PROSPECTUS – ALTERATION
DENVER FEDERAL CENTER BUILDING 56
LAKEWOOD, CO

Prospectus Number: PCO-0533-LA16
Congressional District: 7

FY2016 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade building systems and undertake exterior repairs at the Denver Federal Center (DFC) Building 56, at West 6th Avenue & Kipling Street in Lakewood, CO. In addition to addressing heating, ventilation, and air conditioning (HVAC), fire alarm, roofing, and exterior closure deficiencies, the project also promotes energy savings.

FY2016 Committee Approval and Appropriation Requested

(Design, ECC, M&I) $6,142,000

Major Work Items

Roof Replacement, Exterior Repairs, HVAC and Fire Alarm Upgrades

Project Budget

Design	$ 613,000
Estimated Construction Cost (ECC)	5,022,000
Management and Inspection (M&I)	507,000
Estimated Total Project Cost (ETPC)	**$6,142,000**

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

Schedule	Start	End
Design and Construction	FY2016	FY2018

Building

Building 56 is part of the DFC's main campus and contains 354,159 gross square feet. Originally constructed in 1941 as part of the Denver Ordinance Plant, Building 56 is one of the largest buildings on the DFC campus and provides office, laboratory, and industrial space.

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Tenant Agencies

Farm Service Agency, Rural Housing Service, Natural Resources Conservation Service, Bureau of Reclamation, General Services Administration

Proposed Project

The proposed project involves numerous upgrades to the building exterior, including replacement of the roof, repairs to the exterior walls, limited reinstallation of exterior brick, and replacement of the exterior roll-up door. Interior system upgrades include the replacement of the heating, ventilation, and air conditioning (HVAC) system's aged air handler unit dampers and pneumatic controls and the installation of a new building wide fire alarm system. The project also will abate hazardous materials encountered during construction.

Major Work Items

Roof replacement	$ 3,540,000
Exterior Closure Repairs	571,000
HVAC Repairs	382,000
Fire Alarm Replacement	529,000
Total ECC	**$5,022,000**

Justification

The roof is more than 30 years old, in poor condition, and beyond its useful life. There have been water leaks into tenant agency space, causing damage to the building structure and tenant property and resulting in work outages. Replacement of the roof will also improve insulation and promote energy efficiency. The project will not impact sections of the roof that were affected during the High Performance Green Building ARRA solar panel installation project.

The building has gaps in the exterior perimeter walls where air, moisture and other contaminates and occasionally wind driven snow enter the building and tenant spaces and conditioned air escapes the building. The exterior walls need to be repaired, gaps sealed and exterior brick reinstalled to prevent further damage, improve energy efficiency and tenant comfort.

The exterior roll-up door is original, beyond its useful life and requires maintenance on a regular basis. The door will be replaced with an insulated door that meets current energy

performance requirements and eliminates the entry of air, moisture and other contaminates.

The existing dampers and controls on the building air handling units are past their useful life, allow air infiltration, and create inefficiencies in the building heating and air conditioning. This project proposes to fix the leaky dampers and allow better control of outside air entering the space with upgraded digital energy efficient equipment.
The existing fire alarm system is also past its useful life and has become increasingly difficult and costly to repair. The system currently does not meet the requirements in GSA PBS-P100 Facilities Standards for the Public Buildings Service or the Architectural Barriers Act Accessibility Standards (ABAAS). The building requires installation of a new system that meets current code requirements.

The building offers both light industrial and laboratory space, including space used by the Bureau of Reclamation for electrical testing of equipment and engineering testing of structural dam models. Undertaking the necessary infrastructure improvements will help ensure long-term tenancy and meet customer agency needs. Building 56 offers unique space for its federal tenants that would be difficult to find or replicate in the private market.

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)

Prospectus	Description	FY	Amount
111-5 (ARRA)	High Performance Green Building including solar panel installation and chiller and boiler replacement	2009	$2,367,000

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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 February 2, 2015

Recommended: _____
Commissioner, Public Buildings Service

Approved: _____
Administrator, General Services Administration