

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

Prospectus Number: PDC-0028-WA25  
Congressional District: 98

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**FY 2025 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 2025 Senate Committee Approval Requested**

**(Design, Construction, and Management & Inspection)..... \$26,754,000<sup>1</sup>**

This prospectus amends Prospectus No. PDC-0028-WA22 and request approval of an additional design cost of \$2,089,000, additional estimated construction cost of \$22,920,000, and additional management and inspection cost of \$1,745,000 for a total additional cost of \$26,754,000 for cost escalation due to time, labor, and market conditions.

**FY 2025 House Committee Approval Requested**

**(Design, Construction, and Management & Inspection)..... \$77,865,000<sup>2</sup>**

This prospectus amends Prospectus No. PDC-0028-WA22 and request approval of design cost of \$5,538,000, estimated construction cost of \$67,801,000, and management and inspection cost of \$4,526,000 for a total cost of \$77,865,000.

**FY 2025 Appropriation Requested**

**(Design, Construction, and Management & Inspection)..... \$77,865,000<sup>3</sup>**

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<sup>1</sup> Prospectus No. PDC-0028-WA22 was approved by the Committee on Environment and Public Works of the Senate on September 22, 2021, for a total estimated project cost of \$51,111,000.

<sup>2</sup> Prospectus No. PDC-0028-WA22 did not receive approval by the Committee on Transportation and Infrastructure of the House. This amended prospectus requests full approval from the House Committee on Transportation and Infrastructure.

<sup>3</sup> This project was submitted as part of GSA’s FY 2021 and FY 2022 Capital Investment and Leasing Program however no appropriations were received.

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**Major Work Items**

Conveyance system upgrades

**Project Budget**

Design .....	\$5,538,000
Estimated Construction Cost (ECC) .....	67,801,000
Management and Inspection (M&I).....	4,526,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$77,865,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2025	FY 2028

**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 Agencies**

EPA

**Proposed Project**

The Clinton Complex contains 47 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

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codes and safety standards, and to provide for the serviceability, operability, and reliability of the conveyance systems.

**Major Work Item**

Conveyance System Upgrades	<u>\$67,801,000</u>
<b>Total</b>	
<b>ECC</b>	<b>\$67,801,000</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. The component parts are no longer manufactured and are much more expensive to fabricate, resulting in increased operations and maintenance costs. Tenant impacts include an average of five service calls per month, and two elevators are currently out of commission to cannibalize parts to keep other elevators operating. Due to the limited availability of parts, every outage is significantly longer, and fewer available elevators and slower response times are causing lengthier wait times for tenants and an increased likelihood of entrapment. As part of an ongoing effort to optimize the utilization of the Clinton Complex, in March 2022, the EPA consolidated an additional 1,200 employees that were previously located in 1 Potomac Yard. The increased building utilization increases the elevators' daily personnel load, making this project even more urgent. 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 *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.

**Prior Appropriations**

None

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**Prior Committee Approvals**

<b>Prior Committee Approvals</b>			
<b>Committee</b>	<b>Date</b>	<b>Amount</b>	<b>Purpose</b>
Senate EPW	9/22/2021	\$51,111,000	Design - \$3,449,000 ECC - \$44,881,000 M&I - \$2,781,000
<b>Approvals to Date</b>		\$51,111,000	

**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