

AMENDED PROSPECTUS – ALTERATION
STEWART LEE UDALL DEPARTMENT OF THE INTERIOR BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0020-WA27
Congressional District: 98

FY 2027 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Stewart Lee Udall Department of the Interior Building (Udall Building), located at 1849 C Street, NW, Washington, DC. The proposed project will furnish and install fall protection systems on the building’s roofs and colonnade.

FY 2027 House Committee Approval Requested

(Design, Construction, Management and Inspection)..... \$8,874,000¹

FY 2027 Senate Committee Approval Requested

(Additional Design, Construction, Management and Inspection) \$1,205,000²

This prospectus amends Prospectus No. [PDC-0020-WA25](#). GSA is requesting approval of appropriations for the additional design cost of \$100,000, additional estimated construction cost of \$1,029,000 and additional management and inspection cost of \$75,000, for a total additional cost of \$1,204,000 for cost escalation due to time, labor, and market conditions.

FY 2027 Committee Appropriation Requested

(Design, Construction, and Management & Inspection).....\$8,874,000

Major Work Items

Equipment

Project Budget

Design	\$797,000
Estimated Construction Cost (ECC).....	7,512,000
Management and Inspection (M&I)	565,000
Estimated Total Project Cost (ETPC)*	\$8,874,000

¹ Prospectus No. [PDC-0020-WA25](#) was submitted as part of the FY 2025 President’s Budget but was not approved and GSA was unable to fund the project with the appropriations provided.

² Prospectus No. [PDC-0020-WA25](#) was approved by the [Committee on Environment and Public Works of the Senate](#) on July 9, 2025, for a total estimated project cost of \$7,669,000, but GSA was unable to fund the project with the appropriations provided.

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

Schedule

	Start	End
Design and Construction	FY2027	FY2030

Building

The Udall Building is a 1,244,000 gross square foot building with 8 floors above grade, a basement with parking, a mechanical mezzanine and a penthouse. It is located in proximity to the White House and the National Mall. Constructed in 1936 for the Department of the Interior, the neoclassical building has a steel frame and is clad with granite and limestone. It is listed in the National Register of Historic Places.

Tenant Agencies

Department of the Interior

Proposed Project

The project proposes to furnish and install passive (permanent steel beams, edge-protection using foldable guardrails on parapet walls) and active (travel restraint, davit arms and bases for fall arrest) fall protection systems at various unprotected roof edges at the main roof, 2-story mechanical penthouses, and the roof at the 2nd, 3rd, and 6th floors. The fall protection system will incorporate guardrails, roof-mounted anchors for fall arrest and tie-back support, permanent piping brackets on exterior walls and behind exterior colonnades. The system will also include safety lines to facilitate the fall protection needs of building engineers, facility maintenance workers, and contractors that may be cleaning exterior windows, repointing the exterior façade, maintaining roofing systems, maintaining security cameras, and communication antennas, replacing mechanical equipment, and performing other operations and maintenance building activities.

Major Work Items

Equipment	<u>\$7,512,000</u>
Total ECC	\$7,512,000

Justification

The Occupational Safety and Health Administration (OSHA) requires fall protection systems where workers are within six feet of an unprotected roof edge. Most of the

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building’s roof edges are currently unprotected, and fall hazards exist on each of the Udall Building’s roof areas and the colonnade. To properly maintain the building, the operations and maintenance staff and construction contractors need to be able to safely clean exterior windows, repoint the façade, and service while conducting other operations and maintenance building activities that are only accessible from the roof.

Summary of Energy, Water, High-Performance Building Compliance

This project will be designed to conform to GSA’s Core Building Standards. 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 U.S.C. 6834.

Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
Senate EPW	7/9/25	\$7,669,000	ETPC = \$7,669,000
Approvals to Date		\$7,669,000	

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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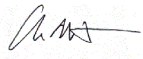
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Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on

3/30/2026

Recommended:  _____
Acting Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration