PROSPECTUS – ALTERATION
ROBERT C. WEAVER FEDERAL BUILDING
WASHINGTON, DC

Prospectus Number: PDC-0092-FY25
Congressional District: 98

FY 2025 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Robert C. Weaver Federal Building (Weaver Building) located at 451 7th Street, S.W., Washington, DC. The proposed project will provide waterproofing, plumbing, and architectural and structural repairs in the parking garage, loading dock, the basement and sub-basement areas of the four wings of the building, and the lower plaza areas.

FY 2025 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection) $21,700,000

Major Work Items

Exterior construction; fire protection; sitework; plumbing; heating, ventilation and air condition (HVAC); electrical; demolition/hazardous material abatement

Project Budget

Design	$3,310,000
Estimated Construction Cost (ECC)	16,326,000
Management and Inspection (M&I)	2,064,000
Estimated Total Project Cost (ETPC)*	**$21,700,000**

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

Schedule	Start	End
Design and Construction	FY 2025	FY 2030

Building

The Weaver Building measures 1,372,278 gross square feet and was completed in 1967 as part of the District of Columbia's Southwest Urban Renewal Plan. With 10 above-grade floors, a basement and sub-basement and 3 levels of underground parking, the Weaver Building is one of two buildings in DC designed by Marcel Breuer, internationally recognized as one of the Master of Modern Architecture. This building is listed in the National Register of Historic Places.

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Tenant Agencies

Department of Housing and Urban Development (HUD)

Proposed Project

The proposed project addresses the long-term necessary structural repair work in the parking garage, loading dock, the four wings of the basement and sub-basement of the building, and the lower plaza areas to stop extensive leaking and structural damage resulting from deteriorated stormwater plumbing and waterproofing. At the loading dock, this includes both the areas of ongoing concrete deterioration that have not been previously repaired and some repairs at existing patches that are delaminated. In the basement areas, under the four wings and the lower west plaza, the structural work is largely related to ongoing water leaks through the basement walls.

Major Work Items

Exterior Construction	$12,113,000
Fire Protection Upgrades	2,616,000
Sitework	881,000
Plumbing Upgrades	295,000
HVAC Upgrades	217,000
Electrical Upgrades	120,000
Demolition/Hazardous Material Abatement	84,000
Total ECC	**$16,326,000**

Justification

A study completed in 2022 identified extensive leaking and structural damage present in the building's parking garage, loading dock, four wings of the basement and sub-basement of the building, and the lower plaza areas. The leak locations and their sources were identified through a visual site investigation, flood testing, destructive demolition (test-cuts), reviewing past reports, and experience-based analysis of past and real time experience of the garage area water leakage, damage, and consequences. The primary causes of the leaks are related to the deteriorating stormwater plumbing and damaged or deteriorated waterproofing. The waterproofing was last replaced in 1997 and has reached its design life expectancy. Currently, portions of the garage are closed due to falling concrete. presenting a danger to tenants and property. Shoring of the beams and joists is in place to provide structural support and mitigate falling concrete. This necessary shoring is blocking access to two levels of the garage, disrupting HUD headquarters operations, since tenants are required to park offsite. In FY 2023, over $2 million was expended to start temporary repairs to attempt to make the garage safe enough to reopen. This project will address the long-term, structural repairs necessary for the operations of the building

and garage. Delay in addressing these issues will result in the leaks further deteriorating the structural integrity of the building, increasing the risk of further damage and additional temporary repair costs.

Summary of Energy, Water, Sustainability, and Climate Risk Compliance

This project will be designed to conform to requirements of *PBS-P100, Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies that minimize operating costs and greenhouse gas emissions, incorporate sustainable design principles into projects, reduce the environmental impact of materials, and address climate risk liabilities in a manner that is life cycle cost effective.

Prior Appropriations

None

Prior Committee Approvals

None

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

Prospectus	Description	FY	Amount
PDC-0092-WA15	Fire Alarm Repair	2015	$13,375,000
Emergency Reprogramming	Façade Repair	2017	$5,936,000
Emergency Reprogramming	Façade Repair	2019	$15,103,000
Emergency Reprogramming	Façade Repair	2023	$5,396,254

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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Certification of Need

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

Submitted at Washington, DC, on 4/1/2024

Recommended: Elliot Doomes
Commissioner, Public Buildings Service

Approved: Robin Carnahan
Administrator, General Services Administration