PROSPECTUS - ALTERATION
BYRON WHITE U.S. COURTHOUSE
DENVER, CO

Prospectus Number: PCO-0009-DE14
Congressional District: 1

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to undertake multiple system repairs at the Byron White U.S. Courthouse, at 1823 Stout Street, in Denver, CO. The proposed project will address security, life safety and exterior deficiencies and promote energy savings at the historic courthouse.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I) $15,000,000

Major Work Items

Exterior construction; HVAC, electrical, elevator, and fire protection upgrades; roof access repairs/replacement; interior construction

Project Budget

Design	$1,000,000
Estimated Construction Cost (ECC)	13,000,000
Management and Inspection (M&I)	1,000,000
Estimated Total Project Cost (ETPC)*	**$15,000,000**

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

Schedule	Start	End
Design and Construction	FY2014	FY2017

Building

The Byron White U.S. Courthouse was built between 1910 and 1916. The 270,103 gross square foot (gsf), building was originally owned by the US Postal Service and was added to the National Register of Historic places in 1973. The GSA purchased the facility in 1987 and it was renamed in honor of U.S. Supreme Court Justice Byron R. White, a native of Fort Collins, Colorado, in 1994. The stone building contains 4 floors, a penthouse, and a below-grade basement level, and is located in the Federal District of the central business district of downtown Denver.

PROSPECTUS - ALTERATION
BYRON WHITE U.S. COURTHOUSE
DENVER, CO

Prospectus Number: PCO-0009-DE14
Congressional District: 1

Tenant Agencies

U.S. Court of Appeals, Circuit Executive, Circuit Library, U.S. Court of Appeals Clerk, U.S. Court of Appeals Central Legal Staff, U.S. District Court, U.S. Marshals Service.

Proposed Project

This project will address several key components including improved security, life safety, exterior deficiencies, as well as improvements that will promote energy savings. There will be a full restoration of historic windows to include the installation of ballistic glazing on the interior of the building. The original roof accesses and roof access stairs will be replaced and brought up to OSHA code requirements and where disturbed, abatement of asbestos containing roof tiles will be undertaken. The west elevated plaza stair will be restored and pavers will be removed to seal the concrete deck and to prevent leaks.

The project proposes to replace the light fixtures with improved energy efficient LED fixtures and to put the remaining parts of the building's lighting system under control of the building automation system, to replace the existing steam plant as well as the induction heating/cooling elements of the HVAC system and to replace the main electrical switch-gear and generator fuel tank. The elevators will be modernized with new mechanical components, safety features and lighting. The fire system will be upgraded with a new fire pump and fire suppression dry pipe manifold.

Major Work Items

Exterior Construction	$6,023,000
Roof Access Repairs/Replacement	859,000
Interior Construction	396,000
Elevator Upgrades	426,000
HVAC Upgrades	4,293,000
Fire Protection Upgrades	45,000
Electrical Upgrades	958,000
Total ECC	**$13,000,000**

PROSPECTUS - ALTERATION
BYRON WHITE U.S. COURTHOUSE
DENVER, CO

Prospectus Number: PCO-0009-DE14
Congressional District: 1

Justification

While the Byron White U.S. Courthouse was fully modernized in 1992, many of the building systems are becoming worn, outdated and unreliable. The fire suppression system, inspected annually, has seen performance decrease with each inspection and while currently sufficient, will likely soon fail to meet acceptable levels and is in need of component improvements. Several component parts of the system have reached the end of their useful life and at this time no longer meet the current code requirements.

The mechanical equipment supporting the two historic elevators is outdated and presents potential safety hazards. A new control and drive system for the elevators will improve the safety and performance of the elevators while also providing substantial energy savings.

The steam plant, induction system, and fuel tank for the generator are also reaching the end of their useful life. The induction system will allow better control through balancing valves for energy savings as well as the steam plant replacement. Light fixtures that were installed in 1992 have begun to experience chronic failure issues, in some cases this increases the risk of fire. This project proposes to replace the failing light fixtures with energy efficient LED fixtures and connect the remaining parts of the building's lighting system to the building automation system will help improve the building's energy usage. Window replacement will also provide the opportunity to address the buildings envelope in terms of energy savings. The windows frames are down to the bare wood in many places and are in dire need of preservation in order to preserve the original materials.

The west elevated plaza leaks water into the parking garage and has flooded into the basement of the building in the past causing extensive damage to flooring and walls.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

PROSPECTUS - ALTERATION
BYRON WHITE U.S. COURTHOUSE
DENVER, CO

Prospectus Number: PCO-0009-DE14
Congressional District: 1

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.

PROSPECTUS - ALTERATION
BYRON WHITE U.S. COURTHOUSE
DENVER, CO

Prospectus Number: PCO-0009-DE14
Congressional District: 1

Recommendation

ALTERATION

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on April 4, 2013

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Acting Administrator, General Services Administration