

**PROSPECTUS – ALTERATION
RONALD REAGAN FEDERAL OFFICE BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0000-WA26
Congressional District: 98

FY 2026 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Ronald Reagan Federal Office Building (RRB Complex) located at 1300 Pennsylvania Avenue NW, Washington, DC. The proposed project includes the repair of the existing curtain wall systems and skylight over the atrium in the RRB Complex.

FY 2026 Committee Approval and Appropriation Requested

(Design, Construction and Management & Inspection) \$36,196,000

Major Work Items

Exterior Construction

Project Budget

Design.....	\$3,066,000
Estimated Construction Cost (ECC).....	31,201,000
Management and Inspection (M&I)	1,929,000
Estimated Total Project Cost (ETPC)	\$36,196,000

Schedule

	Start	End
Design and Construction	FY 2026	FY 2030

Building

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

The scope of the project will take place in the atrium and curtain wall areas of the FOB and ITC portions of the complex.

Tenant Agencies

Department of Homeland Security - Customs and Border Protection, Federal Protective Service; Environmental Protection Agency; Commerce Department - Office of the

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Secretary; Woodrow Wilson International Center for Scholars; Congress; and General Services Administration

Proposed Project

The project proposes the repair of multiple cylindrical drum leaks at the building's core, which houses the existing curtain wall systems and skylight over the atrium area within the FOB and ITC.

Major Work Items

Exterior Construction	<u>\$31,200,000</u>
Total ECC	\$31,200,000

Justification

The purpose of this project is to carry out the necessary repairs identified in the 2019 technical study of leaks at the RRB Complex. The study revealed multiple leaks in the cylindrical drum at the building's core, which houses the main atrium skylight, the north and south curtain walls, associated roofs, and the two gutter drains located between the skylight and the curtain walls.

Water leaks stem from various factors, including aging materials, exterior weathering, thermal expansion and contraction of different components, structural movement, metal fatigue, and the end-of-life of certain materials. The planned repairs will enhance the building's envelope, improving environmental safety and the indoor climate within the affected areas of the RRB Complex.

The building hosts multiple tenants with critical operational goals that necessitate continuous functioning facilities. It is essential for federal agencies and the public to have access to a safe and code-compliant environment, allowing the entire facility to be occupied while safeguarding against mold, mildew, and other environmental and safety issues. By addressing these issues, GSA will ensure reliable and efficient service while meeting current building codes, life safety, and accessibility requirements.

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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 limited scope renovation. The cost of the proposed project is far less than the cost of leasing or constructing a new building, and GSA considers this asset a long-term hold.

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: 
Administrator, General Services Administration