

PROSPECTUS – ALTERATION
RONALD REAGAN BUILDING COMPLEX
WASHINGTON, DC

Prospectus Number: PDC-0000AF-DC22

FY 2022 Project Summary

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the Ronald Reagan Building Complex (RRB Complex) located at 1300 Pennsylvania Avenue NW, Washington, DC. The proposed project includes the full replacement of the fire alarm system and completion of targeted fire protection and life safety repairs/upgrades throughout the RRB Complex.

FY 2022 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$64,800,000

Major Work Items

Fire protection and life-safety replacement/upgrades

Project Budget

Design	\$5,048,000
Estimated Construction Cost (ECC)	55,551,000
Management and Inspection (M&I).....	4,201,000
Estimated Total Project Cost (ETPC).....	\$64,800,000

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

Schedule

	Start	End
Design and Construction	FY 2022	FY 2025

Building

The RRB Complex is a 3,883,881 gross square foot, 10-story, mixed-use office building and includes a Federal Office Building (FOB), an International Trade Center (ITC), and a public parking garage. The building has five separate office towers connected by an atrium and public concourse areas and was constructed in 1996. The building is situated on 9.9 acres of land with 1,950 parking spaces. The facility is a core-performing asset and long-term hold in GSA’s real property inventory.

Proposed Project

The project proposes the full replacement of the fire alarm system. In addition, the project proposes to complete targeted fire protection and life safety repairs in order to bring the entire building up to current fire protection and life safety code standards.

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Justification

The RRB Complex's main fire alarm system requires replacement. The system has reached the end of its useful life, and the manufacturer has issued notice that the panel will no longer be supported with parts and service. Presently, when failures arise, GSA has to send existing parts out to second-party electronics refurbishers to be fixed and repaired.

In addition to replacement of the fire alarm system, numerous life-safety improvements need to be undertaken, including relocating/expanding/providing sprinkler replacement in accordance with applicable nationally recognized codes and standards as well as Federal laws and regulations, installing firestopping where missing/inadequate, providing additional signaling and notification device coverage, correcting inadequate exit signage, and directing egress to outdoor pathways.

The repairs or replacement of the fire and life safety systems will provide reliable, efficient service and ensure that current building codes, fire, life safety, and accessibility requirements are met. If the existing system fails, GSA will be required to implement a fire watch. Depending on the type and extent of the impairment, the cost of the fire watch could amount to approximately \$150,000 per day.

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 (a) design opportunities to increase energy and water efficiency (including renewable energy and fossil fuel free measures), (b) adherence to sustainable design principles and (c) minimizing climate risk liabilities above the minimum performance criteria 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):

None

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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 9/9/2021

Recommended:  _____
Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration