PROJECT FACT SHEET
BUILDING 48 MODERNIZATION PROJECT | DENVER FEDERAL CENTER | LAKEWOOD | COLORADO

STATUS:
Design: 100% Concept | Construction: Demo & Abate 03.21 | Budget: On Budget | Schedule: On Schedule

OVERVIEW:
The Building 48 Modernization Project will convert a 150,000 sf WWII Munitions Plant and most recently a National Archives and Records Administration warehouse which has sat vacant on the Denver Federal Center since 2013 into a highly efficient, modern work environment for DOI’s Interior Business Center (IBC). This project will allow IBC to shed three (3) large private market leases, and consolidate into a single federally owned asset, saving the taxpayer nearly $6,000,000 annually.

DESIGN
The project’s design will build on the warehouse’s inherent and compelling interior attributes while also introducing an abundance of natural daylight into the structure; installing high performing building systems; creating unique, modern, and efficient office space for the IBC; and connecting the structure’s architectural relationship to the campus and IBC’s mission.

INNOVATION:
Energy & Sustainability:
The project will pursue LEED Gold & SITES Silver and is designing for Net Zero Energy and Net Zero Carbon, allowing the building to be operated 100% by renewable energy and making it a zero emissions structure.
Adaptive Reuse
Through this warehouse conversion, GSA will reactivate a vacant, federally owned structure which will now contribute to the Federal Buildings Fund.
Customer Business Improvement
Co-location into a modern, advanced work environment that will adapt as IBC’s business continues to advance.

CLIENT
- DOI | Interior Business Center
- 793 Employees
- Acquisition, Financial Management, & Human Resources Service Provider

BUDGET
- $47,035,000 | FY19 BA55 Appropriation
- $8,104,681 | RWA BA80

ASSET MANAGEMENT & INVESTMENT RETURN
- 150,994 sf | DFC Vacancy Reduction
- $35.18/sf | Rate at Occupancy
- $3,396,580 | Projected FY25 FFO
- $5,245,197 | Projected FY25 Revenue
- 10.5 Years | Return on Investment

DESIGN-BUILD DELIVERY
- Centerre Construction (Small Bus.)
- Cannon Design

DESIGN BUILD CONTRACT VALUE
- $48,917,850

SCHEDULE
- 06.2019 | FY19 Funding Approved
- 08.2019 | RWA Received
- 09.2019 | CMa Award
- 08.2020 | Design Build Award
- 08.2023 | Substantial Completion
- 09.2023 | Occupancy
CONCEPT DESIGN RENDERINGS
BUILDING 48 MODERNIZATION PROJECT | DENVER FEDERAL CENTER | LAKEWOOD | COLORADO

BUILDING 48 MODERNIZATION PROJECT
MAIN ENTRY | VIEW TO NORTH

BUILDING 48 MODERNIZATION PROJECT
SUNKEN COURTYARD | VIEW TO SOUTH