Public Buildings Service

Cesar E. Chavez Memorial Building

Project Background

The Cesar E. Chavez in Denver, CO is a 10-story office building containing 179,375 rentable square feet and a 377 stall parking garage on a 0.9 acre site. This building was constructed in 1984 in Denver, CO, and has a post tension frame with an aluminum curtain wall system.

The building houses a variety of federal tenants with the Internal Revenue Service occupying the largest amount of space followed by the Social Security Administration, Department of Agriculture, Government Accounting Office, and the Department of Education. The building has a deficient skin and parking structure, as well as a dated and inefficient mechanical system. The modernization project will be LEED certified with a goal of Silver.

Project Budget

$33,390,000 million dollars through the American Recovery and Reinvestment Act of 2009 including activities such as: demolition of an existing structure, geotechnical testing, site preparation/ excavation, design, construction, commissioning, and construction management.

Project Scope

This design/build capital project will modernize the 25-year old federal office building by replacing the building curtain wall system, providing structural repairs, replacing the parking structure, upgrading the mechanical system to an modern energy efficient system, elevator upgrades, lobby expansion and renovation, replacement of ceilings, emergency generator replacement, energy efficient lighting and controls, new recycling center, upgrading interior and exterior finishes, and blast mitigation upgrade to the curtain wall system (Non-ARRA funding) and a new fire alarm system (Non-ARRA funding).

Timeline

Project completion is scheduled for December 2012.

Project Goals

The Cesar E. Chavez Building will be modernized into a state-of-the-art, high-performing green building, meeting federal energy and water conservation goals and incorporating exceptional integration of architectural form and optimizing building systems. The building will achieve a 30% energy reduction, as well as providing 5% on-site renewable energy. The building will reflect the dignity, enterprise, vigor, and stability of the United States Federal Government.

Project Benefits

Some project benefits include

- Provide a pleasant, secure, and safe environment for federal employees and visitors consistent with guidelines for federal facilities and specifically the GSA PBS P-100
- Provide healthy, functional, and flexible space for the tenants and exceptional comfort in thermal, acoustic and visual perspectives
- Facilitate cost effective sustainable operations and maintenance
- Meet all security criteria and blast mitigation requirements established for the project

Project Team

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