

CHECKLIST CATEX

Action Name:	General Service Administration (GSA) National Deep Energy Retrofit (NDER) 2 Phase 3 Energy Service Performance Contract (ESPC) at the Veterans Affairs Building
Action Location:	Veterans Affairs Building, 810 Vermont Ave. NW, Washington DC
Action Description:	Installation and maintenance of Energy Conservation Measures (ECM) under the Energy Savings Performance Contract (ESPC)
Category [CATEX #]:	5.4(b)

Part A: All Checklist CATEX Actions	YES	NO	Need Data
A. Is the action likely to be inconsistent with any applicable Federal, State, Indian tribal, or local law, regulation, or standard designed to protect any aspect of the environment?		X	
B. Is the action likely to have results that are inconsistent with locally desired social, economic, or other environmental conditions?		X	
C. Is the action likely to result in the use, storage, release and/or disposal of toxic, hazardous, or radioactive materials or in the exposure of people to such materials?		X	
D. Is the action likely to adversely affect a significant aspect of the natural environment?		X	
E. Is the action likely to adversely affect a significant aspect of the sociocultural environment?		X	
F. Is the action likely to generate controversy on environmental grounds?		X	
G. Is there a high level of uncertainty about the action's environmental effects?		X	
H. Is the action likely to do something especially risky to the human environment?		X	
I. Is the action part of an ongoing pattern of actions (whether under the control of GSA or others) that are cumulatively likely to have adverse effects on the human environment?		X	
J. Is the action likely to set a precedent for, or represent a decision in principle about, future GSA actions that could have significant effects on the human environment?		X	
K. Is the action likely to have some other adverse effects on public health and safety or on any other environmental media or resources that are not specifically identified above?		X	

CONCLUSIONS:

1. The action is a CATEX and requires no further environmental review.	X
2. The action is a CATEX but requires further review under one or more other environmental authorities (list).	
3. The action requires an EA.	
4. The action requires an EIS.	

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8/28/2026

Program Staff

Date

NEPA Designee

Date

CHECKLIST CATEX

Project Description

The US General Services Administration (GSA) through an Energy Savings Performance Contract (ESPC) is proposing development, design, installation commissioning and maintenance of energy conservation measures under the National Deep Energy Retrofit Program, Round 2 (NDER2) at the Veterans Affairs Building, located at 810 Vermont Ave. NW, Washington, DC.

Through its National Deep Energy Retrofit (NDER) program, GSA seeks to support two Executive Orders:

- Executive Order (E.O.) 14222, Implementing the President's "Department of Government Efficiency" Cost Efficiency Initiative by reducing overall Federal spending and reallocating spending to promote efficiency.
- E.O. 14271, Ensuring Commercial, Cost-Effective Solutions in Federal Contracts by installing efficient, state-of-the-art, building-level commercial heating solutions.

The Veterans Administration Building is located at 810 Vermont Avenue, NW in Washington, DC. It was completed in 1919 and covers approximately 684,711 gross square feet of office space.

District steam from GSA's Heating Operation and Transmission District (HOTD) is piped into the building at approximately 50 psi through a tunnel from the Lafayette Building across the street. The pressure is reduced with pressure reducing valves to approximately 15 psi for distribution through the basement to heat exchangers. The heat exchangers are designed to produce 180°F water, but the operators report that they rarely set it higher than 140°F. The hot water is then pumped to air handling units (AHUs), fan coil units (FCUs), and variable air volume (VAV) coils throughout the building. Steam condensate from the heat exchangers is then pumped back into the GSA district steam loop via the Lafayette Building. The building's domestic hot water is produced by two electric water heaters with steam coils as a supplemental heat source. The building includes an internal air shaft serving mechanical systems that is not visible from public rights-of-way.

Exterior work at the VA Building is limited to:

- Boiler exhaust and combustion air intake ducting routed through an existing air shaft.
- Natural gas service piping penetration
- Gas meter installation.
- Natural gas distribution piping.

Purpose

The intent of the project includes heating system upgrades at a federally owned historic building in Washington, DC: Veterans Administration (VA) Building (810 Vermont Avenue NW). The work is primarily mechanical in nature and is concentrated within existing interior mechanical spaces. Exterior work is limited and designed to minimize visual and physical impacts to the historic fabric. No changes to building massing, height, or overall architectural character are proposed.

As part of this project, Washington Gas will provide new natural gas service to the building by connecting to existing Washington Gas distribution piping and routing service to a proposed gas meter. All building gas piping on the Washington Gas side of the meter will be trenched

and buried below grade, and existing sidewalks and roads will be restored to their original conditions.

Need

The proposed work will eliminate reliance on the GSA district steam system by installing a new boiler plant in the building.

A. Is the action likely to be inconsistent with any applicable Federal, State, Indian tribal, or local law, regulation, or standard designed to protect any aspect of the environment?

The action will be consistent with applicable Federal, Indian tribal, and local laws, regulations, and standards designed to protect any aspect of the environment. The property is not within the boundaries of a National Park, National Forest, Wildlife Refuge or Indian Reservation and will have no significant adverse effect upon fisheries, wetlands, sewer systems, air quality, septic tanks, water quality or endangered species. It is consistent with E.O. 14222 and E.O. 14271 and local laws. All permits required will be obtained prior to the commencement of the construction in accordance with the Federal and local regulations.

According to the FEMA Flood Insurance Rate Maps (Map Number 1100010018C revised September 27, 2010), the Veterans Affairs Building is not within a special flood hazard area.

As the project includes work that is exterior to the building, this project will be submitted to the Commission of Fine Arts (CFA) and the National Capital Planning Commission (NCPC).

B. Is the action likely to have results that are inconsistent with locally desired social, economic, or other environmental conditions?

The action will be consistent with locally desired, social, economic, or other environmental conditions. The project site is in an urban mixed-use district.

No road closures are anticipated for this project.

C. Is the action likely to result in the use, storage, release and/or disposal of toxic, hazardous, or radioactive materials or in the exposure of people to such materials?

The action is not likely to require the abatement of hazardous materials. If encountered, hazardous materials would be abated and removed from the site to minimize exposure to people. Abatement would be completed in accordance with applicable guidelines.

The proposed natural gas service penetration into the building and the associated gas meter are located at the bottom of the same two-story air shaft. Both are fully internal to the air shaft and do not appear on any primary façade or street-facing elevation. Due to this location, along with the existing screening provided by the air shaft geometry, the gas service penetration and meter are not visible from public streets or sidewalks.

D. Is the action likely to adversely affect a significant aspect of the natural environment?

The action will not adversely affect a significant aspect of the natural environment or the urban setting. This action will not have any significant effect on the soil, vegetation cover, wildlife, water resources, topography, air quality or any natural resource on the site or within the immediate vicinity. The project occurs in an urban area and does not involve the removal of potential habitat or installation of lighting.

E. Is the action likely to adversely affect a significant aspect of the socio-cultural environment?

The action would not likely affect a significant aspect of the socio-cultural environment. It is the intention of GSA to protect, preserve and immediately notify the appropriate agencies if any potentially significant historic and archaeological resources are found during construction.

According to the DC Historic Preservation Office (SHPO) correspondence dated July 14, 2026, the project will have no adverse impacts on historic resources.

This action will not cause the displacement or relocation of businesses, residences or farming activities and will not have adverse effect on the accessibility of special groups, schools, pedestrians or members of the surrounding community.

F. Is the action likely to generate controversy on environmental grounds?

The action is not likely to generate controversy on environmental grounds in terms of impacts on surrounding buildings, employee commute, traffic or parking in the area and there is no evidence of community controversy or other environmental issues.

No road closures are anticipated for this project.

G. Is there a high level of uncertainty about the action's environmental effects?

There is no high level of uncertainty about the action's environmental effects. The Veterans Affairs Building is an existing Federal building and installing energy conservation measures will not result in any high level of uncertainty.

H. Is the action likely to do something especially risky to the human environment?

The action will not likely introduce risks to the human environment. The proposed energy conservation measures are consistent with the NDER program. Construction would be completed in accordance with all local and Federal guidelines and using best practices in terms of safety and construction management. Areas will be cordoned off as necessary to facilitate the implementation of the conservation measures to make sure that the public (including building occupants) is safe and not impacted by construction activities. This project will not result in a material change to the building and its human environment.

I. Is the action part of an ongoing pattern of actions (whether under the control of GSA or others) that are cumulatively likely to have adverse effects on the human environment?

The action is not part of an ongoing pattern of actions that would have an adverse effect on the human environment.

J. Is the action likely to set a precedent for, or represent a decision in principle about, future GSA actions that could have significant adverse effects on the human environment?

The action does not set a precedent for future GSA actions that could have a significant adverse effect on the human environment.

K. Is the action likely to have some other adverse effect on public health and safety or any other environmental media or resources that are not specifically identified above?

The action is not likely to have any adverse effect on public health and safety or any other environmental media or resources.

NEPA Determination

GSA has determined that the “National Deep Energy Retrofit 7 (NDER7) at the Veterans Affairs Building” project is eligible for Checklist Categorical Exclusion 5.4 (b) per the PBS NEPA Desk Guide (1999).

Checklist 5.4 (b) applies to:

“Acquisition of space by Federal construction or lease construction, or expansion or improvement of an existing facility where all of the following conditions are met:

- (1) The structure and proposed use are substantially in compliance with local planning and zoning and any applicable State or Federal requirements (see Pertinent Regulations and Orders, in the Appendix 1);*
- (2) The proposed use will not substantially increase the number of motor vehicles at the facility;*
- (3) The site and the scale of construction are consistent with those of existing adjacent or nearby buildings; and*
- (4) There is no evidence of community controversy or other environmental issues.”*

Please note that additional NEPA review would be required if there is a change in the project scope.