

**PROSPECTUS – ALTERATION  
1800 F STREET FEDERAL BUILDING  
WASHINGTON, DC**

Prospectus Number: PDC-0021-WA26  
Congressional District: 98

**FY 2026 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for the Federal Building, located at 1800 F Street, NW in downtown Washington, DC. This project is the final phase of the infrastructure modernization supporting the 0 and 3 wings and provides for the opportunity to backfill and consolidate space for federal agencies to maximize space utilization.

The first phase was designed in 2003 and constructed under the American Recovery and Reinvestment Act of 2009 (ARRA). This first half of the modernization was completed in 2013.

**FY 2026 Committee Approval and Appropriations Requested**

**(Design, Construction and Management & Inspection).....\$239,000,000**

**Major Work Items**

Interior Construction; Electrical Upgrades; Heating, Ventilating and Air Conditioning (HVAC) Upgrades; Exterior Construction; Demolition/Hazardous Material Abatement; Plumbing Upgrades; Fire Protection Upgrades; Conveyance Upgrades

**Project Budget**

Design .....	\$17,220,000
Estimated Construction Cost (ECC) .....	211,170,000
Management and Inspection during construction (M&I) .....	10,610,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$239,000,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2026	FY 2031

**Building**

The Federal Building at 1800 F Street, NW was constructed in 1917 and is listed on the National Register of Historic Places. The seven-story building (plus ground and basement) is approximately 814,000 gross square feet (GSF). One of the first steel-framed buildings in Washington, it was the first government building to use limestone on the exterior. To

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ensure sufficient cross ventilation and light, architects designed the building in an E shape with two large open courtyards. The building has served as the headquarters of GSA since 1949, but was originally designed as the headquarters of the Interior Department.

**Tenant Agencies**

GSA

**Proposed Project**

The proposed project is the final phase of a full-scale modernization of the historic 1800 F Street building in Washington, D.C. This phase will focus on the renovation of Wings 0 and 3, which remains unmodernized and unoccupied due to their deteriorated condition. The project aims to restore these sections to full operational use, integrate the wings into the upgraded building systems completed in Phase 1, and preserve the architectural integrity of this landmark facility.

Major infrastructure improvements were previously completed, Phase 2 will primarily involve upgrading the remaining building systems and tying into the central plant established during the first phase. Phase two enhancements will be executed with a commitment to design continuity, ensuring that all new work aligns with the standards and aesthetics established in earlier phases. Upon completion, the currently vacant wings will be fully compliant with modern codes and support federal occupancy standards.

The revitalization of Wings 0 and 3 will deliver over 200,000 square feet, transforming currently obsolete areas into effective and efficient workplaces. This effort supports GSA's mission to provide high-performing and efficient work environments for federal agencies in a manner that responsibly stewards public resources.

**Major Work Items**

Interior Construction	\$82,259,000
Electrical Upgrades	37,940,000
HVAC Upgrades	35,732,000
Exterior Construction	23,761,000
Demolition/Hazardous Material Abatement	15,645,000
Plumbing Upgrades	8,362,000
Fire Protection Upgrades	4,113,000
Conveyance Upgrades	<u>3,358,000</u>
<b>Total ECC</b>	<b>\$211,170,000</b>

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**Justification**

To date, only a portion of the 1800 F Street facility—originally constructed during the World War I era—has undergone comprehensive modernization. The remaining wings continue to rely on outdated systems that have exceeded their useful life and no longer meet current safety, accessibility, or performance standards. These conditions render the affected areas unfit for use and hinder the building’s ability to serve its full intended purpose.

Modernizing these remaining portions is critical to restoring the building’s full functionality, ensuring its long-term viability, and creating efficient workspaces with maximized utilization to consolidate federal agencies. The proposed renovations will bring all building systems up to contemporary standards, increase operational efficiency through systems integration, allow for complete occupancy of the facility, and facilitate disposition of other federal assets and/or terminations of leases.

By completing this final phase, the federal government will protect and maximize the utility of a strategically located and historically significant asset, ensuring it remains a fully functional part of the federal real estate portfolio for years to come.

**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<sup>1</sup>

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<sup>1</sup> The first phase of the modernization of this building was funded in FY 2003 and FY 2009 (ARRA) for \$13,000,000 and \$165,143,797, respectively. The first phase was completed in FY 2013. No funding has been appropriated for this proposed project.

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**Prior Committee Approvals**

None<sup>2</sup>

**Prior Prospectus-Level Projects in Building (past 10 years)**

None

**Alternatives Considered (30-year, present value cost analysis)**

Alteration: .....	\$471,229,000
New Construction: .....	\$477,681,000
Lease: .....	\$456,859,000

The 30-year, present value cost of leasing is \$14,370,000 less than the cost of alteration, with an equivalent annual cost advantage of \$872,000.

While the present value cost analysis shows leasing to be marginally advantageous over a 30-year period, due to other factors such as the historic significance of the building, proximity to the White House, benefit of maintaining the existing tenancy, residual value of completed improvements, and ability to maximize the federal asset's use through the addition of other federal tenants, alteration is recommended.

**Recommendation**

ALTERATION

<sup>2</sup> There have been no prior approvals for this phase of the project. Phase 1 was funded under ARRA and no additional approvals were received.

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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

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Recommended:



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Commissioner, Public Buildings Service

Approved:



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Acting Administrator, General Services Administration