

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

Prospectus Number: PWA-0028-DC22

**FY 2022 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, N.W., Washington, DC. The proposed project will provide safe, reliable, efficient elevators and a chairlift that are code and accessibility compliant.

**FY 2022 Committee Approval and Appropriation Requested**

**(Design, Estimated Construction Cost, Management & Inspection) ..... \$51,111,000<sup>1</sup>**

**Major Work Items**

Conveyance system upgrades

**Project Budget**

Design .....	\$ 3,449,000
Estimated Construction Cost (ECC) .....	44,881,000
Management and Inspection (M&I).....	2,781,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$51,111,000</b>

**Schedule**

Design and Construction

**Start**

FY 2022

**End**

FY 2029

**Building**

The Clinton Complex consists of four buildings, totaling over two 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 in the National Register of Historic Places. The complex was constructed in 1934 to house the U.S. Post Office Department, but it now serves as the headquarters for the U.S. Environmental Protection Agency (EPA).

**Tenant Agency**

EPA

<sup>1</sup> This project was submitted as part of GSA's FY 2021 Capital Investment and Leasing Program; however, no committee approvals or appropriations were received.

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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-related deficiencies, will be updated, where needed, to meet current codes and safety standards, and to provide for the serviceability, operability, and reliability of the conveyance systems.

**Major Work Items**

Conveyance Replacement/Upgrades	<u>\$44,881,000</u>
<b>Total ECC</b>	<b>\$44,881,000</b>

**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 2022. The Government will realize approximately \$12,700,000 in annual lease cost avoidance as a result of this consolidation. The proposed conveyance upgrades/replacements will provide reliable, efficient service in accordance with current building codes and fire, life-safety, and accessibility requirements.

**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.

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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

**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