

**FACT SHEET-ALTERATION
STEWART LEE UDALL DEPARTMENT OF THE INTERIOR BUILDING
WASHINGTON, DC**

FY2014 Project Summary

The General Services Administration (GSA) is seeking funds to complete the final phase (Phase VI) of the modernization of the Stewart Lee Udall Department of the Interior (DOI) Building (Main Interior) located at 1849 C Street NW, Washington, DC. Phase VI consists primarily of the modernization of the first wing of the building which has a considerable amount of historic space. Alterations under this phase include upgrades to the building's HVAC, electrical, and plumbing systems, window repairs/replacements, fire and life safety upgrades and historic restoration.

DOI has continued their headquarters operations in the building during the phased modernization to maintain continuity of operations and to minimize the amount and cost of swing space needed to support the project.

FY2014 Appropriation Requested

(Phase VI, Design, ECC, M&I).....\$60,110,000

Major Work Items - (Phase VI)

Demolition, refurbishment and build-out of the interior space, replacement of mechanical, electrical, plumbing, and fire and life safety systems, accessibility upgrades, elevator upgrades, hazardous material abatement, replace and/renovate windows, security improvements including blast mitigation installation, and historic preservation.

Project Budget

Design:

Design (FY1994)	\$5,764,000
Additional Design (FY2000, FY2004)	\$4,999,000
Additional Design (FY2007)	\$ 450,000
Additional Design (FY2009 ARRA)	\$2,465,000
Additional Design (FY2014 Request)	\$3,130,000
Total Design	\$16,808,000

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Management and Inspection (M&I):

Phase I (FY2000, FY2002)	\$3,929,000
Phase II (FY2002, FY2004)	\$2,876,000
Phase III (FY2006)	\$2,916,000
Phase IV (FY2007)	\$4,194,000
Phase V (FY2009 ARRA)	\$4,242,000
Phase VI (FY2014 Request)	\$5,340,000
Total M& I	\$23,497,000

Estimated Construction Cost (ECC):

Phase I (FY2000, FY2002)	\$33,577,000
Phase II (FY2002, FY2004)	\$22,175,000
Phase III (FY2006)	\$38,483,000
Phase IV (FY2007)	\$42,535,000
Phase V (FY2009 ARRA)	\$53,633,000
Phase VI (FY2014 Request)	\$51,640,000
Total ECC	\$242,043,000

Estimated Total Project Cost*\$282,348,000

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

FY2014 Appropriation Requested

(Phase VI, Design, ECC, M&I).....\$60,110,000

<u>Schedule</u>	<u>Start</u>	<u>Finish</u>
Design	FY1994	FY2001
Additional Design	FY2014	FY2014
Phase I	FY2001	FY2004
Phase II	FY2004	FY2006
Phase III	FY2006	FY2008
Phase IV	FY2008	FY2010
Phase V	FY2010	FY2012
Phase VI	FY2014	FY2015

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Building

The Interior building is a limestone and granite clad Federal office building. Built in 1936 as the Department of the Interior headquarters, it is of symmetrical monumental design with a waffle-shaped floor plan configured with six cross wings about a central spine. The building contains approximately 1,300,000 gross square feet of office space on seven above-grade levels, and a basement which provides parking for about 300 vehicles. A mechanical mezzanine level is between floors five and six, and there is a penthouse above the seventh floor which has conference and mechanical rooms. It is listed on the National Register of Historic Places.

Tenant Agencies

Department of the Interior

Proposed Project

The project includes the modernization and renovation of the entire infrastructure and building interior while preserving those areas of the building identified as having historical significance. Phase VI, the final phase, of the phased project, consists primarily of the modernization of the first wing of the building. The scope includes the following building systems and components:

Replace and upgrade HVAC systems including chillers, air handling units, controls and condenser water system. Replace or clean plumbing systems to include: storm drainage system, sanitary system, sumps, garage and area drains, vent system, domestic water piping and central chilled water drinking system. Replace and upgrade the electrical distribution system to include primary and main switchgear, single section panel boards and branch circuit wiring. Asbestos containing materials (ACM) and lead paint will be removed where disturbed due to demolition during modernization.

New emergency egress stairwell at each wing end will be constructed to comply with current building codes for means of egress and distance and emergency egress exit doors will be added leading to the building's exterior at street level. A wet-pipe fire sprinkler system will be added with annunciated speakers and upgrade the fire alarm system and devices throughout the building. The project also includes needed upgrades to tie elevator systems into the new fire alarm system.

Restore and preserve historic spaces in the building including the Auditorium, Library, Secretary's Suite, Dining Room and Conference Room, and Undersecretary's Suite. Restrooms will be upgraded to include replacement of fixtures, reuse or replicate partitions, floors and accessories to conform to standards and upgrades to meet handicap accessibility. Replace and/or renovate existing double hung windows with energy

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efficient blast protected windows while maintaining the historic detailing of the existing windows. Waterproofing of the building foundation perimeter, initiated under previous phases, will be completed.

Justification

Improvements to the Interior building's systems are required to extend the useful life of the building, maintain continuity of Government operations, for the Department of the Interior and bring the facility in line with applicable codes, public law requirements, and national policy. The mechanical, electrical and plumbing systems are outdated and do not provide enough capacity for current demand. Restoration of historically significant areas in the building is necessary in order to preserve those aspects for the future. Additional design is being requested to update the design which was completed in FY2001 to meet more recent standards including updates to building codes and to address unforeseen conditions that were encountered in previous phases.

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

Stewart Lee Udall Department of the Interior Building Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
103-123	1994	\$5,764,000	Design
106-58	2000	\$29,214,000	Add'l Design, ECC, M&I
107-67	2002	\$22,739,000	ECC and M&I
108-199	2004	\$15,603,000	Supplemental funding for Construction
109-115	2006	\$41,399,000	ECC and M&I
110-5	2007	\$47,179,000	Add'l Design, ECC, M&I
111-5 (ARRA)	2009	\$60,340,000	Add'l Design, ECC, M&I
Appropriations to Date		\$222,238,000	

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Prior Committee Approvals

Stewart Lee Udall Department of the Interior Building Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T & I	11/16/1995	\$120,635,000	ECC and M&I
Senate EPW	6/26/1997	\$120,635,000	ECC and M&I
House T & I	6/23/2003	\$220,265,000	Design, Construction, M&I
Senate EPW	7/30/2003	\$220,265,000	Design, Construction, M&I
House T & I	4/5/2006	\$243,444,000	Design, Construction, M&I
Senate EPW	5/23/2006	\$243,444,000	Design, Construction, M&I

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

None