

**PROSPECTUS - ALTERATION  
GSA HEADQUARTERS BUILDING  
WASHINGTON, DC**

Prospectus Number: PDC-0021-WA15

**FY2015 Project Summary**

The General Services Administration (GSA) proposes an alteration project to upgrade the elevators at the 1800 F Street Building, NW, Washington, DC to ensure their long-term reliability and meet the service demands of the increased population resulting from the recently completed partial modernization and expansion.

This project was among those previously included in GSA’s FY 2013 Capital Investment and Leasing Program’s Exigent Needs prospectus. Although the prospectus was approved by the Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure on July 24, 2012, and February 28, 2013, respectively, no funds were ever appropriated. GSA will not seek to have the Exigent Needs prospectus funded in the aggregate. Instead, the agency will seek individual prospectus approval and funding for certain of the projects originally included as part of the Exigent Needs prospectus, such as the work described in this prospectus.

For FY 2015, this prospectus proposes repairs and alterations to the GSA Headquarters Building at a total cost of \$7,091,000.

**FY2015 Committee Approval and Appropriations Requested**

**(Design, ECC, M&I).....\$7,091,000**

**Major Work Items**

Elevator Upgrades

**Project Budget**

Design and Review .....	\$724,000
Estimated Construction Cost (ECC) .....	5,731,000
Management and Inspection (M&I).....	<u>636,000</u>
<b>Estimated Total Project Cost*</b>	<b>\$7,091,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY2015	FY2017

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**Building**

The 1800 F Street Building is a seven-story approximately 764,000 gross-square-foot limestone-clad federal office building situated at 1800 F Street just west of downtown Washington, DC. The building provides 518,700 useable square feet of space and includes outside parking in an interior courtyard. The building was constructed in 1917 as the headquarters of the Department of the Interior, which resided in it until 1949, at which time it became the headquarters of GSA, which occupies the building today. It was one of the first steel-framed buildings constructed in Washington, as well as one of the first government buildings to use limestone on the exterior. It is listed on the National Register of Historic Places.

**Tenant Agencies**

General Services Administration

**Proposed Project**

The proposed project consists of upgrading eight elevators in the yet to be modernized areas of the building. The upgrades include the removal and replacement of the majority of the major components of 8 elevators, a tie into the new fire alarm system and cleaning and restoration of the historic finishes of the cabs at the Lobby level.

The elevator upgrades were planned as an integral part of the on-going multi-phase modernization and expansion project at the building. Phase 1 of the modernization was funded under the American Recovery and Reinvestment Act (ARRA) of 2009 and this modernization included elevator upgrades in parts of the building. GSA had originally planned to upgrade the remaining 8 elevators as part of Phase II of the project, but since the schedule and funding of Phase II remains uncertain, and as the condition of the elevators continues to deteriorate and the population of the building continues to grow, GSA felt that the elevators needed to be addressed immediately.

**Major Work Items**

Elevator Upgrades	<u>\$5,731,000</u>
<b>Total ECC</b>	<b>\$5,731,000</b>

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**Justification**

The elevator cabs, parts and components are original to the building and need to be replaced. The elevators are no longer supported by the manufacturer and due to age, replacement parts are becoming increasingly difficult to find. The limited availability of parts results in the common occurrence of expensive and sustained outages. Additionally, outages have become more prevalent with the increased building population and the interim repairs that are undertaken take the cabs out of service for extended time periods disrupting building tenants and operations.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

**Prior Appropriations**

None

**Prior Committee Approvals**

<b>Prior Committee Approvals*</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
Senate EPW	7/25/12	\$3,200,000	Repair and Alteration
House T&I	2/28/13	\$3,200,000	Repair and Alteration

\*Included in the 2013 Exigent Needs Prospectus PEX-00001 approved for \$122,936,000.

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

<b>Prospectus</b>	<b>Description</b>	<b>FY</b>	<b>Amount</b>
PDS-02003	Design	2003	\$13,000,000
P.L. 111-5 (ARRA)	Modernization & Expansion	2009	\$153,664,000

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**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**

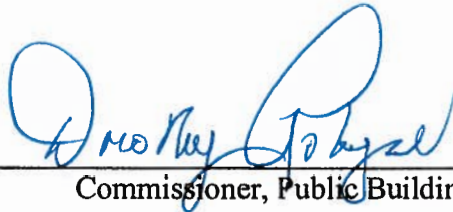
ALTERATION

**Certification of Need**

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

Submitted at Washington, DC, on March 6, 2014

Recommended:



Commissioner, Public Buildings Service

Approved:



Administrator, General Services Administration