

**AMENDED PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 56
LAKEWOOD, CO**

Prospectus Number: PCO-0533-LA27
Congressional District: 7

FY 2027 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project of Building 56 of the Denver Federal Center (DFC), located at West 6th Avenue and Kipling Street, Lakewood, CO. The proposed project will modernize the building’s outdated systems, address structural deficiencies, abate hazardous materials, and correct code deficiencies.

FY 2027 Committee Approval Requested

(Additional Design, Construction, and Management & Inspection) \$3,624,000¹

This prospectus amends Prospectus No. [PCO-0533-LA23](#). GSA is requesting approval of appropriations for the additional design cost of \$246,000, the additional estimated construction cost of \$3,270,000 and the additional management and inspection cost of \$108,000, for a total additional cost of \$3,624,000 for cost escalation due to time, labor, and market conditions.

FY 2027 Appropriation Requested

(Design, Construction, Management & Inspection).....\$51,287,000

Major Work Items

Heating, ventilation, and air conditioning (HVAC); electrical upgrades; demolition/hazardous material abatement; interior construction; exterior construction; plumbing upgrades; and sitework

Project Budget

Design	\$4,092,000
Estimated Construction Cost (ECC).....	43,989,000
Management and Inspection (M&I)	3,206,000
Estimated Total Project Cost (ETPC)*	\$51,287,000

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

¹ Prospectus No. [PCO-0533-LA23](#) was approved by the [Committee on Transportation and Infrastructure of the House of Representatives](#) and the [Committee on Environment and Public Works of the Senate](#) on July 20, 2022 and July 27, 2022 respectively, for the design cost of \$3,846,000, the estimated construction cost of \$40,719,000 and management and inspection costs of \$3,098,000, for a total cost of \$47,663,000, however no funds were appropriated to GSA.

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Schedule

<u>Schedule</u>	Start	End
Design and Construction	FY 2027	FY 2031

Building

Building 56 on the DFC campus was constructed in 1941 as a part of the Denver Ordnance Plant. The two-story concrete and masonry building with a mechanical basement and two penthouse floors totals 354,159 gross square feet, consists of office, laboratory, and industrial spaces, and provides 511 surface parking spaces. The building is one of the most unusual buildings within the DFC campus, with dedicated space for the Department of the Interior’s testing of structural models for engineering flaws using vast models and water ducts to simulate real-world environments.

Tenant Agencies

USDA–Farm Service Agency, Rural Housing Service, Natural Resources Conservation Service; Department of the Interior–Bureau of Reclamation; and GSA

Proposed Project

The project proposes replacement of the building’s existing multiple HVAC systems into a single energy efficient system. Approximately 30% of the pneumatic controls will be replaced with direct digital controls. Exterior construction consists of a roof replacement. Deteriorating decking and columns will also be replaced with steel decking and columns and treated with a rust proofing material. Restrooms and stair risers, treads, handrails, and guardrails will be upgraded to meet current Architectural Barriers Act Accessibility Standards (ABAAS) requirements. The building’s antiquated transformers will be replaced with energy-efficient transformers. Lighting control wiring will be updated to meet code requirements. Hazardous materials encountered during the upgrades will be abated.

Major Work Items

HVAC Upgrades	\$33,833,000
Electrical Upgrades	5,458,000
Demolition/Hazardous Material Abatement	1,919,000
Interior Construction	1,796,000
Exterior Construction	808,000
Plumbing Upgrades	92,000
Sitework	<u>83,000</u>
Total ECC	\$43,989,000

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Justification

All the building systems are nearly 30 years old and are beyond their useful life. The current building systems are more costly to maintain and are failing to support the needs of the occupant agencies. The electrical circuitry needs to be updated to support the new HVAC system. The remaining pneumatic controls will be replaced with direct digital controls and matching valves and damper actuators to improve the building's efficiency and provide a consistent mechanical control system to ensure the system operates as designed.

The exposed steel column in the humidity lab is corroding, and lamellar deterioration is present at the column flanges. Additionally, the roof decking is corroding in areas and is indicative of potential water intrusion. If left unattended, these conditions will lead to significant structural failure. The roofing system is experiencing ponding, leaking, and deterioration that is beyond a patching solution.

The substation transformers that support the building's electrical system were manufactured in 1984 and 1987. Due to the age, cost, and complexity of the substation transformers, they need to be upgraded. The majority of the building's lighting control wiring is original and needs to be replaced as, the longer it remains, it poses a potential fire hazard.

Multiple stairways and restrooms do not meet the current ABAAS and building codes and fail to meet rise and run requirements, guardrails and handrails have deficiencies, including railing spacing, continuous handrails, and handrail diameter dimensions.

Additionally, this 82-year-old building has known hazardous material issues in need of abatement.

Summary of Energy, Water, High-Performance Building Compliance

This project will be designed to conform to GSA's Core Building Standards. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs, incorporate sustainable design principles, and reduce the environmental impact of materials in a manner that is life cycle cost effective in accordance with 42 U.S.C. 6834.

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Prior Appropriations

None

Prior Committee Approvals

Prior Committee Approvals			
Committee	Date	Amount	Purpose
House T&I	7-20-22	\$47,663,000	Design = \$3,846,000 Construction = \$40,719,000 M&I = \$3,098,000
Senate EPW	7-27-22	\$47,663,000	Design = \$3,846,000 Construction = \$40,719,000 M&I = \$3,098,000

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.

Recommendation

ALTERATION

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Certification of Need

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

Submitted at Washington, DC, on 3/30/2026

Recommended:  _____
Acting Commissioner, Public Buildings Service

Approved:  _____
Administrator, General Services Administration