

**FACT SHEET – ALTERATION  
ROBERT F. KENNEDY FEDERAL BUILDING  
WASHINGTON, DC**

Congressional District:

98

**FY 2025 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to modernize elevators at the Robert F. Kennedy (RFK) Federal Building located at 950 Pennsylvania Ave., NW, Washington, DC. The proposed project will upgrade the 18 passenger elevators and four freight elevators in the National Register of Historic Places-listed RFK Federal Building, also known as the Main Justice Building.

**FY 2025 Appropriation Requested<sup>1</sup>**

**(Design, Construction, and Management & Inspection)..... \$21,855,000<sup>2</sup>**

**Major Work Items**

Conveyance System Upgrades

**Project Budget**

Design .....	\$3,300,000
Estimated Construction Cost (ECC) .....	15,904,000
Management and Inspection (M&I).....	2,651,000
<b>Estimated Total Project Cost (ETPC)* .....</b>	<b>\$21,855,000</b>

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

**Schedule**

Design and Construction

**Start**

FY 2025

**End**

FY 2028

**Building**

The Robert F. Kennedy Federal Building, also known as Main Justice, is an 8-story steel framed office building, plus a basement, sub-basement, and attic. It is located at 950 Pennsylvania Ave., NW, Washington, DC. The building was constructed in 1935 and contains approximately 1,257,300 gross square feet. The building is fully occupied by the Department of Justice (DOJ) and is listed on the National Register of Historic Places.

<sup>1</sup> Prospectus No. PDC-0023-WA22 was approved by the Committees on Environment and Public Works of the Senate and Transportation and Infrastructure of the House on April 7, 2022, and April 28, 2022, respectively for an estimated design cost of \$2,793,000, construction cost of \$28,479,000, and management and inspection cost of \$2,267,000, for a total cost of \$33,539,000. No additional approval is necessary.

<sup>2</sup> This project was submitted as part of GSA's FY 2018, FY 2020, and FY 2022 Capital Investment and Leasing Programs however no appropriations were received.

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**Tenant Agencies**

DOJ

**Proposed Project**

The proposed project will modernize the building's 18 passenger and 4 freight elevators, including replacement of the elevator communication systems, cab finishes and interior lights, and Architectural Barriers Act Accessibility Standards (ABAAS) related upgrades. The modernization includes all new components from the hoist motor, controllers, all wiring, all safety devices, switches, door equipment, cabs and panels, and hydraulic machinery. Ancillary systems and functions will be updated, where needed, to meet current codes and safety standards and to provide for the serviceability, operability, and reliability of each elevator. Fire recall systems, emergency power, fire separation, fire sprinklers, accessibility, electrical, electrical panels, and elevator machine room air conditioning, ventilation and lighting will also be addressed.

**Major Work Item**

Conveyance System Upgrades	<u>\$15,904,000</u>
<b>Total</b>	
<b>ECC</b>	<b>\$15,904,000</b>

**Justification**

The RFK Federal Building is historic, with Art Deco-style elevators that have not been fully modernized since the 1970s. Currently, DOJ has shut down eight elevators to use their parts to keep the others running. Of the remaining active elevators, the finishes, controls, and equipment are old, unreliable, historically incorrect, and do not meet current codes.

The age of the current control system and car mechanical parts, it is becoming increasingly difficult to repair and find replacement parts. The operating equipment is outdated and well past its useful life expectancy. Problems are occurring with the door adjustments on the elevator car and hatch doors causing frequent entrapment of building occupants. The door clutches and adjustment arms are worn to the point where a total replacement is needed. Elevator lights need to be upgraded to meet ABAAS requirements. The lumens are too low in some cabs, thereby making it difficult or impossible for visually impaired riders to see call buttons, emergency phones or instructions in the cabs.

**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

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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**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
Senate EPW	4/7/2022	\$33,539,000	Design - \$2,793,000 ECC - \$28,479,000 M&I - \$2,267,000
House T&I	4/28/2022	\$33,539,000	Design - \$2,793,000 ECC - \$28,479,000 M&I - \$2,267,000
<b>Approvals to Date</b>		<b>\$33,539,000</b>	

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

None