

**PROSPECTUS – ALTERATION
1111 CONSTITUTION AVENUE NW FEDERAL BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0022-WA26
Congressional District: 98

FY 2026 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project at the Federal Building located at 1111 Constitution Avenue, NW, Washington, DC. The proposed project will upgrade 24 elevators.

FY 2026 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection) \$27,903,000

Major Work Items

Conveyance Systems

Project Budget

Design.....	\$2,517,000
Estimated Construction Cost (ECC).....	23,777,000
Management and Inspection (M&I)	<u>1,609,000</u>
Estimated Total Project Cost (ETPC)	\$27,903,000

Schedule

	Start	End
Design and Construction	FY 2026	FY 2029

Building

The 1111 Constitution Avenue NW Federal Building was constructed between 1928 and 1936 and is a principal part of the Federal Triangle District, which extends from 4th street west between Constitution and Pennsylvania Avenues, to 15th street. Construction of the Federal Triangle began in the late 1920's and was finally completed in the 1990's with the construction of the Ronald Reagan Building. Its historic architectural structures define the axis between the Capitol Building and the White House. The building contains 1,404,880 gross square feet and 63 courtyard parking spaces.

Tenant Agencies

Internal Revenue Service

Proposed Project

The proposed project involves upgrading 24 elevators, which includes replacing elevator controls and various operating components. The project involves installing governors,

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sump pumps, cabinet and hoistway door equipment, car safety devices, and refurbishing the elevator cabs. Addressing these deficiencies will also make the systems comply with current codes and standards.

Major Work Items

Conveyance Systems	\$23,777,000
Total ECC	\$23,777,000

Justification

The elevators are beyond their useful life expectancies and are constantly breaking down. Currently, several passenger elevators are temporarily out of service. Since 2013, several repair projects have attempted to extend the useful life of the elevators and keep them operational. However, it is becoming increasingly difficult and expensive to facilitate repairs due to discontinued service and the lack of replacement parts. As recommended in a 2018 Elevator study, the best solution is a one-time modernization. This is also the most cost-effective option, accelerating the repairs and gaining economies of scale. Inoperable elevators are a concern to the federal tenants and have a negative impact on their operations.

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

Prior Committee Approvals

None

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

There are no feasible alternatives to this project. Continued delays to address this deficiency may result in prolonged outages, impacting serviceability of the building and disrupting tenant operations.

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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