



Committee on Transportation and Infrastructure
U.S. House of Representatives

Bill Shuster
Chairman

Washington, DC 20515

Nick J. Rahall, III
Ranking Member

COMMITTEE RESOLUTION

Christopher P. Bertram, Staff Director

James H. Zoia, Democrat Staff Director

ALTERATION
DENVER FEDERAL CENTER BUILDING 53
LAKEWOOD, CO
PCA-0530-LA15

Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, appropriations are authorized for repairs and alterations to undertake system and architectural repairs as well as alteration of existing space at the Denver Federal Center, Building 53, located at West 6th Avenue and Kipling Street in Lakewood, Colorado at a design cost of \$2,329,000, an estimated construction cost of \$23,400,000 and a management and inspection cost of \$1,997,000 for a total estimated project cost of \$27,726,000, a prospectus for which is attached to and included in this resolution.

Provided, that the Forest Service is consolidated into government owned space and associated leased space is released.

Provided further, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

Adopted: July 16, 2014

Bill Shuster, M.C.
Chairman

**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 6th 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
Estimated Total Project Cost (ETPC).....	\$27,726,000

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

Schedule

	Start	End
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>
Total ECC	\$23,400,000

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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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LAKEWOOD, CO**

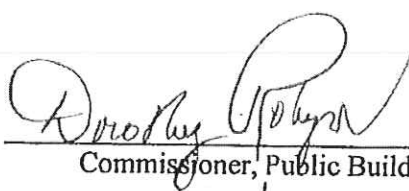
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Certification of Need

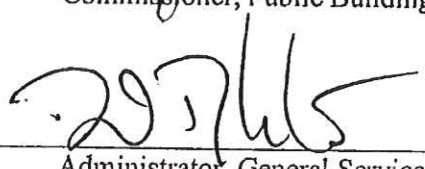
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on March 6, 2014

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

March 2014

Housing Plan
Denver Federal Center
Building 53

PCO-0530-LA15
Lakewood, CO

Locations	CURRENT				PROPOSED			
	Personnel		Usable Square Feet (USF) ¹		Personnel		Usable Square Feet (USF) ¹	
	Office	Total	Office	Total	Office	Total	Office	Total
LEASED LOCATIONS								
740 Simms, Golden, CO								
Forest Service	337	337	77,670	77,670	-	-	-	-
GOVERNMENT-OWNED LOCATIONS								
Denver Federal Center Building 53								
Forest Service	30	30	5,885	7,202	367	367	5,855	7,202
Center for Disease Control	-	-	-	-	-	-	-	-
Office of Inspector General	3	3	1,360	1,360	3	3	1,360	1,360
Veterans Employment and Training Service	3	3	193	193	3	3	193	193
Office of Workers Compensation Programs	173	173	31,587	37,009	173	173	31,587	37,009
Geological Survey	226	226	66,148	91,186	226	226	66,148	91,186
Bureau of Land Management	19	19	5,202	10,560	19	19	5,202	10,560
Office of the Secretary	22	22	7,304	15,957	22	22	7,304	15,957
Office of Natural Resources and Revenue	32	32	10,253	14,447	32	32	10,253	14,447
VA Office of Information and Technology	2	2	-	2,151	2	2	2,151	2,151
Veterans Benefits Administration	25	25	6,916	6,916	25	25	6,916	6,916
DHS - Federal Protective Service	60	60	8,953	15,854	60	60	8,953	15,854
GSA - Public Building Service	10	10	2,817	3,928	10	10	2,817	3,928
Defense Civilian Personnel Advisory Service	6	6	201	201	6	6	201	201
Joint Use	-	-	-	-	-	-	-	-
Vacant	-	-	-	-	-	-	-	-
Subtotal	611	611	194,596	281,156	948	948	194,566	281,126
Total	948	948	272,266	358,826	948	948	194,566	281,126

Office Utilization Rate²

	Current	Proposed
Building Office Tenants	248	160

Total Building USF Rate³

	Current	Proposed
All Building Tenants	460	297

Current Office UR excludes 42,811 usf of office support space
Proposed Office UR excludes 42,805 usf of office support space

Special Space	USF
Conference	21,424
Food Service	4,856
ADP	16,790
Laboratory	5,123
Warehouse	8,000
Restroom	443
Light Industrial	1,548
Auditorium	3,000
Total	61,376

NOTES:

USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

Office Utilization Rate = total office space available for office personnel. UR calculation excludes office support space USF

Total Building USF Rate = total building USF (office, storage, special) available for all building occupants (office, and non-office personnel)