

**PROSPECTUS – ALTERATION
ORVILLE WRIGHT FEDERAL BUILDING
WASHINGTON, DC**

Prospectus Number: PDC-0083-WA25
Congressional District: 98

FY 2025 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the Orville Wright Federal Building located at 800 Independence Avenue, SW, Washington, DC. The proposed project will replace the existing fire alarm and communication systems with a new, modernized fire alarm and emergency communication system.

FY 2025 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$28,914,000

Major Work Items

Fire Protection Upgrade

Project Budget

Design	\$189,000
Estimated Construction Cost (ECC)	28,122,000
Management and Inspection (M&I).....	<u>603,000</u>
Estimated Total Project Cost (ETPC)*.....	\$28,914,000

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

Schedule

	Start	End
Design and Construction	FY 2025	FY 2028

Building

The Orville Wright Federal Building was known previously as FOB 10A, or 800 Independence Avenue. It was constructed in 1963 and is 1,101,395 gross square feet. The Orville Wright Federal Building is a rectangular-shaped contemporary office building. The building has 12 floors and includes two below-grade parking levels. The building houses a single federal tenant, the Federal Aviation Administration (FAA). A pedestrian and utilities tunnel connects it to its companion building across the street, the Wilbur Wright Federal Building.

Tenant Agencies

Department of Transportation – FAA

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Proposed Project

The project includes a new fire alarm system per current codes and standards, including primary control panel, notification, detection, and all required equipment and devices. The fire alarm system shall follow all GSA requirements and conform to National Fire Protection Association (NFPA) 72. The new fire and communication system shall also include notification appliances in accordance with the requirements of Architectural Barriers Act Accessibility Standard (ABAAS) and the Americans with Disabilities Act (ADA) Section 215 for the visual components of the system and a new emergency voice/alarm system for the entire building.

Major Work Items

Fire Protection Upgrades	<u>\$28,122,000</u>
Total ECC	\$28,122,000

Justification

Replacing the fire alarm system and the communication network wiring between all panels will provide reliable, efficient service and ensure that current building codes, fire, life safety, and accessibility requirements are met. The current system has exceeded its useful life and is inadequate to meet the current building and occupant requirements. In addition, there are protection gaps in the existing detection and notification layouts. The system also lacks ABAAS-compliant visual notification coverage, voice alarm evacuation signaling, and protection consistent with current codes/standards for high-rise occupancies. Replacement of the analog control and audio equipment will provide the necessary infrastructure to support fire alarm modifications in future building modernizations and tenant renovations.

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: Rahni Carnahan
Administrator, General Services Administration