

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

Prospectus Number: PDC-0023-WA22
Congressional District: 01

FY 2022 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 Avenue, N.W., Washington, DC. The proposed project will upgrade the 36 passenger elevators and 4 freight elevators in the National Register of Historic Places-listed RFK Federal Building, also known as the Main Justice Building.

FY 2022 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection) \$33,539,000¹

Major Work Items

Elevator upgrades

Project Budget

Design	\$ 2,793,000
Estimated Construction Cost (ECC)	28,479,000
Management and Inspection (M&I).....	<u>2,267,000</u>
Estimated Total Project Cost (ETPC)*.....	\$33,539,000

*The tenant agency may fund an additional amount for alterations above the standard normally provided by GSA.

Schedule

	Start	End
Design and Construction	FY 2022	FY 2025

Building

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

¹This project was submitted as part of GSA's FY 2018 and FY 2020 Capital Investment and Leasing Programs; however, no committee approvals or appropriations were received.

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Tenant Agencies

DOJ

Proposed Project

The proposed project will modernize the building's 36 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 machinery room air conditioning, ventilation and lighting will also be addressed.

Major Work Items

Elevator Upgrades	<u>\$28,479,000</u>
Total ECC	\$28,479,000

Justification

The RFK Federal Building is historic, with Art Deco-style elevators that have not been fully modernized since the 1970s. The elevator system has exceeded its useful life and is difficult to maintain. 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.

Because of 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.

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

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

Prior Appropriations

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.

Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on 6/15/2021

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration