

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER INFRASTRUCTURE
LAKEWOOD, CO**

Prospectus Number: PCO-0000-LA23
Congressional District: 7

FY 2023 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade the infrastructure at the Denver Federal Center (DFC), located at West 6th Avenue and Kipling Street in Lakewood, CO. The proposed project will upgrade deteriorating water and sewer lines, drainage/storm systems, roads and other paved surfaces, electrical systems, and perimeter security fencing, and correct code deficiencies.

FY2023 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection).....\$47,664,000

Major Work Items

Sitework; electrical, fire protection and plumbing upgrades; and hazardous material abatement

Project Budget

Design\$3,852,000
Estimated Construction Cost (ECC)40,324,000
Management and Inspection (M&I).....3,488,000
Estimated Total Project Cost (ETPC).....\$47,664,000

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

Schedule

	Start	End
Design and Construction	FY 2023	FY 2028

Facility

The DFC consist of 640 acres of land located on a secured Federal facility under the jurisdiction, custody, and control of GSA. The DFC site was acquired in 1941 by the U.S. Government (War Department) to house the Denver Ordnance Plant to support the World War II effort. In 1949, GSA took over control of the facility. The facility supports 3.7 million gross square feet of federally owned space across 33 buildings. The DFC is unique in that it comprises not only federally owned buildings but also federally owned and operated streets, parking lots, land areas, solar arrays, waterways, and utilities.

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER INFRASTRUCTURE
LAKEWOOD, CO**

Prospectus Number: PCO-0000-LA23
Congressional District: 7

Tenant Agencies

Department of Agriculture (USDA); Department of the Interior; Department of Labor; Department of State; Department of the Army; Federal Communications Commission; Social Security Administration; Department of Veterans Affairs; Environmental Protection Agency; Department of Transportation; Department of Homeland Security; Small Business Administration; Department of Health and Human Services; Department of Energy; National Science Foundation; Corporation for National and Community Service; Office of the Secretary of Defense; and GSA

Proposed Project

The proposed project will repair the asphalt and concrete paved surfaces and correct code deficiencies in the parking areas throughout DFC. The project will replace the 60-year old water lines, which include fire protection, domestic water, and sewer lines, at multiple building locations from the building connection for approximately 15 feet to the previously repaired lines. The project will upgrade the facility-wide electrical distribution system, reroute roof drainage piping away from the foundation, and repair drainage issues. Various Architectural Barriers Act Accessibility Standards (ABAAS) and safety code deficiencies will be corrected and the perimeter security fencing around the entire facility will be replaced. As experienced during prior remediation work on the campus, earth disturbing activities will likely uncover the presence of regulated asbestos contaminated soil and polychlorinated biphenyl contaminated soil that will require abatement.

Major Work Items

Sitework	\$18,146,000
Electrical Upgrades	6,976,000
Fire Protection Upgrades	6,971,000
Hazardous Material Abatement	5,296,000
Plumbing Upgrades	<u>2,935,000</u>
Total ECC	\$40,324,000

Justification

The DFC is a unique Federal campus that provides the infrastructural support, including utilities, to 33 buildings. Failure to undertake the proposed upgrades jeopardizes the critical infrastructure that supports over 6,000 Federal employees across 18 agencies.

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER INFRASTRUCTURE
LAKEWOOD, CO**

Prospectus Number: PCO-0000-LA23
Congressional District: 7

The concrete and asphalt pavements throughout the facility have experienced cracking, settling, and sinking problems, and creating hazardous situations for pedestrian and vehicular traffic.

The aged piping that feeds into the DFC buildings are failing. Over the past 2 years, 6 buildings have suffered seven piping failures resulting in the buildings being shut down for weeks and the repair costs totaling over \$257,000. These emergency repairs are becoming more frequent, and without an approved full replacement project, only limited and temporary repairs can be undertaken. Several buildings at the facility have experienced flooding and pooling of water around the foundations due to poor stormwater drainage. Flooding caused two agencies to permanently vacate their space. The USDA Office of Inspector General is currently relocating to an upper floor in Building 67 and USDA's Food Safety and Inspection Service will relocate to another building on the DFC campus. If the repairs are not made, extensive damage to the building foundations will continue to occur resulting in additional repair costs.

The existing perimeter fencing has been compromised. Multiple breaches from scaling or cutting through the chain-link fence have resulted in trespassing and burglarizing incidents.

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 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)

Prospectus	Description	FY	Amount
Prospectus Fast Sheet	DFC Remediation	FY 2004 – FY 2014	\$52,971,000

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER INFRASTRUCTURE
LAKEWOOD, CO**

Prospectus Number: PCO-0000-LA23
Congressional District: 7

Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to this project. This is a limited scope, campus-wide renovation, and the cost of the proposed project is far less than the cost of leasing or constructing new buildings.

Recommendation

ALTERATION

**PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER INFRASTRUCTURE
LAKEWOOD, CO**

Prospectus Number: PCO-0000-LA23
Congressional District: 7


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