U.S. General Services Administration

1800 Forward Construction Manager as Constructor Preproposal

August 11, 2026

Today’s Agenda

- Introductions
- Project Background
- Procurement Overview
- Design Overview
- Question and Answer
- Site Tour

Introductions

Jared Price	GSA Sr. Project Manager
Hallie Futterman	GSA Project Executive
Robert Jackson	GSA Contracting Officer
Oliver Chang	GSA Contract Specialist
David Cantrell	GSA Project Manager
Jason Sherrer	GSA COR
Jacobs Project Management	CMa and CXa Partner
Shalom Baranes Associates	AE Partner
Perkins and Will	AE Partner

Project Objective

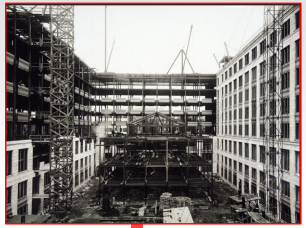
The project seeks to transform the historic building into a long-term, adaptable federal asset that will provide the opportunity for two agencies, GSA and the U.S. Office of Personnel Management (OPM), to co-locate and reimagine what is possible in a shared headquarters.

The primary objective is to complete the reimagination, enhance building performance, and ensure the space can adapt to future workforce and multi-tenant requirements. This project will set a new standard for a modern, adaptable federal workplace.

1800 F History

Construction completed; building opens for use by the Dept. of the Interior

1917



Building becomes the headquarters for the U.S. General Services Administration (GSA)

1949

1800 F Revitalization

2028

111 Years Later

TODAY

1915

Building designed as offices for the U.S. Department of the Interior

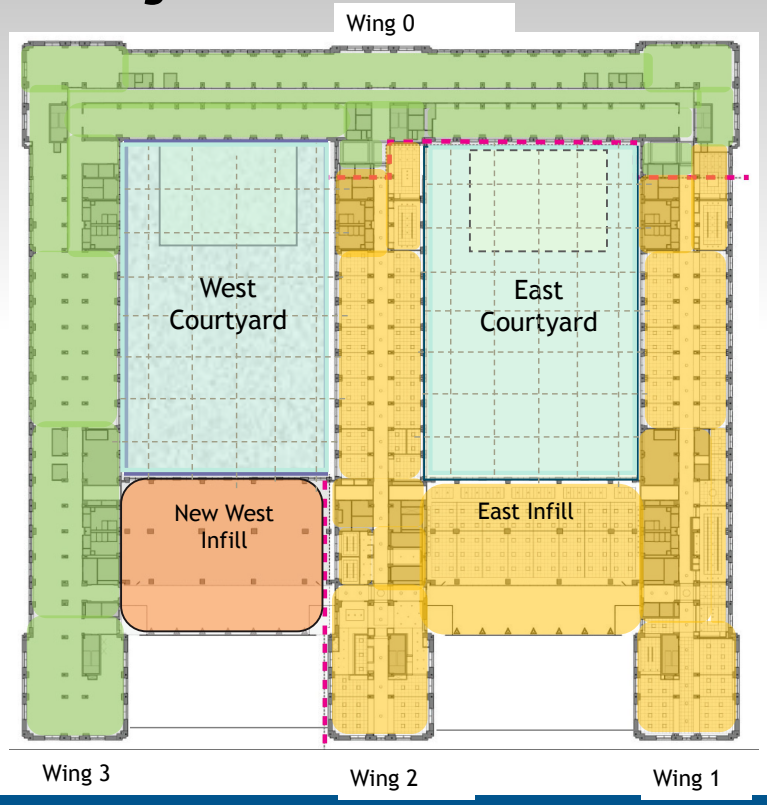
1935

Significant modernization and upgrade undertaken

2012-2013

1800 F Phase 1

Project Overview



Wings 0 and 3: Undergoing a full renovation featuring new furnishings, updated finishes, and improved building systems.

Specialized Areas: The auditorium and library will be renovated with enhanced seating and audiovisual equipment; the fitness center will receive upgrades, including locker rooms and shower facilities.

System Upgrades: Elevators will be modernized; historic windows and cast-iron elements will be restored; roofs and plumbing will be replaced; fire safety systems will be expanded; telecommunications will be improved; and the building envelope will be refurbished.

New West Infill: A proposed infill between Wings 2 and 3 aims to add office space and a glass atrium.

Wings Refresh: Wings 1 and 2, along with the East Infill, will be updated to align with the overall construction, creating a cohesive interior throughout the building.

Courtyards: Transform courtyards into versatile spaces that integrate parking, building amenities, and innovative workspaces.

Project Overview

To facilitate the successful delivery of this project:

- All employees have been swung out to alternative locations for the duration of the project allowing work to proceed in a fully unoccupied building.
- Early demolition and abatement of wings 0 and 3 will be completed ahead of the CMc contractor period of performance allowing the work to begin from empty abated shell space.
- Three design packages to allow early construction of portions of work prior to final design completion.
    - Core and Shell, Interiors, Courtyards

Procurement Overview

Base your proposals on the Solicitation and Amendments to the solicitation as issued. Nothing said at this conference can be interpreted as a modification to this solicitation unless it is issued as a formal amendment.

Procurement Overview

- Solicitation #47PB5426R0007
- Phase 1 solicitation issued issued July 23, 2026
- Delivery Method - Construction Manager as Constructor
- Method of Award - Best Value
- Liquidated Damages - $30,046 per day
- Estimated cost of construction - $275,000,000 to $325,000,000

Procurement Schedule

● Phase I solicitation issued	July 23, 2026
● RFI deadline	August 18th, 2026
● Phase I proposal due date	August 28th, 2026
● Phase II solicitation issued	November 2026 (est)
● CMc award	January 2027 (est)

Two Step CMc Solicitation

- Process in accordance with FAR Part 15 (GSA Class Deviation RFO-2025-15)
- Offerors shall respond to the Phase I solicitation by submitting a Phase I Technical Proposal
- Offerors will be notified of their general evaluation results, including information addressing whether the offeror appears competitive or viable for Phase II.
- The results of Phase I shall not preclude Offerors from submitting a Phase II Proposal, unless an Offeror is found to be technically unacceptable

Two Step CMc Solicitation

Phase I Evaluation Factors:

- Factor 1: Key Personnel
- Factor 2: Past Performance
- Factor 3: Prior Technical Experience

Phase II Evaluation Factors:

- Factor 4: Management and Technical Approach – Design Phase Services and Construction Phase Services
- Factor 5: Small Business Utilization Plan
- Project Price Proposal

Technical factors are listed in order of descending importance by phase. For the overall best value tradeoff evaluation, Factor 4 is significantly more important than Factors 1, 2, 3, and 5.

Factor 1: Key Personnel

This factor will assess the qualifications and experience of the Offeror's proposed Key Personnel for this project

- Project Executive
- Project Manager
- Design Assist Manager
- Superintendent
- Quality Control Manager

Each key personnel shall submit one resume and up to three Key Personnel Similar Project Experience Reference Questionnaires.

Factor 2: Past Performance

This factor will assess the past performance of the Offeror on projects deemed relevant under Factor #3 Prior Technical Experience. The Offeror's past performance information will be evaluated utilizing the completed Past Performance Questionnaire (PPQ)

The past performance evaluation may include assessment of:

- Overall quality of past performance
- Record of conforming to contract requirements
- Construction quality performance
- Adherence to contract schedules
- Responsiveness of management
- History of behavior and commitment to customer satisfaction

Factor 3: Prior Technical Experience

This factor assesses the experience of the Offeror in providing services necessary for successful delivery of the 1800 Forward Project.

- Construction in or of a Federal building;
- Major (significant work across multiple building systems) building modernization;
- Work in a building on the historic register;
- Construction cost greater than $100,000,000;
- Major (at least 50% of facade and windows included) façade and window restoration;
- CMc delivery method;
- Building size greater than 300,000 square feet; and
- An urban location with a constrained site with limited laydown and work area.

Cost Accounting Standards

- GSA GSAR Individual Deviation issued for the 1800 Forward Project
- This deviation replaces the previous CMc approach with a Construction Ceiling Price at Award / Construction Firm-Fixed-Price at Option model.
- During the design phase, the CMc collaborates with the architect-engineer contractor on constructability and cost estimating. At option exercise, the construction phase is performed at a firm-fixed price.
- As a result, this contract is firm fixed price and Generally Accepted Accounting Principles (GAAP) rather than CAS apply.

Project Labor Agreement

- 1800 Forward Project will follow the new Project Labor Agreement (PLA) Paired-Proposal Procedure.
- Each Offeror must submit a PLA Price Proposal with a completed Contract Price Form.
- Offerors may, but are not required to, submit a Non-PLA Price Proposal for the same scope of work.
- The two proposals must be identical except for the PLA and its direct effects on cost, schedule, or technical approach.
- Offerors that do not submit a PLA Price Proposal are ineligible for award

Phase II Solicitation

The phase II solicitation will include design packages necessary to submit a phase II technical and price proposal.

- Core and shell design
  - FFP early construction package
  - 95% CD at solicitation and 100% CD prior to CMc award
- Interiors
  - Design assist with construction ceiling price option
  - 100% DIDs at solicitation and 65% CD prior to CMc award
- Courtyards
  - Design assist with construction ceiling price option
  - Final concepts at solicitation and 100% DID prior to CMc award

Design Overview

Shalom Baranes Associates

- Core and Shell

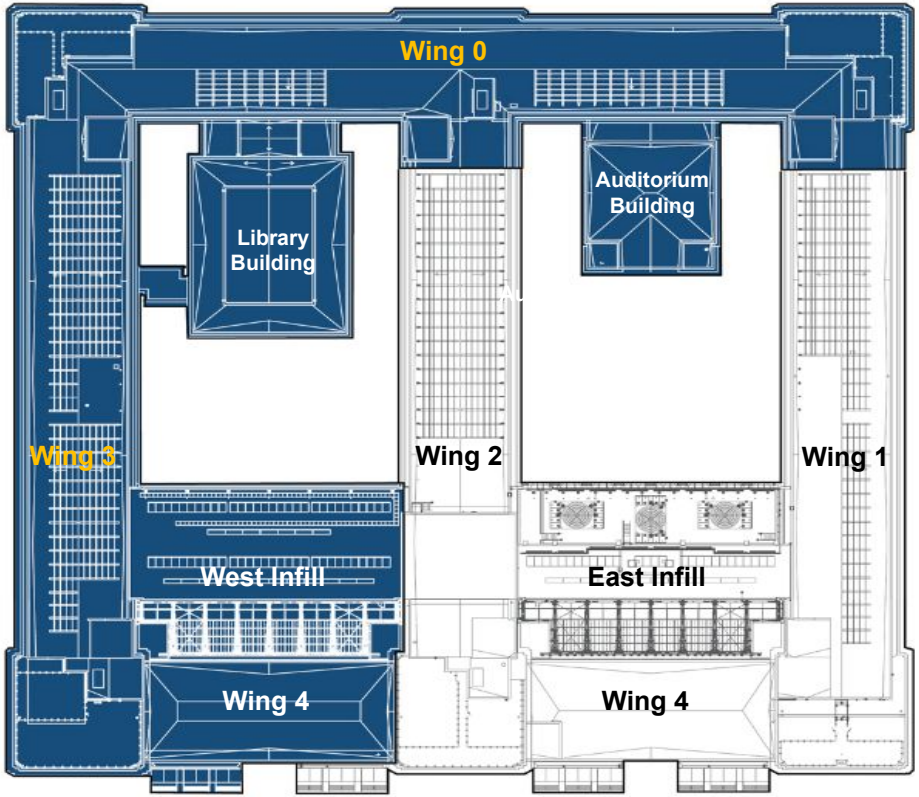
Perkins and Will

- Interiors and Courtyards

1800 *FORWARD*– Phase 2B

Core and Shell Scope Overview

August 11, 2026


Wing 0
Library Building
Auditorium Building
Wing 3
Wing 2
Wing 1
West Infill
East Infill
Wing 4
Wing 4

General Objectives

- Second step of Phase 2 modernization of 1800 F
    - Referred to as Phase 2B
- Alignment with the historic preservation approach
- Build out Core and Shell elements including extension of MEP systems
- Build new 'West Infill' building in west courtyard
- Restore Phase 2 area windows and paint ALL windows
- Repair and restore masonry façade
- Replace the existing roofing

Existing Conditions

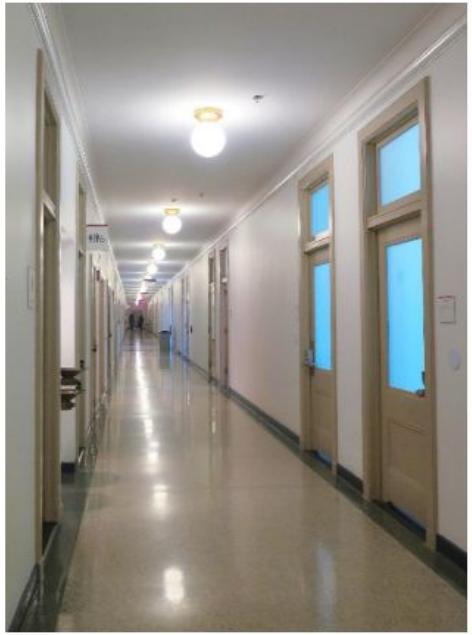
Existing Conditions

Demolition and Abatement:

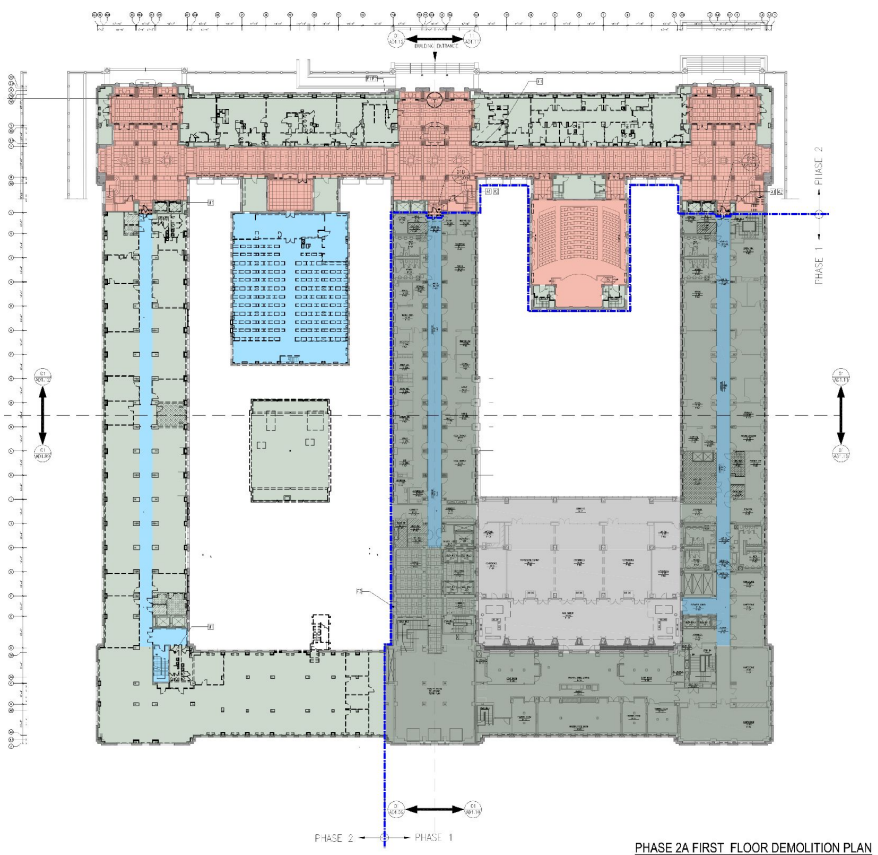
- Hazardous Materials in the building:
  - Lead paint
  - ACM (asbestos containing material – mostly plaster)
- Phase 2A – already awarded and proceeding shortly:
  - Majority of interior demolition work
  - Hazardous materials are to be abated and removed when they are part of elements to be removed
- Phase 2B –some demo and abatement to be included:
  - The larger structural openings in the existing building
  - The Basement level slab on grade and underslab piping will be removed
  - The existing roofing material will be removed

Historic Preservation Approach

Typical Interior Corridor with Non-original Vaulted Plaster Ceiling



Typical Restored Historic Corridor in Phase 1



PHASE 2A FIRST FLOOR DEMOLITION PLAN

PHASE 2A DEMOLITION PLANS

HP ZONES - COLOR LEGEND

- RESTORATION ZONE
- REHABILITATION ZONE
- REHABILITATION ZONE MODIFIED SPACE
- RENOVATION
- PH1 CONSTRUCTION

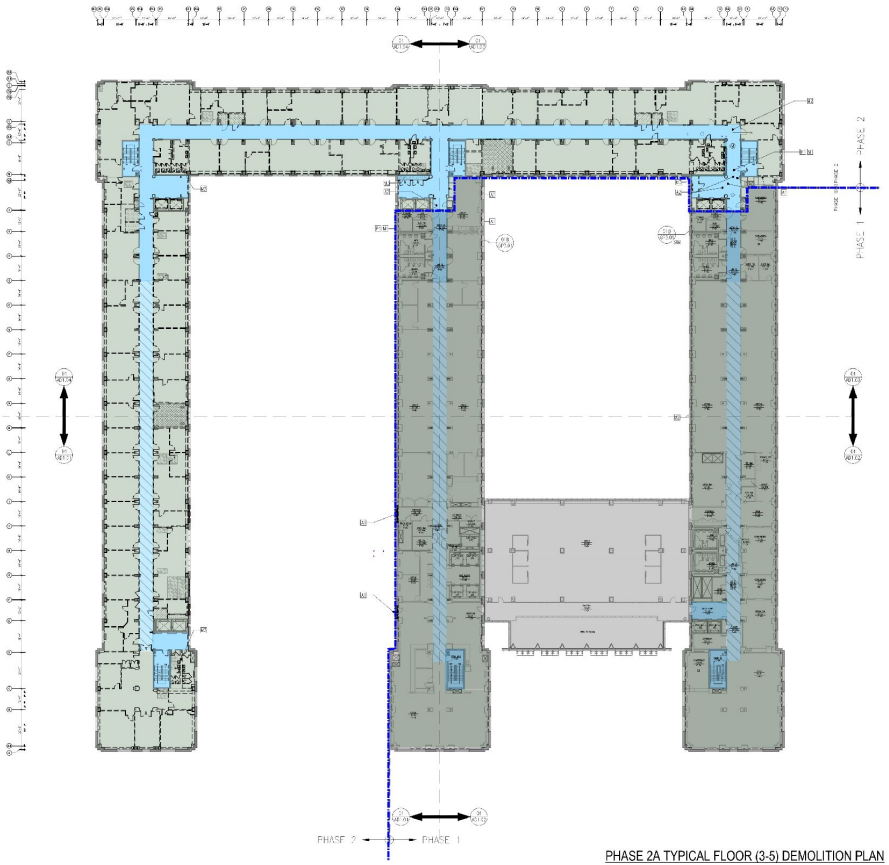
HP ZONES AS SHOWN ARE BASED ON 2011 BPP ZONES WITH MODIFICATIONS AS INDICATED IN PHASE 1 MODERNIZATION DIAGRAMS IN THE 2011 SECTION 106 NARRATIVE.

DEMOLITION SHOWN AND INTENDED FOR PHASE 2A MATCHES THAT SHOWN FOR THE PHASE 2 AREAS OF THE 2011 MODERNIZATION DRAWINGS EXCEPT FOR THE FOLLOWING WHICH WILL BE DEFERRED TO PHASE 2B-MAIN CONSTRUCTION PHASE:

- DEMOLITION ACTIONS AT THE ORIGINAL BUILDING ENVELOPE - WALLS AND ROOF;
- DEMOLITION/SALVAGE OF WEST COURTYARD PAVING;
- DEMOLITION OF LARGE FLOOR OPENINGS THAT REQUIRE STRUCTURAL COORDINATION WITH NEW WORK;
- SALVAGE WORK IN FIRST FLOOR HISTORIC MAIN LOBBIES/CORRIDORS

LEGEND

PHASE BOUNDARY LINE
MECHANICAL ROOM
ELECTRICAL ROOM
TELECOM ROOM
MECHANICAL DISTRIBUTION
PLUMBING/FIRE SPRINKLER
ELECTRICAL DISTRIBUTION
CONSTRUCTION DEMOLITION WALL
TEMPORARY EGRESS VESTIBULE THROUGH CONSTRUCTION ZONE
PHASE 1 AREA



PHASE 2A TYPICAL FLOOR (3-5) DEMOLITION PLAN

PHASE 2A DEMOLITION PLANS

HP ZONES - COLOR LEGEND

- RESTORATION ZONE
- REHABILITATION ZONE
- REHABILITATION ZONE MODIFIED SPACE
- RENOVATION
- PH1 CONSTRUCTION

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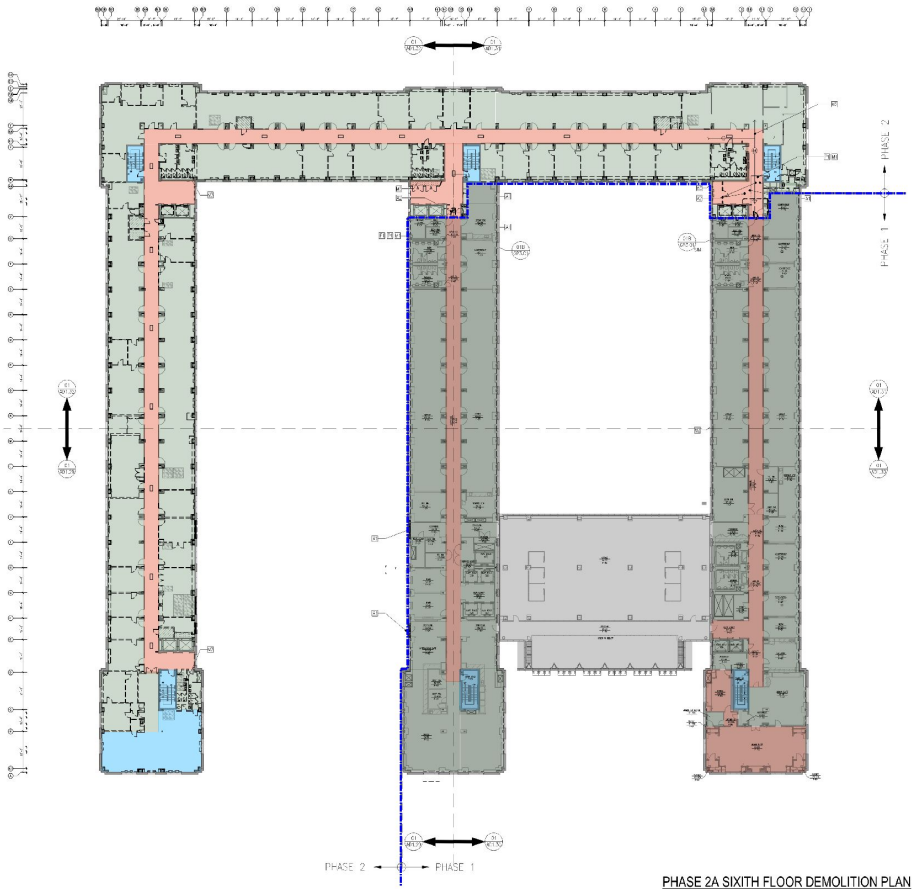
- DEMOLITION/SALVAGE OF WEST COURTYARD PAVING;
- DEMOLITION OF LARGE FLOOR OPENINGS THAT REQUIRE STRUCTURAL COORDINATION WITH NEW WORK;
- SALVAGE WORK IN FIRST FLOOR HISTORIC MAIN LOBBIES/CORRIDORS

LEGEND

- PHASE BOUNDARY LINE
- MECHANICAL ROOM
- ELECTRICAL ROOM
- TELECOM ROOM
- MECHANICAL DISTRIBUTION
- PLUMBING/FIRE SPRINKLER
- ELECTRICAL DISTRIBUTION
- CONSTRUCTION (NEWER) WALL
- TEMPORARY EXIT VESTIBULE THROUGH CONSTRUCTION ZONE
- PHASE 1 AREA



PHASE 2A SIXTH FLOOR DEMOLITION PLAN

PHASE 2A DEMOLITION PLANS

HP ZONES - COLOR LEGEND

- RESTORATION ZONE
- REHABILITATION ZONE
- REHABILITATION ZONE MODIFIED SPACE
- RENOVATION
- PH1 CONSTRUCTION

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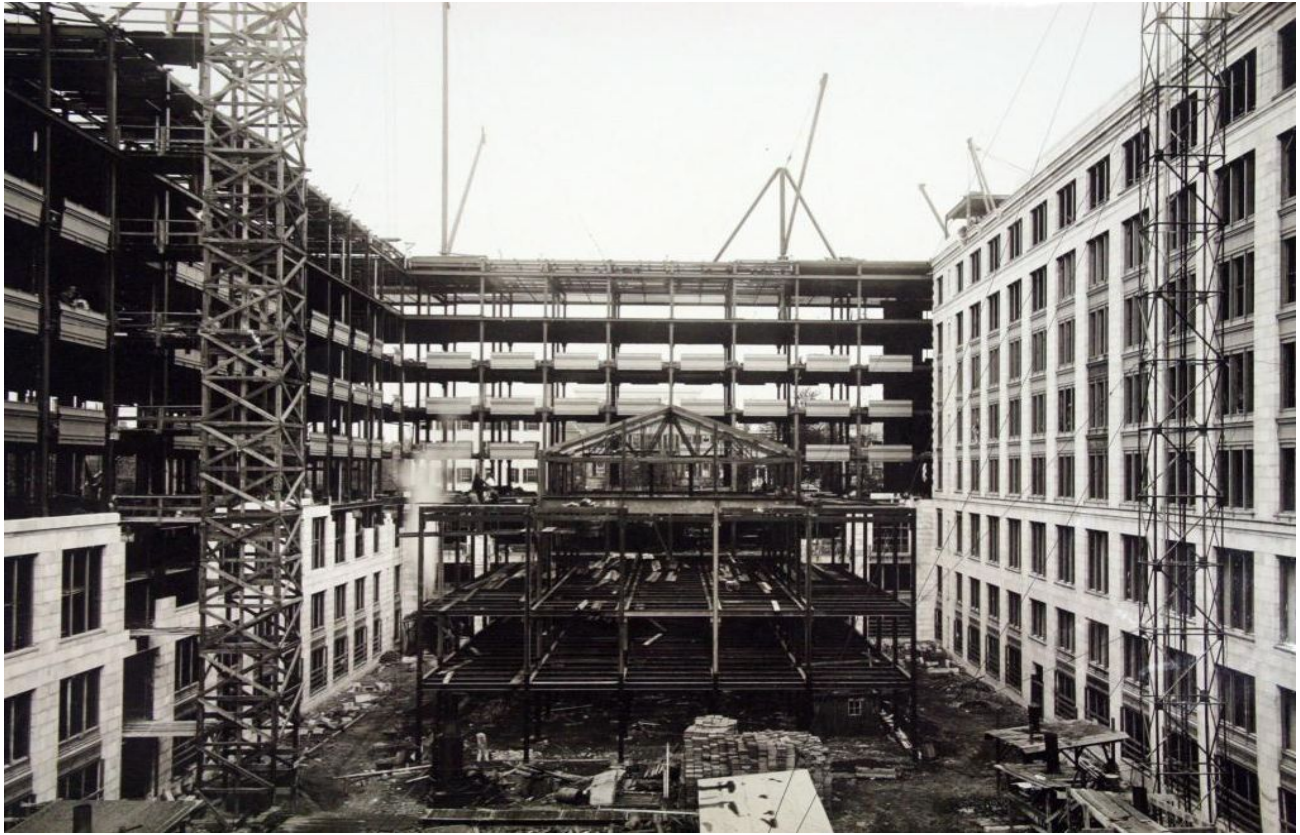
- SALVAGE WORK IN FIRST FLOOR HISTORIC MAIN LOBBIES/CORRIDORS

LEGEND

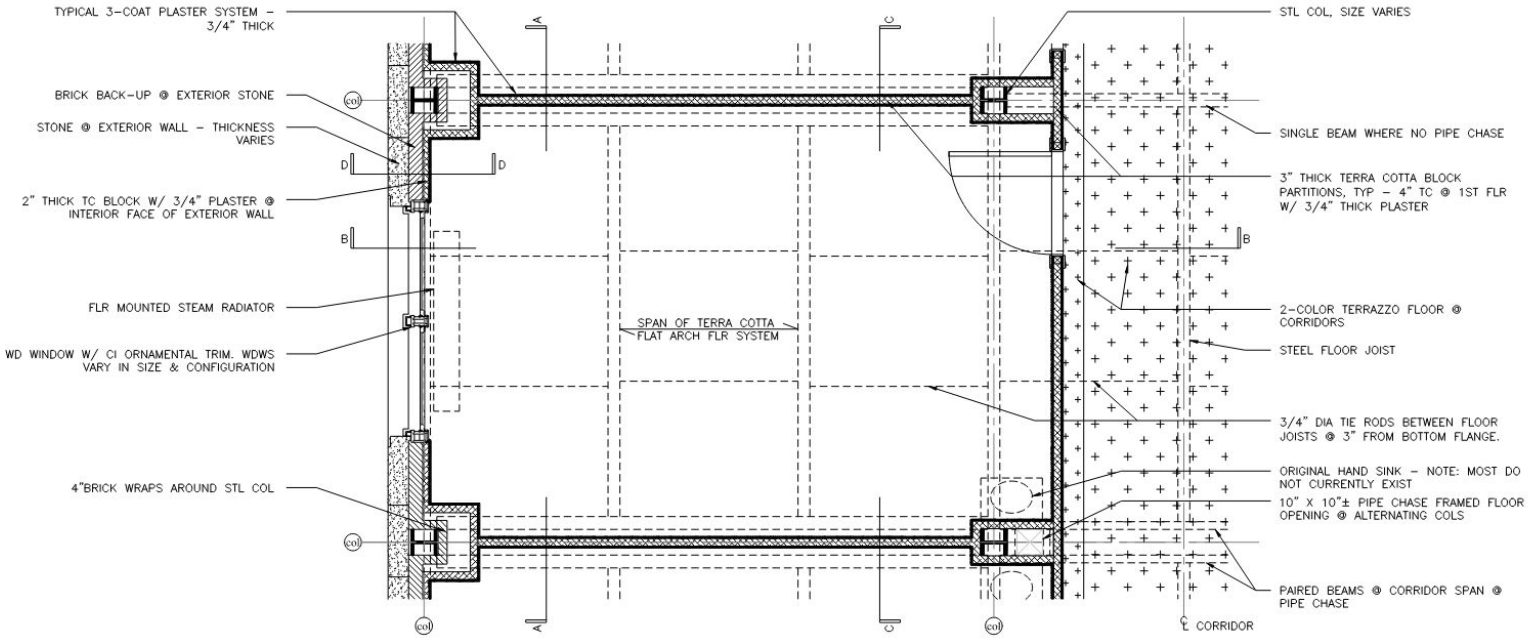
PHASE BOUNDARY LINE
MECHANICAL ROOM
ELECTRICAL ROOM
TELECOM ROOM
MECHANICAL DISTRIBUTION
PLUMBING/FIRE SPRINKLER
ELECTRICAL DISTRIBUTION
CONSTRUCTION BARRIER WALL
TEMPORARY CAT VESTIBULE, THROUGH CONSTRUCTION ZONE
PHASE 1 AREA

Building Structure:

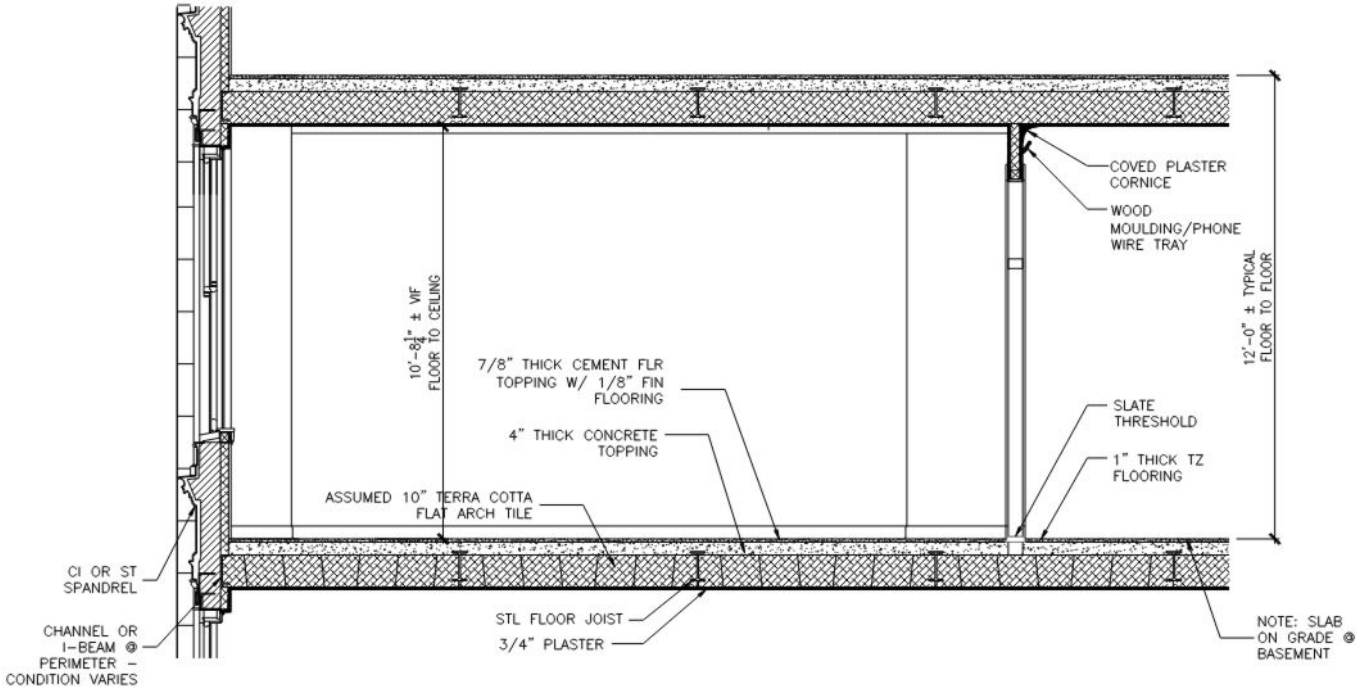
- Original building designed and constructed between 1914 - 1918
- The structure has informed the demolition and new construction strategy
- Steel frame with terra cotta tile flat arch system for floors
- Note that the interior non-load bearing partitions are built from 4” wide terra cotta tile block
- First round of demolition does not include larger openings that would require additional structural support



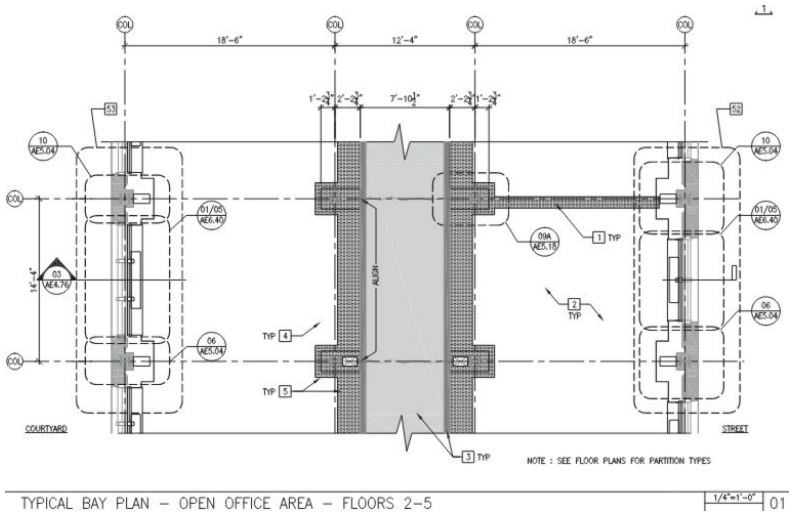
Building Structure (Sheet GI 0 25):

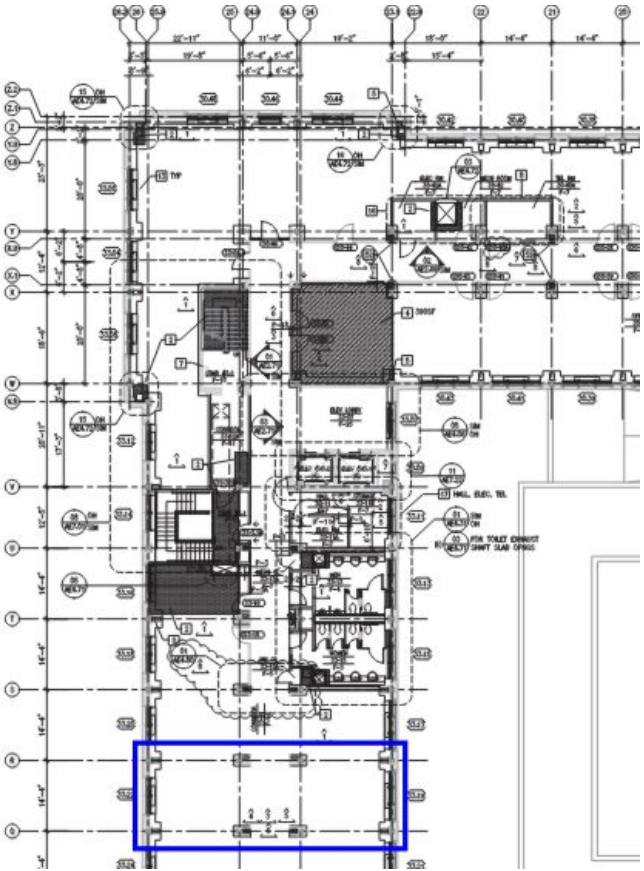


Building Structure (Sheet GI 0 25):



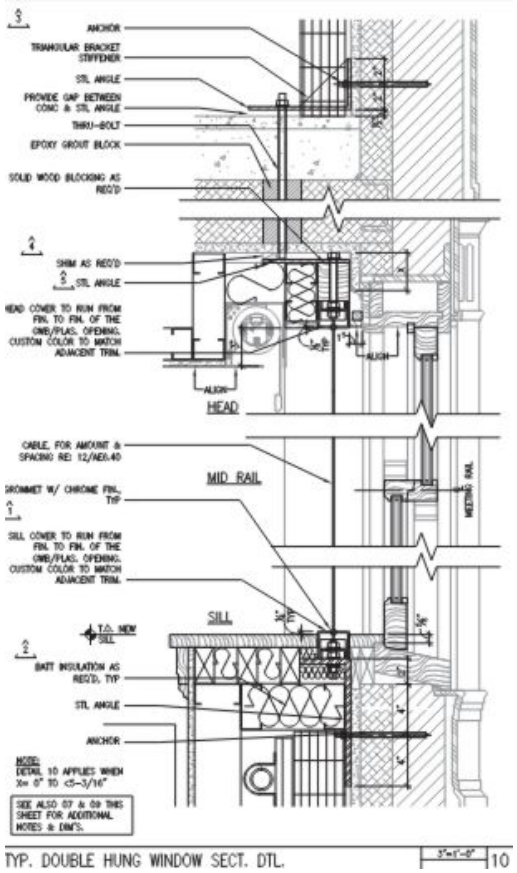
Core and Shell
(detail from Sheet AE 4 76)



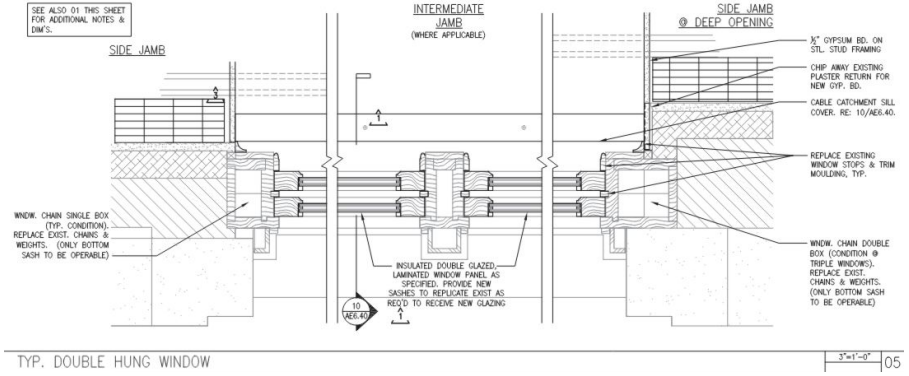


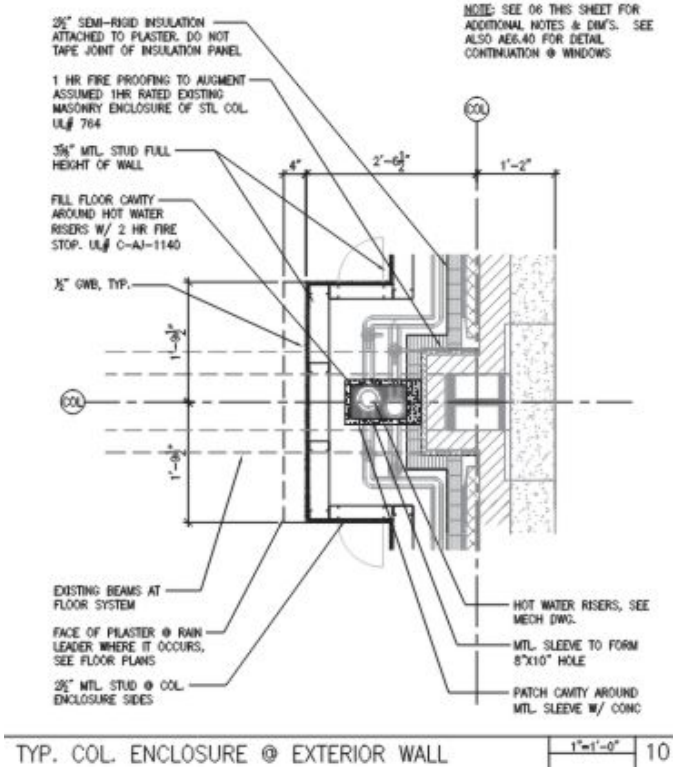
Core and Shell
(detail from Sheet AE 6 40)

- Terracotta block with plaster to remain at interior of exterior wall
- New insulation and drywall furring with piping for fan coil units located at every window
- Sashes to be replaced at most existing wood windows
- Cast iron window elements and wood window frames to be fully stripped and repainted
- New Cable Catchment System for blast at all street-facing windows



Core and Shell (detail from Sheets AE 5 04 and AE 6 40)

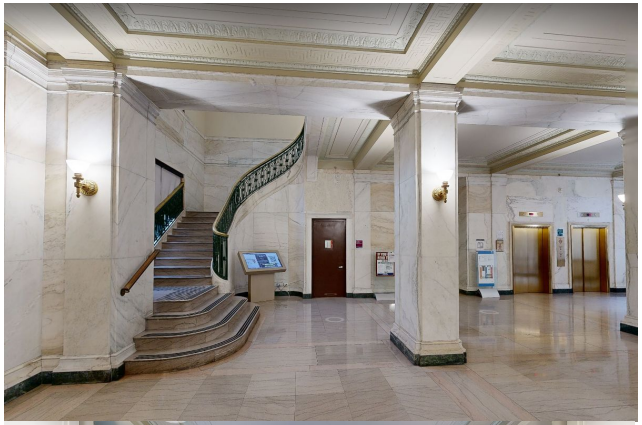




Historic Preservation - Interior

- Historic Lobby – Level 1 Wing 0
  - Stone floors and wall – repairing cracks, cleaning
  - Plaster – some repair and repainting
  - New custom aluminum entrance doors replacing the modern aluminum doors

- Corridors
  - Terrazzo – repair cracks, add control joints
  - Some areas of new terrazzo to match existing
  - Restoring the wood office suite doors

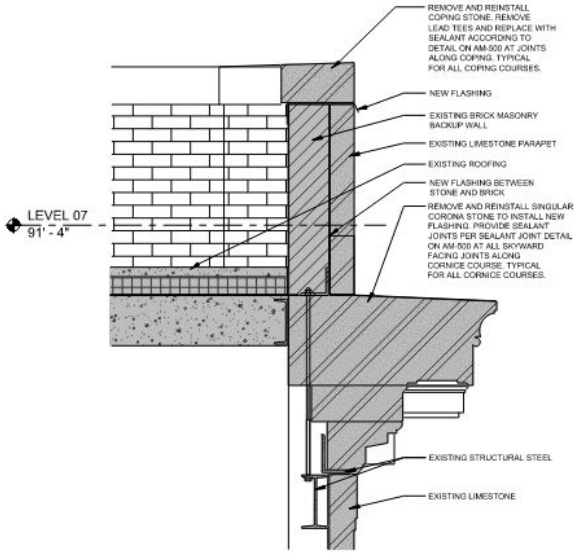


Building Envelope – Exterior Stone Restoration

- Transitional Masonry Façade
- Typical Exterior Wall:
  - 4” limestone facing with larger limestone sill, water tables and cornices
  - Multi-wythe brick masonry wall backup
  - 2-1/2” thick terra cotta clay tile
  - Interior plaster finish
- Extensive deterioration due to water infiltration, particularly at lower levels and Level 6 cornice, and level 7 facade
- Corrosion of embedded steel anchorage is producing rust jacking in some locations
- Deterioration of mortar joints, sealants, and flashings; biological and metallic staining

Building Envelope – Exterior Stone Restoration

- Repair Protocol Under Development with a range of repair options
- Full scaffolding of building exterior will be required, with shoring of main cornice at street facing facades
- Early Contractor work once scaffolding in place will inform refinement and selection of repair methods
- Exposed corroded steel elements to be repaired or replaced and stone restored/replaced as required
- Full parapet reconstruction may be required in locations
- Repairing building movement cracks at façade corners and returns



1 SECTION - LEVEL 07 CORNICE AND PARAPET - PARTIAL REPAIR
SCALE: N.T.S.

Building Envelope – Window Restoration

Phase 1 Area Windows

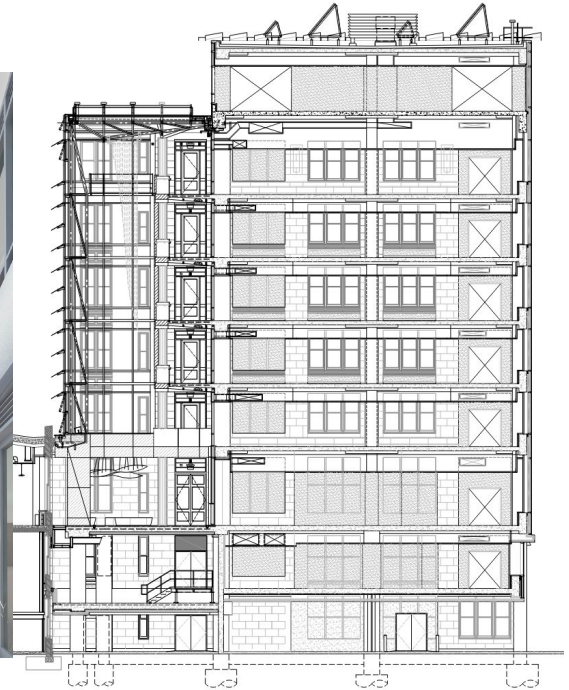
- Due to inadequate surface preparation, the paint is failing on the historic elements.
- Protocol to restore wood frames and sills, cast iron mullions and spandrels is being developed.
- Fully stripping original paint and repainting

Phase 2 Area Windows

- Replace sashes with insulated glass (typ)
- Restore wood frames and sills, cast iron mullions and spandrels.

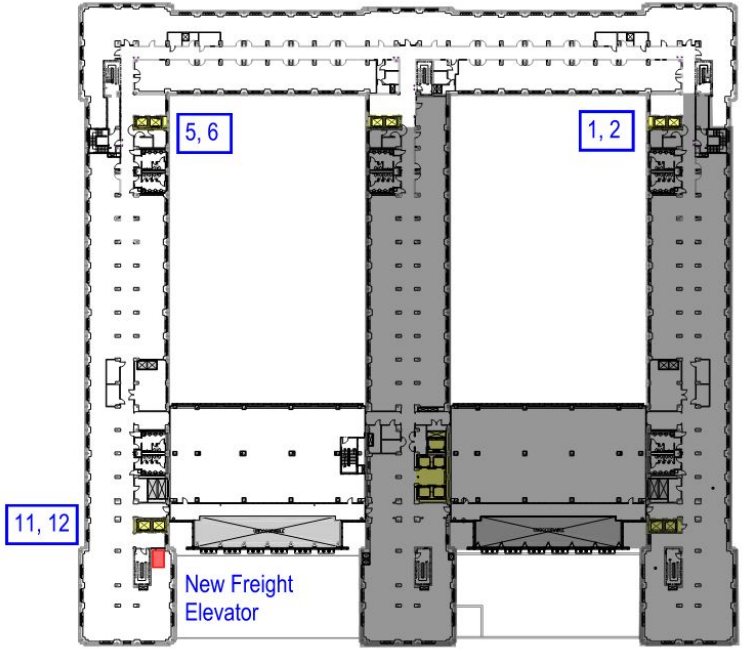
New ‘West Infill’ Building

- Concrete structure with deep foundations
- Atrium with smoke removal system
- Steel trusses support glass curtainwall and skylight



Elevator Scope

- Unification of Elevator Controller Platform
- Rehabilitation of Elevators 1/2 and 5/6
- New Service Elevator. Requires modification to the machine room of Elevators 11/12, and will include new penthouse extending above the adjacent roofs

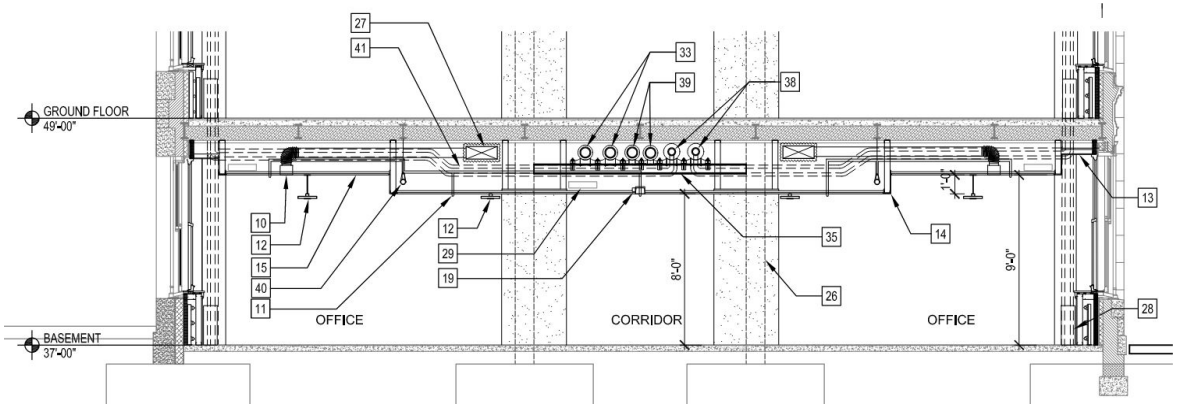


MEP Core and Shell Overview:

- MEP fully demolished in Phase 2A, with the exception of some plumbing elements
- Phase 2B MEP will be full scope full installation from the connection points at the Phase boundary
- Mechanical system consists of:
  - Chilled water and hot water distribution throughout
  - DOAS units located at 7th with heat recovery for ventilation serving all floors vertically
  - 4-pipe fan coil units at perimeter
  - Telecomm closets heat rejection via condenser water

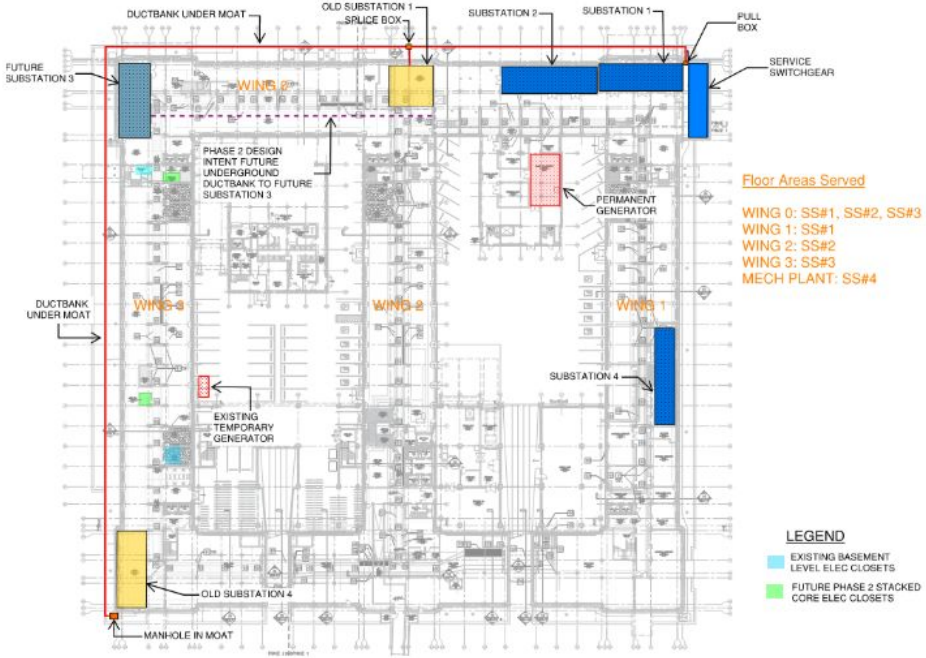
Mechanical Core and Shell Overview:

- Phase 1 areas contain the mechanical central plant, consisting of cooling tower, chilled water and boilers
- Condenser water, chilled water and hot water loop is located in the basement, serving vertical risers at each column



Electrical Core and Shell Overview:

- Phase 1 areas served by Substations 1, 2 and 4
- Phase 2 area to be served by Future Substation 3



1800 Forward Interiors and Courtyards

Reimagined F Street

Entry Lobby

Reimagined Promenade

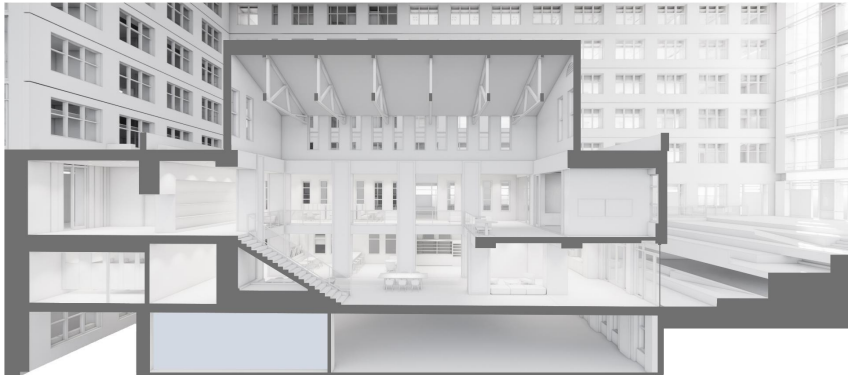
The Stacks Food Hall

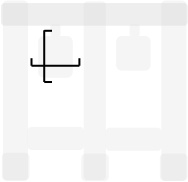
Exterior

The Stacks Food Hall

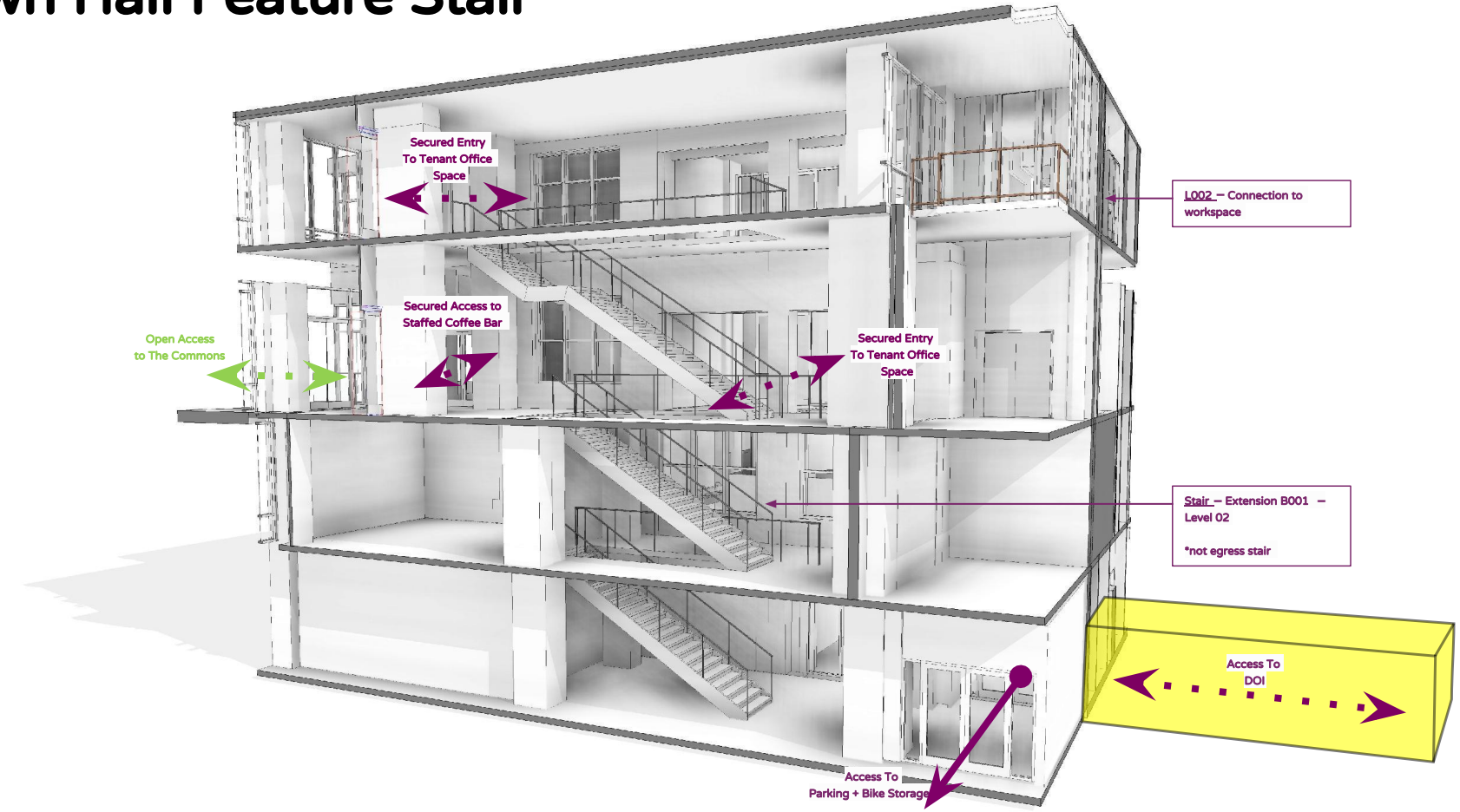
Interior

The Stacks Food Hall



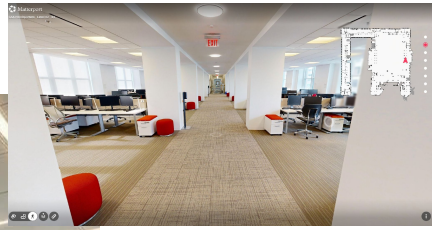


Town Hall Feature Stair



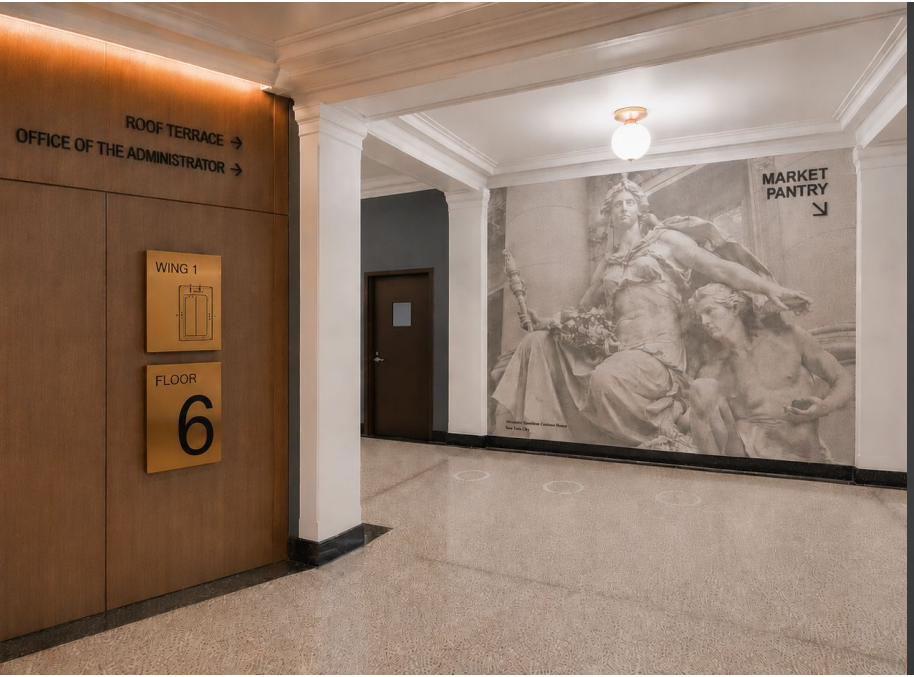
Town Hall, Pre-Function

Workplace – Open Office



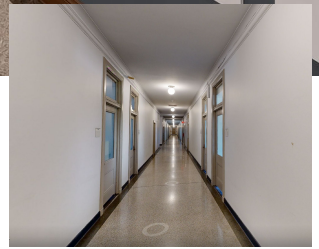
Carry similar signage materials to upper floors, expressing information with lighter, more timeless typefaces and bolder proportions.

Workplace – Historic Corridors



Strategic placement of mural photography/wallcovering, using GSA/OPM assets.

Curated, uniform artwork.



E Street Tunnel

Reimagined Tunnel to
DOI

Question & Answer

Site Tour

- Photos are allowed
- Start at 7th floor. Walk sampling of floors down to basement. End in the courtyards.
- Materials can be left in the auditorium during the tour.
- Nothing said during the walk constitutes a change to any of the documents issued. All questions shall be formalized in a RFI.

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