

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

Prospectus Number: PCO-0530-LA19  
Congressional District: 7

**FY 2019 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for a partial modernization and backfill of Building 53 at the Denver Federal Center (DFC) located at West 6<sup>th</sup> Avenue and Kipling Street in Lakewood, CO. The proposed project will upgrade building systems and backfill vacant space. This project will provide a more efficient layout that both reduces agency utilization rates and allows for the recapture of and backfill of approximately 164,000 rentable square feet of vacant federally owned space. The vacant space will be occupied by the Department of the Interior (DOI) – Business Integration Office (BIO), DOI – Fish & Wildlife Service (FWS), and DOI – Office of Chief Information Officer (OCIO). Relocation of FWS and OCIO to Building 53 provides an annual lease cost avoidance of approximately \$3,000,000 and an annual agency rent savings of approximately \$600,000.

**FY 2019 Committee Approval and Appropriation Requested**

**(Design, Construction, Management & Inspection) .....\$44,527,000**

**Major Work Items**

Electrical, heating, ventilation and air conditioning (HVAC), roof, fire protection, and plumbing systems replacements; exterior closure repairs; interior finishes; paving, landscaping and site utilities; structural upgrades; and elevator repair and installation

**Estimated Project Budget**

Design .....\$ 3,464,000  
Estimated Construction Cost (ECC) .....38,306,000  
Management & Inspection (M&I) .....2,757,000  
**Estimated Total Project Cost (ETPC)\* .....\$44,527,000**

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2019	FY 2022

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**Building**

Building 53 is part of the DFC's main campus and contains 387,826 gross square feet. The building was originally constructed in 1941 as part of the Denver Ordinance Plant. The building is a two-story brick structure with predominantly office space and some lab and warehouse space.

**Tenant Agencies**

Department of Agriculture – Forest Service, Natural Resources Conservation Service; Department of Health and Human Services – Office of the Secretary, Centers for Disease Control and Prevention; Department of Labor – Office of Inspector General, Employee Standards Administration, Office of Workers Compensation Program; Department of the Interior – Geological Survey, Bureau of Land Management, National Park Service, Bureau of Reclamation, Office of the Secretary, Office of Natural Resources and Revenue, BIO, FWS, OCIO; Department of Transportation – Pipeline and Hazardous Materials Safety Administration; Department of Veterans Affairs – Office of Information and Technology, Veteran Benefits Administration; Department of Homeland Security – Federal Protective Service; Environmental Protection Agency; Department of Defense – Defense Civilian Personnel Advisory Service; Small Business Administration; GSA – Public Buildings Service Field Office, Retail Service.

**Proposed Project**

This project will allow for a higher density open office environment and the relocation of FWS and OCIO from leased space. BIO also will be relocating from other Government-owned space at the DFC.

In addition to vacant space recapture, the following work will take place in the vacant space to be backfilled, as well as the common spaces: replace electrical power devices, cables, and telephone and data systems; replace light fixtures, lighting controls and related cable; upgrade the cooling and heating system equipment, controls and air distribution; and fire protection upgrades, including fire sprinklers and alarms. The plumbing systems for hot water and chilled water and plumbing fixtures will be replaced.

The project includes paving and landscaping for a parking lot to accommodate approximately 65 vehicles and relocation of utilities to provide lighting for the parking lot.

The foundation and floor slab will be repaired throughout the building, as required. The project includes replacement of the sanitary sewer system for the entire building, the roof,

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and the exterior windows, which replacement will include efficient insulated glazing. Exterior walls will be insulated and repaired, the masonry will be re-caulked and repointed, and some exterior doors will be replaced. All restrooms will be upgraded with new finishes. The existing elevators will be upgraded and one new elevator will be installed at the main entrance.

**Major Work Items**

Electrical Replacement	\$10,385,000
Interior Finishes	7,655,000
HVAC Replacement	3,266,000
Exterior Closures Repairs and Replacement	5,312,000
Roof Replacement	5,043,000
Fire Protection Replacement	2,272,000
Plumbing Replacement	1,605,000
Paving, Landscaping and Site Utilities	1,268,000
Structural Upgrades	945,000
Elevator Repair and Installation	<u>555,000</u>
<b>Total ECC</b>	<b>\$38,306,000</b>

**Justification**

The building has not undergone significant reinvestment since originally constructed in 1941. Many of its systems no longer meet the current code requirements or have exceeded their useful life, and replacement parts are expensive and difficult to find. DOI is the largest tenant on the DFC and is actively working with GSA to reduce its footprint and eliminate multiple private sector leases. This project will provide a high-quality, more efficient work environment, the ability to embrace new technologies, and better space layout. This allows increased collaboration and coordination among DOI's bureaus to better fulfill their missions and goals. These moves are part of the GSA and DOI long-term strategic plan for the DFC and will transform a deteriorating core asset into a high-performing facility that will continue operating for at least another 30 years.

The lighting, electrical system, and various components of the HVAC system are beyond their useful lives and need to be brought up to current design standards. Currently, there is no emergency generator to support the building. The windows are outdated and do not meet required thermal and infiltration performance levels. The roof is in poor condition and beyond its useful life, and the building envelope needs to be sealed to prevent water infiltration into customer space and avoid further work outages. The fire protection system is outdated and will be upgraded in renovated space and common areas. The

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sewer piping is at the end of its useful life and needs to be replaced. New domestic water supply and fixtures will be required for newly renovated areas, as well as common areas. An additional parking area is needed to accommodate the increased number of tenants. The floor is uneven in some areas and the floor slab is cracking and heaving. The existing elevators are in need of upgrades, in addition to a new passenger elevator to better distribute upper level access across the building.

Undertaking the necessary infrastructure improvements will reduce greenhouse gas emissions, improve energy efficiency, reduce maintenance costs, help facilitate long-term tenancy, and meet customer agency needs.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. 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)**

Alteration .....	\$ 65,113,000
Lease .....	\$308,688,000
New Construction .....	\$199,403,000

The 30-year, present value cost of alteration is \$243,575,000 less than the cost of leasing, with an equivalent annual cost advantage of \$8,119,000.

**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 February 12, 2018

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration