FACT SHEET - CONSTRUCTION
MCINTYRE GULCH BANK STABILIZATION
DENVER FEDERAL CENTER
LAKEWOOD, CO

Prospectus Number: PCO-0000-LA27
Congressional District: 7

FY 2027 Project Summary

The General Services Administration (GSA) proposes a bank stabilization project for the McIntyre Gulch at the Denver Federal Center (DFC), located at West 6th Avenue and Kipling Street in Lakewood, CO. The proposed project will repair, stabilize, and eliminate further degradation of the banks along McIntyre Gulch that runs through the DFC.

FY 2027 Appropriation Requested

(Design, Construction, and Management & Inspection) $20,481,000

Project Background

This seven-phase project stabilizes the bank along McIntyre Gulch at the DFC. Each phase targets specific geomorphic units identified in the Baseline Sediment Report as experiencing severe erosion, toe scour, and bank failure. The work will address hydraulic deficiencies, structural instability, and sediment transport issues that threaten both infrastructure and water quality at DFC. Improvements completed through the project will include a mix of culvert modifications, slope reconstruction, wall installations, toe reinforcement, and repair of undercut banks.

Collectively, the seven phases will restore streambank integrity, improve hydraulic performance of culverts, and reduce sediment currently loading into McIntyre Gulch. The phased approach to be executed through this single project ensures prioritization and sequencing of work for optimal efficiency, with each phase designed to integrate into a comprehensive stabilization plan that will improve water quality, reduce flood risks, and extend the functional life of existing infrastructure.

Justification

The project is necessary to maintain compliance with the Environmental Protection Agency (EPA) permit issued pursuant to the Clean Water Act. As the permit holder, GSA is required to develop, implement, and enforce a stormwater management plan designed to prevent sediment and other pollutants from entering McIntyre Gulch. Existing bank failures and toe scour are actively contributing sediment to the waterway, increasing turbidity, degrading habitat, and creating regulatory risk for non-compliance. Completion of these stabilization phases will directly address these deficiencies and ensure that DFC's waterway management is in compliance.

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This work is also critical to protecting public safety and GSA Federal infrastructure. Unstable banks pose a threat to adjacent roads, culverts, and utilities, while partial culvert blockages resulting from debris reduce hydraulic capacity and increase localized flood risk. Stabilizing the banks will reduce the likelihood of infrastructure damage, emergency repairs, and costly service disruptions. Furthermore, it will improve culvert performance, enabling the culverts to convey stormwater more effectively during high-flow events.

The project also supports regional flood mitigation efforts in coordination with the Mile High Flood District, which relies on GSA to maintain McIntyre Gulch as part of an interconnected stormwater and flood management network. By reducing erosion and improving conveyance, the project will lower downstream sediment deposition and help sustain flood control infrastructure.

Moreover, the improvements will deliver long-term operational savings by reducing recurring maintenance needs and emergency response costs. The phased stabilization within the single project approach ensures strategic investment in the most critical segments first, maximizing environmental, safety, and operational benefits while fulfilling GSA's legal and environmental stewardship responsibilities.

Project Budget

Design	$304,000
Estimated Construction Cost (ECC)	18,931,000
Management and Inspection (M&I)	1,246,000
Estimated Total Project Cost (ETPC)	**$20,481,000**

Schedule	**Start**	**End**
Design and Construction	FY 2027	FY 2031