

**PROSPECTUS – ALTERATION
STEWART LEE UDALL FEDERAL BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0020-WA25
Congressional District: 98

FY 2025 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Stewart Lee Udall Federal Building located at 1849 C Street, NW. Washington, DC. The proposed project will install passive and active fall protection systems on the roof at multiple locations on the 2nd, 3rd, and 6th floors of the building.

FY 2025 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection)\$7,669,000

Major Work Items

Equipment

Project Budget

Design	\$696,000
Estimated Construction Cost (ECC)	6,483,000
Management and Inspection (M&I).....	490,000
Estimated Total Project Cost (ETPC)*.....	\$7,669,000

*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 Stewart Lee Udall Federal Building is home to the Headquarters of the U.S. Department of Interior. The building has nine floors in total with two levels below grade and seven above ground. The building measures 1,334,838 gross square feet and was built in 1936. The building is listed on the National Register of Historic Places. The building underwent a multi-year, multi-phase renovation which was completed in 2016. The building consists of six east-west wings, and a central north-south connecting wing.

Tenant Agencies

Department of Interior

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Proposed Project

The project proposes to furnish and install passive (permanent steel beams, edge-protection using foldable guardrails on parapet walls) and active (travel restraint, davit arms and bases for fall arrest) fall protection systems at various unprotected roof edges at the main roof, 2-story mechanical penthouses, and the roof at the 2nd, 3rd, and 6th floors. The fall protection system will incorporate guardrails, roof-mounted anchors for fall arrest and tie-back support, permanent piping brackets on exterior walls and behind exterior colonnades. The system will also include safety lines to facilitate the fall protection needs of building engineers, facility maintenance works, and contractors that may be cleaning exterior windows, repointing the exterior façade, maintaining roofing systems, maintain security cameras, and communication antennas, replacing mechanical equipment, and performing other O&M building operations.

Major Work Items

Equipment	<u>\$6,483,000</u>
Total ECC	\$6,483,000

Justification

Fall protection systems are required by Occupational Safety and Health Administration (OSHA) and the American National Standards Institute (ANSI) / Application-Specific Standard Product (ASSP) Z359 defines fall protection criteria and requirements. Without these systems the Operations and Maintenance (O&M) workers, vendors, and contractors that must maintain building infrastructures, Information Technology (IT) equipment, and security cameras at the various roof locations and exterior facades are at risk. At the time that the modernization work was completed in 2016, the passive and active fall protection systems were not required. Installation of these systems will expedite future work and improve life safety.

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.

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Prior Appropriations

None

Prior Committee Approvals

None

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

None

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: Rahmi Carnahan
Administrator, General Services Administration