

FOCUS

A Newsletter for Customers of the GSA
Public Buildings Service, Mid-Atlantic Region

Fall 2003



Federal Building in Pittsburgh, Pennsylvania Undergoes Major Modernization

The William S. Moorhead Federal Building, located in the eastern end of Pittsburgh's central business district, is the focus of a major modernization project. Built in 1964, the 27-floor structure is home to 47 federal agencies and over 2,500 occupants. Since being built 39 years ago, this federal hub has yet to undergo a thorough renovation...until now. In 2001, GSA began working on a design for Moorhead that will result in a thorough renovation of the building systems and interior spaces.

Through the modernization project, GSA will overhaul the heating, ventilating, and air conditioning systems to improve air quality and correct persistent ventilation and temperature concerns. Obsolete electrical power panels and associated trunk wiring will be replaced and improvements to the fire alarm system and restroom handicap accessibility will be made. Further, GSA will remove asbestos material present in the sprayed-on fireproofing on the floor decks, structural steel and all building systems located above the facility's ceilings. The asbestos removal will allow agencies to make changes in their spaces without having to consider the impact of ceiling penetration and possible encounters with dangerous materials. Office space throughout the building will also be renovated.



William S. Moorhead Federal Building
Pittsburgh, Pennsylvania

Together, these enhancements will provide federal tenants with first class office space in downtown Pittsburgh.

Renovations to office space in the building will result in agency space realignments and yield approximately 70,000 square feet of vacant space, providing an opportunity for agencies in leased locations to return to Pittsburgh's federal building. Upon completion of the

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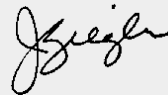
From the Desk of the ARA...

Through GSA's Design Excellence Program, we have streamlined the way GSA selects architects and engineers for the major construction and renovation projects we deliver for your agency. Fewer requirements and faster GSA response have enticed the best in the industry to design projects for our federal clients. We have also involved distinguished private-sector professionals from across the nation as consultants, who continue to provide valuable feedback to our architects and engineers throughout the design and development of our projects. And, we have stressed creativity. In this edition of *Focus*, you'll read examples of this creativity at work in our modernization of the William S. Moorhead Federal Building in Pittsburgh, Pennsylvania and the design of a new courthouse in Lynchburg, Virginia.

Since establishing GSA's Design Excellence Program in 1994, we have engaged many of the finest architects, designers, engineers, and artists working in America today to design and renovate the landmarks of our nation. We are proud the Smithsonian Institution's Cooper-Hewitt, National Design Museum is recognizing GSA's Design Excellence Program with a Special Commendation for Corporate Achievement in their National Design Awards this year. The award recognizes the collaborative achievements of GSA, private sector peers, and you, our clients, in creating federal facilities that all Americans can point to with pride.

GSA strives for top quality design on all of our projects—construction, renovation, alterations, and repairs, large and small. We also want to ensure your experience with GSA is a positive one and that we're providing workplaces that meet your needs. Each time one of our client agencies move, whether in GSA owned or leased space, we conduct a Realty Transaction Survey with our client's facility representative to assess our effectiveness in delivering that new space. Feedback from this survey indicates our clients are satisfied 94 percent of the time and provides us with valuable insight on ways we can continue to improve the efficiency of our process and the quality of our service to you.

The Smithsonian is honoring GSA as an organization that "has flourished in the last 10 years with GSA leadership and the support of clients." Your support and feedback continue to improve our ability to provide you with superior workplaces at superior value to the American taxpayer. I look forward to our continued collaboration in the future. □



Jan Ziegler
Assistant Regional Administrator
Public Buildings Service
Mid-Atlantic Region

Federal Building in Pittsburgh, Pennsylvania Undergoes Major Modernization

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modernization, this building will provide state of the art systems, superior office space, excellent environmental conditions in which to work, and flexibility.

Through the modernization project, GSA will overhaul the heating, ventilating, and air conditioning systems to improve air quality and correct persistent ventilation and temperature concerns.

"Our tenant agencies have had a lot of influence during the planning stages," says Steve Miller, GSA Pittsburgh Field

Office Manager. "Once everything is completed, I know the agencies will be thrilled with their new workplace environment, and the city of Pittsburgh will be very impressed with our new upscale look and presence in the downtown community."

Because of the extensive agency moves required and the invasive systems work, this project is scheduled in five phases over the next five years. Currently, design is 95 percent complete with award of the construction contract scheduled for early 2004. Today, activity in the federal building involves constructing temporary swing space to house agencies throughout the modernization project. This preliminary work will be complete by December 2003 and the project phasing will begin in January 2004.

The entire modernization is scheduled for completion in October 2008. □

Childcare Center Design and Early Childhood Discipline Discussed at GSA Childcare Conference

The General Services Administration hosted its 14th annual GSA Childcare Conference July 22-24 in Denver, Colorado. Approximately 350 childcare professionals from across the country gathered in the "Mile High city" to discuss industry trends, receive instruction on the appropriate education of young children, and participate in various workshops.

Childcare experts from both government and the private sector spoke with participants on topics such as environmentally conscious childcare center design, facility management, childcare center security issues, and training for childcare center staff, administrators, and boards of directors.

During the conference, 17 childcare centers were honored for achieving accreditation or re-accreditation from the National Association for the Education of Young Children (NAEYC).

GSA Chief of Staff David Safavian delivered a letter from President Bush with greetings to open the conference. GSA Public Buildings Service (PBS) Commissioner F. Joseph Moravec joined Paul Prouty, Assistant Regional Administrator in the GSA Rocky Mountain Region (Denver) and Kevin Rothmier of PBS' Office of Portfolio Management in a panel discussion on childcare in GSA managed space.

Madelyn Swift, President of Childright and author of *Discipline for Life: Getting it Right with Children* and *Teach Your Children Well: A Parent's Guide to Encouraging Character and Integrity* delivered the keynote address stressing the importance of respectful communication between caregivers and parents when dealing with disciplining children. One of the critical lessons that must be taught, according to the Swift, is responsibility for one's actions and doing the right thing because it is right, not for "what's in it for me." Swift tied everyday incidents in a child's education to long-range scenarios where lessons learned in childhood will be used to make life decisions. Her keynote address was followed by two separate sessions of instruction, each filled to capacity.



Childcare Cornerstone Award Recipient Sheree Reed of the Department of Homeland Security (left), pictured here with PBS Commissioner F. Joseph Moravec (center) and GSA Regional Childcare Coordinator Robyn Major (right).

Kevin Kelly, Architect for GSA's Office of Childcare, held a session on environmentally sound childcare center design, presenting many options for using "green" products. Kelly organized a floor display that included furniture constructed from recycled products. He stressed the short- and long-term savings that can be realized by purchasing environmentally friendly products coupled with environmentally friendly design.

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Discover Workspace You Never Knew You Had

There are times when we would all like a little more office space to accomplish our work. Unfortunately, budget constraints and practicality don't always allow us to move or expand. In order to take full advantage of the space you currently occupy, consider freeing up some of your square footage currently being used to store files. You can discover workspace you never knew you had by transferring files your agency no longer needs on a daily basis to the National Archives and Records Administration (NARA) Mid-Atlantic Region, Record Center Program (RCP) facility in Philadelphia.

NARA carries out its mission of "Ready Access to Essential Evidence" through a nationwide network of archives, records centers, Presidential libraries and on the Internet.



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As a vital component of that network, the Mid-Atlantic Regional RCP serves the geographic areas of Pennsylvania, Delaware, West Virginia, Maryland, and Virginia. It helps federal officials manage information by offering technical assistance and training and setting records retention and disposal guidelines. The regional office also provides cost-efficient offsite storage for non-current federal agency records and maintains the historically significant Mid-Atlantic federal records from 1790 to the present. The historical records, as well as select court bankruptcy records, are open to the public at regional locations.

Located in a 300,000-square-foot records storage facility in northeast Philadelphia, the Mid-Atlantic RCP meets all of

the federal records storage standards and safeguards for your records by providing the best in environmental controls, including the use of advanced fire suppression equipment. Records remain in the Philadelphia facility, where they are tracked through an automated database until they are either destroyed through recycling or accepted by NARA's Archives Program as permanent records.

The RCP also provides agencies with storage and retrieval services for textual and special needs media, both classified and non-classified. Access to these holdings is controlled to meet agency's needs and next day pick-up and delivery service is available throughout the metropolitan Philadelphia area.

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Discover Workspace You Never Knew You Had

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NARA's Records Management Program provides advice and assistance in achieving two important goals: creating and maintaining accurate and complete records of your agency's functions and activities, and properly disposing of documentary materials that are no longer needed to conduct business. Agencies can support and improve their operations by instituting good record keeping practices. These services are often available at little or no cost.

NARA

National Archives & Records Administration

NARA's Mid-Atlantic Regional programs can be your solution to finding extra space and improving your operational efficiency. They offer a range of workshops on records and information management, as well as briefings to acquaint your agency with services offered through their Record Center.

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Please contact **David Roland**, (215) 305-2003 or via email at david.roland@nara.gov, or visit NARA's website at www.archives.gov/midatlantic for more information about NARA's services in the Mid-Atlantic Region. □

Childcare Center Design and Early Childhood Discipline Discussed at GSA Childcare Conference

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National Association for the Education of Young Children (NAEYC). Most recently, the Sound Start Federal Childcare Center at the Internal Revenue Service on Roosevelt Boulevard in Philadelphia received re-accreditation from NAEYC. The re-accreditation recognizes the facility's high quality childcare program and is good for five years.

Childcare Cornerstone Awards, which honor GSA personnel whose support has made a difference in the quality of GSA's Childcare Program, were also presented at the conference. Among the honorees was Lesly Wilson, GSA Office of General Council, whose legal expertise is critical to the program. Also, members of the Federal Protective Service, now part of the Department of Homeland Security, were recognized for their continued support of the employee clearance program and numerous contributions to ensuring security at our childcare centers.

Our childcare program helps ensure working families using childcare centers located in GSA managed space receive quality care for their children.

The annual GSA Childcare Conference is just one way GSA supports the national commitment to provide quality childcare as an essential component of a quality work environment. GSA has over 110 childcare centers operating in GSA managed space across 31 states, the District of Columbia, and Puerto Rico. Our childcare program helps ensure that working families using childcare centers located in GSA managed space receive quality care for their children.

Please visit www.gsa.gov/childcare for more information on the GSA Office of Child Care or contact **GSA Regional Childcare Coordinator Robyn Major** at robyn.major@gsa.gov or (215) 446-2893. □

GSA Continues to Break Ground with Energy Savings Performance Contracts

We all know that federal funding for crucial infrastructure replacement and energy-saving upgrades is becoming increasingly difficult to secure. Back in the early spring of 2003, GSA's Mid-Atlantic Region took a groundbreaking approach to address such upgrades at the J. Caleb Boggs Federal Building in Wilmington, Delaware when it awarded its first Energy Savings Performance Contract (ESPC). An ESPC is a federal and private sector partnership whereby the government awards a competitive contract to an energy service provider, which in turn pays the up-front costs of purchasing and installing new energy efficient equipment. The government repays the energy service provider over the life of the contract. Payments come from the energy savings realized by the installed energy conservation measures taken at the building.

In June of 2003, GSA once again took advantage of the alternative financing benefits of an ESPC when it awarded a \$1.9 million contract to Honeywell, a diversified technology and manufacturing company. The contract will cover numerous upgrades to the U.S. Custom House and Robert N.C. Nix Federal Building and U.S. Post Office, both in Philadelphia.

As part of the upgrades, the U.S. Custom House will receive a new, state of the art Honeywell SymmetrE energy management system that will automatically control all major HVAC equipment, including the chiller, boiler, pumps, lighting, and other miscellaneous systems. Aging, problematic chilled water coils will be replaced in four air-handling units. The work will also include lighting retrofits with high efficiency lamps, ballasts and fixtures. Water conservation measures include retrofits to existing toilets to allow for low flow manual flush valves, and existing faucets will be replaced with new faucets with flow restricting faucet aerators.

The Robert N.C. Nix Federal Building and U.S. Post Office will receive similar water conservation measures. In addition, new equipment will be installed to correct the power factor and eliminate current fluctuations that result in increased demand billing penalties.

The upgrades will result in a significant reduction in energy consumption and an estimated energy cost savings of approximately \$141,000 per year. The government will begin saving energy as soon as improvements are completed, which is slated for April 2004.



The U.S. Custom House in Philadelphia will receive numerous upgrades under a recently awarded \$1.9 million Energy Savings Performance Contract.

Utilization of the ESPC allows us to upgrade our infrastructure equipment at a time when the federal population is facing budget constraints across the board. "Wisely used, alternative financing through ESPC procedures can bring about significant reductions in energy use, timely replacement of operating systems, and more flexibility in how scarce repair and alteration (R&A) funds are spent," says GSA Mid-Atlantic Region Energy Program Manager Ben Zeiders. "Used in conjunction with our traditional R&A planning, ESPC has the potential to be a valuable, powerful tool in meeting our energy reduction, infrastructure replacement, and customer satisfaction goals."

We are currently exploring the feasibility of ESPCs as a means for accomplishing infrastructure replacements and energy saving upgrades in a number of other buildings in our inventory. GSA continues to seek viable, innovative solutions for providing our customers with superior workplaces at superior value to the American taxpayer. □

GSA Improves Tenant Amenities at U.S. Courthouse and Federal Building in Philadelphia

As part of our continuing effort to improve the working environment and amenities available to our tenants at the James A. Byrne U.S. Courthouse and William J. Green, Jr. Federal Building in Philadelphia, GSA is set to begin renovating the Green Building snack bar/business center and is close to finishing an expansion joint leak remediation project at the Byrne/Green Complex.

Amenities such as public telephones, mailboxes, an automated teller machine, and a small snack stand



*James A. Byrne U.S. Courthouse and William J. Green, Jr. Federal Building
Philadelphia, Pennsylvania*

The Center will host a collection of public amenities such as phones, mailboxes, a UPS drop box, a job search kiosk, and a display to highlight missing children.

presently scattered throughout the first floor of the federal building will be relocated, along with new amenities, in one central location. Upon completion in January 2004, a 1,000 square foot Café and Business Center will enhance the current snack stand, increase the vending area, streamline signage, and reduce clutter in the lobby by consolidating services and amenities. The Center will host a collection of public amenities such as phones, mailboxes, a UPS drop box, a job search kiosk, and a display to highlight missing children. In addition to the existing food service cafeteria on the second floor of the federal building, the lobby café will provide a large array of vending machine snacks along with ample seating for building tenants and visitors. We will also improve the lighting level in the federal building lobby.

Elsewhere in the Complex, GSA is wrapping up a project to correct leakage in the parking garage and basement storage areas. In any building or concrete structure, expansion joints are used to allow for any slight movement that may occur, especially due to changes in weather. Sometimes, however, these joints can leak as has happened in the Byrne/Green Complex. The remediation project, scheduled for completion this fall, will bring improvements to the facility and allow for full use of the parking garage. Tenants' parking spaces will no longer need to be temporarily relocated in the event of rain, snow, or other inclement weather.

These recent improvements at the U.S. Courthouse and Federal Building help ensure superior workplaces for federal workers in downtown Philadelphia. □

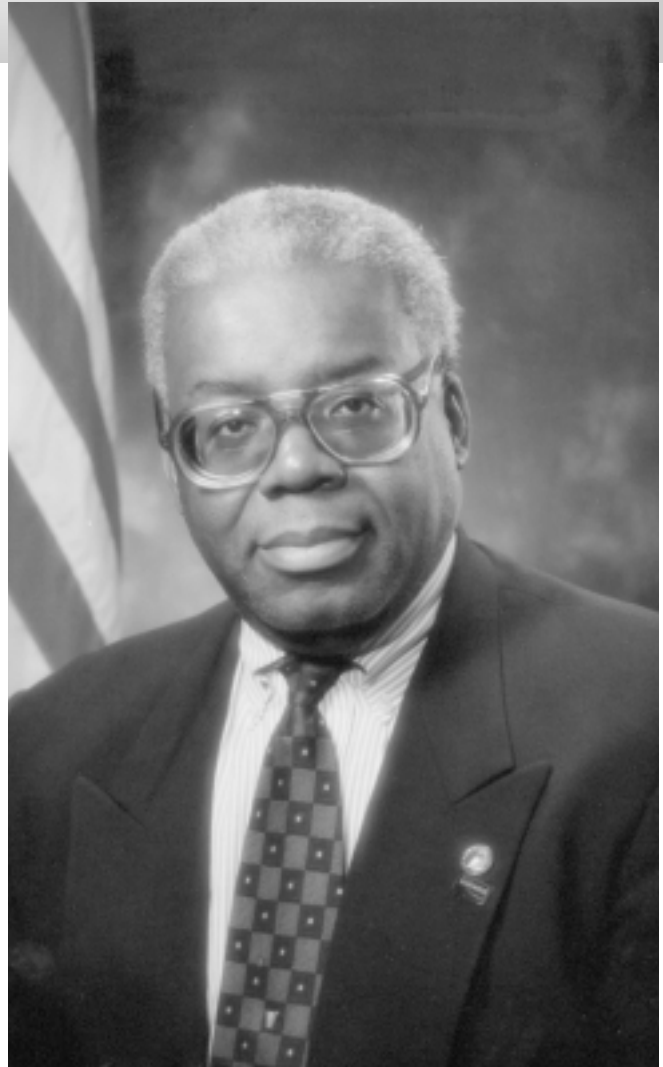
Top GSA Official Retires After 40 Years of Federal Service

In July 2003, GSA bid farewell to its Deputy Administrator, Thurman M. Davis, Sr. as he moved into a well deserved retirement.

Davis began working for GSA in 1963 and served the federal community in numerous capacities during his career. He served as the Assistant Regional Administrator for the GSA Public Buildings Service in the Mid-Atlantic Region from November 1983 through January 1994. During the last year of this tenure, he simultaneously held the position of Acting Regional Administrator for the GSA Mid-Atlantic Region. He went on to serve as the Regional Administrator for the GSA National Capitol Region before being appointed to the position of GSA Deputy Administrator by President Clinton in October 1995. Davis served as GSA Deputy Administrator for eight years, during which time he shared responsibility for the execution of GSA functions with three different Administrators.

Throughout Davis' prestigious career, he was twice awarded the Presidential Rank of Meritorious Executive and once the rank of Distinguished Executive, the highest recognition awarded to a career federal executive.

Throughout Davis' prestigious career, he was twice awarded the Presidential Rank of Meritorious Executive and once the rank of Distinguished Executive, the highest recognition awarded to a career federal executive. He has also received the Distinguished Service Award by the GSA Administrator for sustained superior service to GSA, as well as the Federal Executive Institute Director's Award for outstanding service to the Federal Executive Institute.



Thurman M. Davis, Sr.

Honoring Davis' outstanding career, the GSA Mid-Atlantic Region formally dedicated one of its regional training rooms as the *Thurman M. Davis, Sr. Conference Center*. GSA Mid-Atlantic Regional Administrator Barbara L. Shelton has also renamed the GSA Mid-Atlantic Region's Regional Administrator's Award, an annual award given to an outstanding regional GSA associate, the *Thurman M. Davis, Sr. Award* in Davis' honor. □

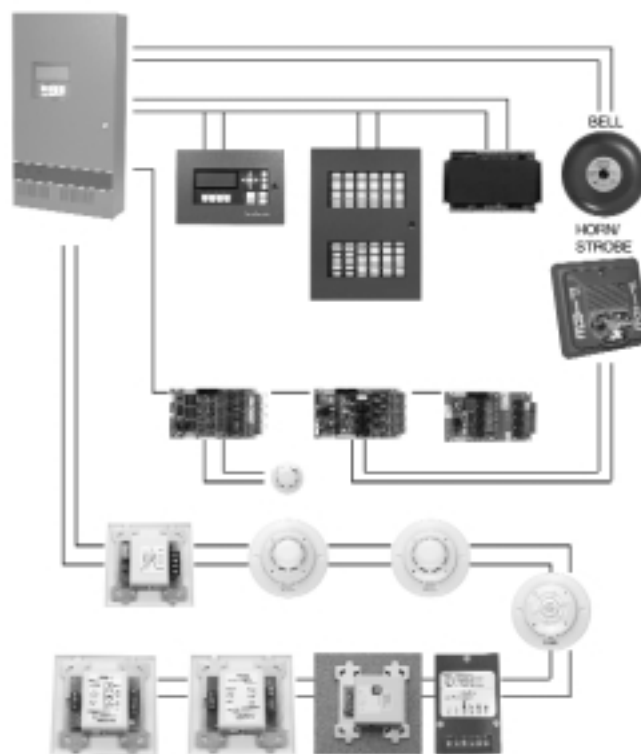
Fire Safety Upgrades Help Protect Our Federal Tenants

We observe National Fire Prevention Week each October to encourage all citizens to take responsible steps to prevent fires and ensure that safety and emergency plans are in place and in practice. As an agency, GSA is undertaking a number of major projects that will enhance fire safety in our federal buildings through major system upgrades.

Our regional fire protection engineers work with the national GSA Environmental and Safeties Strategies Group to incorporate the best fire safety practices of the industry into our buildings.

Fire and life safety improvements in our buildings are often a distinct project, or they are sometimes included as part of a larger renovation project. One of our more notable projects is GSA's recent award of a \$3 million contract for the Social Security Administration (SSA) MetroWest Building in Baltimore, Maryland. This project, a complete replacement of the fire alarm and voice communication system, will greatly enhance the safety of SSA employees throughout the 1.1 million square foot facility. GSA will also be making fire and life safety improvements at the Post Office and U.S. Courthouse in Pittsburgh, Pennsylvania as part of a larger building renovation. These improvements include the addition of sprinklers and upgrades to the current fire alarm system.

If you work in a federal building every day, then you have probably noticed the sprinkler heads and smoke detectors in the ceiling and the fire alarm pull stations on the wall, but there is much more happening behind the scenes. Many important life safety enhancements are not readily visible to building occupants and visitors. Our alarm and sprinkler systems are monitored by a UL-listed central fire alarm monitoring station that notifies the local fire department of alarm activations in our buildings. In some cases, the Federal Protective Service Megacenter is also notified. For our tenants, this ensures that emergency professionals respond to the activation of every fire alarm or sprinkler in our buildings.



We have begun installing direct voice communications devices in our buildings to assist local emergency personnel responding to our alarms. These devices allow emergency personnel to speak directly to occupants in specific locations within the building where the emergency has been reported. Such technology is included in the renovations currently in progress at the SSA Operations Building in Woodlawn, Maryland. Similar audio-visual and voice communications upgrades will be included as part of our major modernization of the William S. Moorhead Federal Building in Pittsburgh, Pennsylvania, which you can read about in this edition of *Focus*.

Our efforts in the Mid-Atlantic Region are part of a much larger national effort to ensure the safety of our tenants and their visitors. Our regional fire protection engineers work with the national GSA Environmental and Safeties Strategies Group to incorporate the best fire safety practices of the industry into our buildings.

For more information about GSA's fire protection and life safety programs, please contact your regional GSA Fire Protection Engineers: Dave Kriebel at dave.kriebel@gsa.gov or (215) 446-4610; Martha Culbreath at martha.culbreath@gsa.gov or (215) 446-4683. □

GSA Partners with USPS to Construct New Courthouse and Post Office

GSA entered into a Memorandum of Agreement with the U.S. Postal Service (USPS) on March 7, 2003 to deliver a U.S. Courthouse and Post Office in Lynchburg, Virginia. GSA has awarded this project to Keating Partners, with the design work being provided by MGA Partners of Philadelphia. The new 83,000 square foot facility will meet the anticipated space requirements of 2010 for the U.S. District Court, Bankruptcy Court and several other federal agencies, while also providing a new consolidated retail facility for the USPS.

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The establishment of this new federal presence in Lynchburg is the result of negotiations between GSA and the USPS to meet the growing needs of both the courts and the USPS.



Architectural rendering of the proposed U.S. Courthouse and Post Office in Lynchburg, Virginia.

GSA Partners with USPS to Construct New Courthouse and Post Office

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The establishment of this new federal presence in Lynchburg is the result of negotiations between GSA and the USPS to meet the growing needs of both the courts and the USPS. This partnership led to a leasing arrangement between the two agencies that will provide for both the immediate and future needs of the federal community. In deciding how and where these space requirements could be met, consideration was given to existing structures and the importance of the historic districts in the Lynchburg area.

The new 83,000 square foot facility will meet the anticipated space requirements of 2010 for the U.S. District Court, Bankruptcy Court and several other federal agencies, while also providing a new consolidated retail facility for the USPS.

The team agreed on the prominent city block between Court and Clay streets in downtown Lynchburg as the site for the future facility. The site is situated at the edge of the Courthouse Hill Historic District, at the center of three prominent historic districts, and is adjacent to a neglected street corridor. This location poses an interesting opportunity for the design team to re-establish a lost connection between the downtown and the surrounding residential areas. Another interesting aspect of the site involves the grade of the land, which presented some additional design challenges. The site slopes dramatically and includes a number of retaining walls, demanding a creative architectural response to unify the proposed structures.

Several brick structures also existed on the block, including the historic John Wyatt Schoolhouse, a three-story structure built in 1915 and formerly occupied by the Lynchburg Housing Authority. The schoolhouse will become one of the important features in the new facility's façade. Once completely renovated, the former schoolhouse will serve as the main public entrance to the new courthouse.

In addition to utilizing the existing schoolhouse, the project involves the construction of a five-story courthouse building and a one-story post office building. The courthouse design includes a District Courtroom, a Bankruptcy Courtroom, and a Magistrate Courtroom that can also be used for Bankruptcy jury trials and Grand Jury proceedings. Although having separate identities, the post office and courthouse structures will be unified through the use of similar materials and connecting site walls.

Judge Norman K. Moon of the Lynchburg Division of the U.S. District Court, Western District of Virginia, is "very pleased with GSA's involvement in the project and the team's willingness to go the extra mile to make the project work." Judge Moon also acknowledged the innovative architectural solutions of the design team, saying they "met the challenges before them very well."

Construction began in mid-September and is scheduled for completion in December 2004. This fast track lease construction will combine something old and something new for a strong federal presence in the city of Lynchburg. □

Judge Norman K. Moon of the Lynchburg Division of the U.S. District Court, Western District of Virginia, is "very pleased with GSA's involvement in the project and the team's willingness to go the extra mile to make the project work."
