approval of additional design cost of \$786,000, additional construction cost of \$4,524,000 and a reduction in management and inspection cost of \$799,000, for a total additional cost of \$4,511,000 for cost escalation due to time, labor, and market conditions.

FY 2025 Committee Appropriation Requested

(Design, Construction, and Management & Inspection).....\$95,095,000

Major Work Items

Fire protection and life-safety replacement/upgrades

¹ Prospectus PDC-0000AF-DC22 was approved by the Committee on [Transportation and Infrastructure](#) of the House of Representatives and the Committee on [Environment and Public Works](#) of the Senate on October 27, 2021, and January 12, 2022 respectively, for design cost of \$5,048,000, estimated construction cost of \$55,551,000, and management and inspection costs of \$4,201,000, for a total cost of \$64,800,000, but no appropriations were received.

² Prospectus No. PDC-0000AF-DC24 was approved by the Committee on [Environment and Public Works](#) of the Senate on November 20, 2024, for additional design cost of \$1,350,000, additional estimated construction cost of \$23,675,000, and additional management and inspection costs of \$759,000, for a total additional cost of \$25,784,000, however no appropriations were received.

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Project Budget

Design	\$7,184,000
Estimated Construction Cost (ECC)	83,750,000
Management and Inspection (M&I).....	4,161,000
Estimated Total Project Cost (ETPC).....	\$95,095,000

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

Schedule

	Start	End
Design and Construction	FY 2025	FY 2028

Building

The RRB Complex is a 3.88 million gross square foot, 10-story, mixed-use office building and includes a Federal Office Building (FOB), an International Trade Center (ITC), and a public parking garage. The building has five separate office towers connected by an atrium and public concourse areas and was constructed in 1996. The building is situated on 9.9 acres of land with 1,950 parking spaces.

Tenant Agencies

Department of Homeland Security - Customs and Border Protection Mission Support Facilities; Environmental Protection Agency; GSA - Public Buildings Service Field Office, Outleased Space; Department of Commerce - Office of the Secretary; and House of Representatives

Proposed Project

The project proposes the full replacement of the fire alarm system. In addition, the project proposes to complete targeted fire protection and life safety repairs in order to bring the entire building up to current fire protection and life safety code standards.

Major Work Items

Fire Protection and life-safety/replacement/upgrades	<u>\$83,750,000</u>
Total ECC	\$83,750,000

Justification

The RRB Complex's main fire alarm system requires replacement. The system has reached the end of its useful life, and the manufacturer has issued notice that the panel will no

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longer be supported with parts and service. Presently, when failures arise, GSA has to send existing parts out to second-party electronics refurbishers to be repaired.

In addition to replacement of the fire alarm system, numerous life-safety improvements are necessary, including relocating, expanding, and installing sprinkler replacements in accordance with applicable nationally recognized codes and standards as well as Federal laws and regulations, installing firestopping where it is missing or inadequate, providing additional signaling and notification device coverage, correcting inadequate exit signage, and directing egress to outdoor pathways.

The repairs or replacement of the fire and life safety systems will provide reliable, efficient service and ensure that current building codes, fire, life safety, and accessibility requirements are met. If the existing system fails, GSA will be required to implement a fire watch. Depending on the type and extent of the impairment, the cost of the fire watch could amount to approximately \$150,000 per day.

Summary of Energy, Water, and High-Performance Green Building Compliance

This project will be designed to conform to requirements of PBS Core Building Standards (CBS). GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs, incorporate sustainable design principles, and reduce the environmental impact of materials in a manner that is life cycle cost effective in accordance with 42 United States Code 6834.

Prior Appropriations

None

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Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	10/27/2021	\$64,800,000	Design = \$5,048,000 ECC = \$55,551,000 M&I = \$4,201,000
Senate EPW	01/12/2022	\$64,800,000	Design = \$5,048,000 ECC = \$55,551,000 M&I = \$4,201,000
Senate EPW	11/20/2024	\$90,584,000	Additional Design = \$6,398,000 Additional ECC = \$79,226,000 Additional M&I = \$4,960,000
Approvals to Date		\$64,800,000 \$90,584,000	House T&I Senate EPW

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 6/11/2025

Recommended:



Commissioner, Public Buildings Service

Approved: __



Acting Administrator, General Services Administration