

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

Prospectus Number: PCO-0533-LA23  
Congressional District: 7

**FY 2023 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 The proposed project will modernize the building’s outdated systems, address structural and exterior deficiencies, abate hazardous materials, and correct code deficiencies. The project also proposes the renovation of approximately 20,000 usable square feet (USF) to consolidate the Department of Agriculture’s (USDA) Rural Housing Services, National Resources Conservation Service, and Farm Services Agency, currently located within Building 56; and the Food Safety and Inspection Service, currently located in Building 45. The Forest Service Bug Lab will relocate and consolidate into Building 56 from Building 20, which has been slated for demolition.

**FY 2023 Committee Approval and Appropriation Requested**

**(Design, Construction, Management & Inspection) .....\$47,663,000**

**Major Work Items**

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

**Project Budget**

Design .....	\$3,846,000
Estimated Construction Cost (ECC) .....	40,719,000
Management and Inspection (M&I).....	3,098,000
<b>Estimated Total Project Cost (ETPC).....</b>	<b>\$47,663,000</b>

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

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2023	FY 2027

**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

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unusual buildings within the DFC campus, with dedicated space for 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, Food Safety and Inspection Service, and Forest Service–Bug Laboratory; Department of the Interior–Bureau of Reclamation, Office of the Secretary; Department of Homeland Security–Federal Emergency Management Agency; 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. Interior alterations will be undertaken in approximately 20,000 USF of tenant and supporting space to consolidate existing tenants and to recapture vacant space. Exterior construction, consisting of roof replacement, replacement of exterior doors, resealing of windows, and the removal of clerestories and installation of windows on the northeast side of the second floor. 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 buildings 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	\$17,679,000
Interior Construction	10,621,000
Exterior Construction	9,349,000
Plumbing Upgrades	1,138,000
Electrical Upgrades	1,794,000
Hazardous Materials Abatement	138,000
<b>Total ECC</b>	<b>\$40,719,000</b>

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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 failing to support the tenant needs. 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.

Interior alterations are being undertaken to consolidate multiple USDA components to Building 56 and allow USDA to share support space and amenities creating a more efficient and cost-effective layout and enabling USDA to meet their agency utilization targets.

The precast caps at windowsills and at the top of exterior screen walls are missing sealants and grout in many areas, allowing air and water intrusion. Entryway facade is currently being supported by wood blocks, and this could cause structural implications and damages if not properly repaired. 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 78-year-old building has known hazardous material issues in need of abatement.

**Summary of Energy, Water, Sustainability, and Climate Risk Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA will focus on design and construction opportunities to increase energy and water efficiencies to minimize operating costs and greenhouse gas

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emissions, to incorporate sustainable design principles into projects, and identify and minimize climate risk liabilities above the minimum performance criteria in a manner that is life-cycle cost effective.

**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 4/6/2022

Recommended:  \_\_\_\_\_  
Commissioner, Public Buildings Service

Approved:  \_\_\_\_\_  
Administrator, General Services Administration