

GSA BUILDING 48 ADAPTIVE REUSE & MODERNIZATION



Vision Ignited & Opportunity strikes

GSA set bold goals to modernize a vacant 1940's WWII munitions plant inspiring our team to hit the ground running with a knock out. RMH and the design team reused existing infrastructure, including a bond beam identified from as-built drawings, to support 80 new 10'x14' windows, eliminating the need for added steel at a time when prices had spiked by over 200%.



Overcoming the Unexpected

When the pandemic hit, we quickly shifted to remote coordination. Supply chain issues were met with proactive solutions, including on-site HVAC equipment storage. A 74-week transformer delay was resolved with a temporary unit to keep construction moving. Despite a 40% escalation in material costs and pandemic disruptions, the project was completed on schedule with an overall cost of \$52.7 million, slightly above the anticipated \$48.9 million due to owner-directed scope additions.



Building With Purpose & Ingenuity

Our design process marks a significant step toward integrating health-centered lighting into federal workplaces. We incorporated direct employee input to shape lighting layouts, acoustic strategies, and spatial organization, resulting in workplaces tailored to support comfort, focus, and productivity. The HVAC system utilizes direct evaporative cooling, drawing 100% outside air during the shoulder seasons, cutting energy use by 75% compared to conventional systems. A custom boiler strategy kept the electrical load under 4,000 amps, avoiding costly upgrades. With rooftop solar and reused legacy transformers, the building now runs entirely on renewable energy.

800 Federal Employees
\$6M Savings Annually
In Lease Costs
100% Electric
Net Zero



DESIGNED WITH WELLNESS IN MIND
Abundant daylight fills the workspace, supporting employees' circadian rhythms and enhancing comfort, focus, and productivity.

Entrant | The RMH Group | Lakewood, CO



War-era waste to clean energy wonder.