

**PROSPECTUS – ALTERATION  
DENVER FEDERAL CENTER BUILDING 810  
LAKEWOOD, CO**

Prospectus Number: PCO-0624-LA20  
Congressional District: 7

**FY 2020 Project Summary**

The General Services Administration (GSA) proposes a repair and alteration project for a fire suppression loop in Building 810 at the Denver Federal Center (DFC), located at West 6<sup>th</sup> Avenue & Kipling Street in Lakewood, CO. The proposed project will replace the existing main waterline loop for the fire suppression system to ensure that the system is configured correctly to meet standards for inspection, testing and maintenance of water based fire protection systems.

**FY 2020 Committee Approval and Appropriation Requested**

(Design, Construction, and Management & Inspection).....\$5,915,000

**Major Work Items**

Fire protection replacement; sitework-non-building/building related; interior construction; selective building demolition

**Project Budget**

|  |                    |
|--|--------------------|
| Design .....                                     | \$547,000          |
| Estimated Construction Cost (ECC) .....          | 4,964,000          |
| Management & Inspection (M&I) .....              | <u>404,000</u>     |
| <b>Estimated Total Project Cost (ETPC) .....</b> | <b>\$5,915,000</b> |

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

**Schedule**

|                         | Start   | End     |
|-------------------------|---------|---------|
| Design and Construction | FY 2020 | FY 2023 |

**Building**

Building 810 is part of the DFC's main campus and contains 685,062 gross square feet. The building was originally constructed in 1965 as warehouse and office space. The one-story brick building is predominantly warehouse with office and laboratory space.

**Tenant Agencies**

Department of Agriculture; Department of Energy; Department of State; Department of the Interior; and GSA.

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**Proposed Project**

The project proposes to replace the main water fire suppression loop for the fire and life safety system on the exterior of the building with a line that will run on the interior of the building and reduce the existing 30 fire risers down to 3. In addition to a new fire pump and new isolation valves at each fire riser location, approximately 500 non-code-compliant sprinkler heads will be replaced. There are 3 existing exterior main water feeds that will be extended to the interior of the building to feed the new fire loop. The existing exterior fire suppression loop and 30 associated branch lines will be abandoned in place. In addition, a plan will be developed to ensure that all warehouse storage is configured appropriately according to quantities and types of building material to ensure effective fire suppression.

**Major Work Items**

|  |                    |
|--|--------------------|
| Fire Protection Replacement              | \$2,640,000        |
| Sitework – Non-building/Building Related | 1,678,000          |
| Interior Construction                    | 577,000            |
| Selective Building Demolition            | <u>69,000</u>      |
| <b>Total ECC</b>                         | <b>\$4,964,000</b> |

**Justification**

The fire loop and sprinkler heads are original to the building and have exceeded their useful life. There have been 10 failures in the waterline system since 2010 requiring emergency repairs ranging from \$30,000-80,000 per repair. A water leak detection report was completed on January 31, 2018; the report indicated that a pressure test in the system identified three areas that are leaking. The repairs are a temporary fix; the system continues to degrade and will eventually fail. The sprinkler heads are at risk of failure due to age. In addition, the warehouse has three different types of storage. The current arrangement of storage areas requires further evaluation to create a plan for future reconfiguration.

The customer agencies impacted by the project require functional space into the foreseeable future in order to conduct their missions. Building 810 houses a variety of invaluable storage including dinosaur fossils, soil collected from across the U.S. and from other countries, rock core drills, radioactive rocks, and arctic core samples that are several thousand years old.

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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*. GSA encourages cost effective 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 alternative to this project. This project 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 March 18, 2019

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration