

**PROSPECTUS – ALTERATION
WILLIAM JEFFERSON CLINTON COMPLEX
WASHINGTON, DC**

Prospectus Number: PWA-0028-DC21

FY 2021 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade, replace, and improve the conveyance systems at the William Jefferson Clinton Complex (Clinton Complex) located at 1200 Pennsylvania Avenue NW, Washington, DC. The proposed project will provide safe, reliable, efficient elevators and a chairlift that are code and accessibility compliant.

FY 2021 Committee Approval and Appropriation Requested

(Design, Estimated Construction Cost, Management & Inspection)\$48,677,000

Major Work Items

Conveyance system upgrades

Project Budget

Design	\$ 3,449,000
Estimated Construction Cost (ECC)	42,447,000
Management and Inspection (M&I)	2,781,000
Estimated Total Project Cost (ETPC)*	\$48,677,000

Schedule

Design and Construction

Start

FY 2021

End

FY 2028

Building

The Clinton Complex consists of four buildings, totaling over 2 million gross square feet of space. These buildings include North and South, East, West, and Connecting Wing, all of which are listed as historic buildings on the National Register of Historic Places. The complex was constructed in 1934 to house the U.S. Post Office Department but now serves as the headquarters for the Environmental Protection Agency (EPA).

Tenant Agency

EPA

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Proposed Project

The Clinton Complex contains 48 elevators and 1 wheelchair lift. The proposed project will replace all of the major system components and equipment, including the hoist motor, controllers, wiring, safety devices, switches, door equipment, cabs, panels, and hydraulic machinery on all elevators, and the wheelchair lift. The communication systems, cab finishes, and lighting will be upgraded. As related to the reliability of each elevator and the wheelchair lift, Ancillary systems and functions including fire recall systems, emergency power, fire separation, fire sprinklers, accessibility, electrical, electrical panels, elevator machinery room air conditioning, ventilation, and lighting and Architectural Barriers Act Accessibility Standard (ABAAS) related deficiencies will be updated where needed to meet current codes and safety standards, and to provide for the serviceability, operability, and reliability will be addressed.

Major Work Items

Conveyance Replacement/Upgrades	\$42,447,000
Total ECC	\$42,447,000

Justification

The current systems are not in compliance with current code and safety standards, have exceeded their useful lives, and are difficult to maintain. Some of the equipment dates back to the original construction of the building, and component parts are no longer manufactured. Tenant impacts include five service calls per month on average, and two elevators are currently out of commission. As part of an ongoing effort to optimize the utilization of the Clinton Complex and enable lease cost avoidance, the Complex density is expected to increase by approximately 1,200 employees once EPA operations located in 1 Potomac Yard consolidate into the Clinton Complex beginning in March 2021. The Government will realize approximately \$14,300,000 in annual lease cost avoidance as a result of this consolidation. The proposed conveyance upgrades/replacements will provide reliable, efficient service and ensure that current building codes and fire, life safety, and accessibility requirements are met.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages cost effective design opportunities to increase energy and water efficiency above the minimum performance criteria.

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Prior Appropriations

None

Prior Committee Approvals

None

Alternatives

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 is recommended.

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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 February 4, 2020

Recommended: _____



Commissioner, Public Buildings Service

Approved: _____



Administrator, General Services Administration