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Revitalizing Historic Denver & Rio Grande Building

Federal Government To Integrate Vacant, Historic Building Into New Office Building Design

Ogden, Utah – The U.S. General Services Administration (GSA) awarded a multi-million dollar development and construction contract to The Boyer Company to accommodate an Internal Revenue Service (IRS) space request for approximately 109,000 rentable square feet of office and related space in Ogden, Utah. The new facility will front 24th Avenue between Lincoln and Wall Streets, on a piece of property offered by the City of Ogden. It will include the vacant historic Denver & Rio Grande Building and loading dock and the new office building will incorporate and rehabilitate both structures. Construction is scheduled to begin this fall with a project completion targeted for early 2012.

The new consolidated structure will feature state of the art building systems and will achieve a Leadership in Energy & Environmental Design (LEED) Silver certification. LEED is an internationally recognized green building certification system providing third-party verification that a building is designed and built using strategies intended to improve performance in metrics such as energy savings, water efficiency, or CO2 emissions reduction. The new IRS facility will incorporate high-efficiency heating and cooling systems, water efficient fixtures, energy conserving lighting and the use of regional and recycled building materials. "Sustainable development is an opportunity to do the right thing from the point of view of the private sector and the American economy. This is a chance for government to not only lead an industry but introduce best practices that will have a positive and long-term impact on our country," said Susan Damour, Rocky Mountain Regional Administrator.

Grounded in the National Historic Preservation Act of 1966, GSA's [historic preservation program](#) provides technical and strategic expertise to promote the viability, reuse, and integrity of historic buildings. As part of this project, the Denver and Rio Grande Building and loading dock will be structurally reinforced to resist seismic forces and receive a new roofing system. The building exterior will be repaired and cleaned, and a new, efficient heating and cooling system will be installed. The existing original windows, doors and moldings will be refurbished, with replicate materials replacing missing or damaged items throughout the building and dock. "The IRS is happy to be involved in this project and to be a part of the fabric contributing to the revitalization efforts in Ogden's historic neighborhoods," said Henry Slaughter, Director, Ogden Service Center, IRS.

The new building is intended to consolidate space from two other leased buildings in the Ogden area. By consolidating multiple functions into one location IRS operations will become more efficient and cost effective. It will no longer be necessary to move personnel or work materials among two buildings to meet the work goals and objectives.

The Boyer Company is the developer and owner of the project and has engaged SmithGroup, FFKR Architects, Great Basin Engineering and Big-D Construction to partner in the delivery of the new IRS facility. SmithGroup, one of the oldest and largest architecture firms in the United States, will provide architecture and engineering services for the overall project. FFKR Architects will lead the historic rehabilitation design efforts, and Great Basin Engineering will serve as the project civil engineer. Big-D Construction is the project General Contractor. FFKR, and Big-D are based in Salt Lake City, Utah, and Great Basin Engineering is located in Ogden, Utah.

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- GSA helps preserve our past and define our future, as a steward of more than 480 historic properties, and as manager of USA.gov, the official portal to federal government information and services.
- GSA's mission to provide superior workplaces, expert technology solutions, acquisition services, purchasing and E-Gov travel solutions and management policies, at best value, allows federal agencies to focus on their core missions.

The Boyer Company was founded and is headquartered in Salt Lake City, Utah, and is one of the largest full-service real estate firms in the Western United States. The firm has developed more than 30 million square feet of commercial space around the country, including eight (8) build to suit facilities on behalf of the Federal Government. The Boyer Company maintains an ownership portfolio that exceeds 14 million square feet of commercial space, and is currently proceeding with over \$500 million in active development projects