

**PROSPECTUS – ALTERATION  
DENVER FEDERAL CENTER BUILDING 53  
LAKEWOOD, CO**

Prospectus Number: PCO-0530-LA15  
Congressional District: 7

**FY2015 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project to undertake system and architectural repairs as well as alteration of existing space at the Denver Federal Center (DFC), Building 53, at West 6<sup>th</sup> Avenue & Kipling Street, in Lakewood, CO. In addition to addressing roof, HVAC, and window deficiencies, the project will allow for backfill of approximately 78,000 rentable square feet (rsf) from a leased location and reduce annual lease payments to the private sector by approximately \$2,200,000 annually.

**FY2015 Committee Approval and Appropriation Requested**

**(Design, ECC, M&I) .....\$27,726,000**

**Major Work Items**

Roof, air handler, and window replacement; interior construction

**Project Budget**

Design .....	\$2,329,000
Estimated Construction Cost (ECC) .....	\$23,400,000
Management and Inspection (M&I).....	\$1,997,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$27,726,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY2015	FY2017

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**Building**

Building 53 is part of the DFC's main campus and contains 387,385 gross square feet. Originally constructed in 1941 as part of the Denver Ordinance Plant, it was converted to an office building after World War II. Building 53 contains two stories and is the third largest building on the DFC.

**Tenant Agencies**

Forest Service, Center for Disease Control, Office of Inspector General, Veterans Employment and Training Service, Office of Workers Compensation Programs, Geological Survey, Bureau of Land Management, Interior Department - Office of the Secretary, Office of Natural Resources and Revenue, VA Office of Information and Technology, Veterans Benefits Administration, Department of Homeland Security- Federal Protective Service, Defense Civilian Personnel Advisory Service and GSA.

**Proposed Project**

This project provides for the reconfiguration of vacant space allowing for backfill of the space by the Forest Service, currently located in leased space. Approximately 78,000 rsf will be altered to provide a higher density open office environment. This project will also address deficiencies in the major building systems including improvements to the HVAC system, exterior deficiencies (roof and windows), as well as promoting energy savings. The existing roof will be removed and replaced with a high performing roofing system with superior insulation. The air handlers will be replaced with energy efficient units providing energy savings and improved tenant comfort. Existing single pane windows will be replaced with modern well insulated windows improving energy savings. Asbestos will be abated in the affected construction areas.

**Major Work Items**

Exterior Closure	\$1,317,000
Roofing	11,163,000
Interior Construction	2,107,000
Interior Finishes	2,005,000
HVAC	<u>6,808,000</u>
<b>Total ECC</b>	<b>\$23,400,000</b>

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**Justification**

Building 53 has not been modernized since the 1970s and many of the building systems have become worn, inefficient, outdated and unreliable. Completion of the project will significantly reduce vacant space in the building and eliminate approximately \$2.2 million in annual payments to the private sector. The reconfiguration of space will create a more efficient layout, helping the Forest Service reduce its footprint by approximately 12,000 rsf in order to meet its new space utilization standards. This will align with the goals set forth in the June 2010 Presidential Memorandum, *Disposing of Unneeded Federal Real Estate* and the Office of Management and Budget (OMB) Memorandum M-12-12, *Promoting Efficient Spending to Support Agency Operations*,

To date, GSA has taken an incremental approach to renovating sections of the building in an ongoing effort to backfill as customer agencies show interest and require space. Building 53 offers large amounts of contiguous office space making it a prime candidate for agencies to relocate from leased space in the surrounding community as well as consolidate from other buildings at the DFC. To accommodate a full occupancy, certain building systems need to be upgraded and renovations are needed to prevent system failures and costly repairs. This asset represents a high priority for the DFC potential of large backfill opportunities. This project will help ensure that the building's infrastructure and building systems can accommodate the increase in occupancy and projected activity in the building.

The roof has been in place for more than 30 years, is in poor condition and beyond its useful life. Water leaks into customer space, causing damage to the building and customer property along with lost work time. The installation of a cool roof will put an end to the water intrusion and allow for increased energy efficiency.

The air handler units have a useful service life of 20 years and are currently 45 years old. The aging air handlers have experienced breakdowns and obtaining parts for repairs is difficult. High-efficiency rooftop units will be installed with building automation controls optimizing efficiency, energy savings, and better climate control.

Eighty percent of the building's windows are single pane, beyond their useful life, and allow for the passage of heat and cold resulting in unnecessary energy costs. Installation of efficient windows will maintain a more constant indoor environment and help minimize unnecessary energy consumption.

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**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.

**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.

**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 March 6, 2014

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration