

Public Buildings Service

Byron G. Rogers Federal Building and U.S. Courthouse



PROJECT BACKGROUND

The Byron G. Rogers Federal Office Building and U.S. Courthouse was built in the early 1960s in the central business district of downtown Denver and is made of crushed stone, concrete, and steel. The General Services Administration (GSA) proposes a complete modernization of the entire office tower.

The Byron Rogers Federal Building and U.S. Courthouse is a 620,000 square foot structure housing 11 federal agencies. The modernization project will be LEED certified with a goal of Silver rating.

PROJECT BUDGET

\$137,408,504 through the American Recovery and Reinvestment Act (ARRA) of 2009. Funds will be used to modernize all the major building systems, abate asbestos and PCBs, and make tenant improvements for the federal agencies that will occupy the 18-story office tower. \$4.85 million in ARRA funds has been allocated for the courthouse energy efficiency window upgrades.

PROJECT SCOPE

Upgrades will be made to the structural elements and system to meet current building codes and GSA facility requirements. The project will replace: all existing exterior windows, doors, and partitions; the HVAC system; fire protection system; electrical distribution system; building lighting systems; and interior finishes in tenant areas, as well as select public areas. A new main telecommunications room will be located in the subbasement, and individual telecommunication rooms will be provided on each floor stacked vertically from floor-to-floor. The project will also replace 250 windows in the courthouse with double glaze, low E, gas-filled high efficiency units.

TIMELINE

Project completion is scheduled for June 2013.

PROJECT GOALS

The goal of the modernization project will be to upgrade all of the major building systems. This includes replacement of the mechanical, electrical, and plumbing systems. Also scheduled are telecommunication upgrades, vertical transportation upgrades, and ADA/UFAS compliance. The office tower will be upgraded to comply with current seismic and progressive collapse criteria. The majority of agencies reside in spaces that fall below design guideline standards. This project will recapture vacant space throughout the FB.

PROJECT BENEFITS

Some project benefits include

- Additional sustainable features to the project, including LEED sustainable site, materials and resources, water efficiency, indoor environmental quality, and energy and atmosphere.
- The modernized, energy-efficient facility has the potential to improve the building energy efficiency by approximately 15 percent in both the office tower and the courthouse.
- A safe environment for building tenants and visitors that is more welcoming; more conducive to security, accessibility, and acoustical requirements; and more usable for clients.

PROJECT TEAM

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