

building assets

Volume 6 • Issue 1 • June 2002

Commissioner's Perspective



*F. Joseph Moravec, Commissioner
Public Buildings Service*

■ Goals. Plans. Measures. Budgets.

We talk a good deal at PBS about goals, plans, measures and budgets. Six GSA goals. A performance plan for each service. A hierarchy of supporting measures. An annual budget process tied to all three.

PBS is a large and complex organization with a broad range of responsibilities. It is only natural that our goals, and related plans, measures and budgets, be both expansive in scope and diverse in nature. We are engaged in multiple initiatives for the benefit of our client agencies and the American public.

The challenge for us as individual associates is to see the relevance of what may seem lofty and remote organizational commitments to our daily work. How does what I do, you may ask, support the PBS mission? What is my piece of the overall mission?

For our grand designs to have any value at all, they must be translated into personal performance plans and related to the actionable items that await us each day at work.

Here is how I make that connection.

Given the nature of the job, the Commissioner's perspective must be very broad. In theory responsible for everything that happens at PBS, it is of course impossible for the Commissioner to support every activity with equal emphasis. Just like you, I am forced to make choices that take advantage of my personal skill set and where I am placed in the organization.

I have developed my own focused way of thinking about our overarching goals, which I then translate into discrete activities.

The GSA goal of providing best value for customers and taxpayers—central to my way

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Proposed 2004 objective	Primary GSA goal served	Commissioner's goal
1. Restructure portfolio	Responsible asset management	Asset management
2. Transform workforce	Worldclass workforce and workplace	Human capital
3. Improve financial discipline	Financial responsibility	Operations
4. Increase disposal capacity	Efficient and effective operations	Operations
5. Develop STAR masterplan	Efficient and effective operations	Operations
6. Reinvigorate customer service	Best value for customers	Operations
7. Reduce the threat	Best value for customers	Operations
8. Improve on-time, on-budget capital project delivery	Best value for customers	Operations
9. Launch coherent realty services	Efficient and effective operations	Operations

■ Wendell C. Shingler, Assistant Commissioner, Federal Protective Service

On January 28, 2002, Wendell C. Shingler became the Assistant Commissioner of the Federal Protective Service. Wendell began Federal service over 30 years ago, holding various facility, security, and construction management positions with the Department of the Army, the Federal Highway Administration, and the Voice of America.

Most recently, Wendell served as the Chief, Judicial Facilities and Security Programs, in the USMS where he directed and administered numerous national programs. These include programs addressing:

- Judicial security;
- Facilities management and construction;
- Physical security;
- Safety and health;
- Automated External Defibrillator (AED);
- Telecommunications and secure radios;
- Architectural and engineering design;
- Security contracting; and
- Procurement.

He developed long-range master plans for each program, including a multi-year modernization program for upgrading cellblocks, offices, and security systems. Additionally, he directed and administered budgets for each of these programs.

Throughout his career, Wendell has been recognized on numerous occasions

for his ingenuity and forward thinking in creating change and implementing effective management techniques for facility and security programs. He is well regarded by his colleagues for developing effective working relationships and building upon the strengths of an organization to make it more effective.

He holds a B.S. in Business Administration and has received numerous awards throughout his career, including a commendation from the President of the United States for the development of the "Department of Justice's Vulnerability Assessment for Federal Facilities."

In his free time, he coaches and manages youth soccer leagues.

Contact: Susan Spannbaauer at (202) 501-1553.



■ Tribute Paid to Fallen FPS Officer

GSA honored the bravery of one of its own at a memorial service on April 15 in Detroit, MI. Law Enforcement Security Officer Ronald C. Sheffield died in the line of duty last September 21. The 36 year-old FPS associate was fatally wounded while attempting to disarm a man who entered the McNamara Federal Building with a handgun.

Speakers at the memorial included Administrator Perry; U.S. Senator Debbie Stabenow; Special Agent in Charge John Bell, Jr., who heads the FBI's Detroit office; and FPS Lieutenant Thomas Hickey, Jr., a colleague of Officer Sheffield's. PBS Commissioner Joe Moravec opened the ceremony. FPS Assistant Commissioner Wendell Shingler placed a wreath beneath a bronze memorial plaque that was dedicated at the ceremony and unveiled by Officer Sheffield's two teenage daughters.

Contact: Susan Spannbaauer at (202) 501-1553.

■ GSA Signs Partnering Agreement with the American Society of Heating, Refrigerating, and Air-Conditioning Engineers

Commissioner Moravec recently signed an agreement with the American Society of Heating, Refrigerating, and Air-Conditioning Engineers agreeing to work cooperatively to improve HVAC technologies and their application in facilities designed, built, and managed by GSA.

Under this agreement, there is a commitment to:

- Ensure a commitment of continued communication;
- Cooperate in areas of research, standards development, design application, and technology transfer;
- Work within the building community to encourage integrated solutions among design disciplines, affected through quality assurance practices;
- Advance professional development of GSA personnel by facilitating membership and active participation in ASHRAE;
- Ensure qualified building technology professionals by promoting and encouraging the study of building design within college curricula and pursuit of continuing education by practicing design professionals; and
- Provide technology transfer to building owners and management about the interrelationships between mechanical systems and building operating costs, workplace performance, client satisfaction, and public safety.

Contact: Vijay Gupta at (202) 501-0628.

■ Mural Studies Exhibit at GSA Central Office Lobby

A new exhibit entitled "Mural Studies from the Works Progress Administration (WPA)" will be installed in the third wing lobby of GSA's Central Office Building from August 31-November 15, 2002.

During the Great Depression of the 1930s, President Franklin D. Roosevelt's "New Deal" provided Federal relief and jobs through the WPA, including employment for artists. The Treasury Department, which supervised Federal architecture, administered the Department's Art Program that commissioned paintings and sculpture for the embellishment of newly-constructed Federal buildings, post offices, and courthouses.

It was the first program to coordinate painting, sculpture, and architecture and to appoint artists by a system of competitive selection. This exhibit highlights mural studies submitted for these competitions.

Contact: Alicia Weber, Fine Arts Program, Historic Buildings, at (202) 501-1554.

Commissioner's Perspective cont'd.

of thinking about what we do—becomes for me the PBS mission of providing a superior workplace for the Federal worker and superior value for the American taxpayer. Best value is my top personal goal.

My personal priorities of focusing, first, on the needs of our core owned assets; secondly, on recruiting and training the best and brightest people we can bring to PBS; and, finally, on improving our operations as a Government business, are perfectly consonant with the GSA goals of responsible asset management, providing a world class workforce and workplace, and efficient and effective operations. My personal goals, I find, fit comfortably with the agency goals.

At the operational level, these priorities—asset management, human capital, and operations—provide the framework for tactical, relatively short-term objectives.

Meeting recently with the Assistant Commissioners to talk about 2004 priorities, it quickly became apparent that each of our

objectives was directly supportive of one or more of our agency's long-term strategic goals and my personal subset (or restatement) of those goals.

Accomplishing each objective will require a number of personal actions, each with its measure, and budget implication. The specific actions I must take, as Commissioner, to advance toward each performance objective, in furtherance of each agency and each personal goal, become plain. I can now make my "to do" list.

I encourage you to engage in a similar exercise. It shouldn't take too long. Start with the GSA goals. Restate and focus them in terms that make sense to you. Then translate them into measurable performance objectives related to your job. And, finally, list the personal actions necessary to address each objective. If each of us is clear about our goals, plans, measures and budgets, we will continue to perform at higher and higher levels as individuals, and as a nationally coherent organization.

■ Story Contest is a Hit!

The 2002 PBS Good Practices Success story contest received over 100 submissions. Every region participated and there is a lot of cross regional sharing of good practices.

The Good Practices Division in Central Office hosted an awards ceremony where the winners of this year's contest were honored. This year's honorees include:

- **Xochitl Garcia and Mike Wirtz**
Pacific Rim Region
Non-Revenue producing space
- **Northeast and Caribbean**
Emergency response
- **Amy Hudson and Rich Johnstone**
NCR
Aggregate electric purchase

Honorable mentions went to Cindy Jameson, Brenda Childress, Dave Foley, Lisa Treadwell and Jennifer Dyar of the Southeast Sunbelt Region, Mike Owens of the Rocky Mountain Region and Lanita Ferraro of the Northwest/Arctic Region.

Contact: Joe Estryn (202) 501-2911

Regional News

From the New England Region

■ EPA Laboratory Project Team Wins Awards

The New England Region is proud to announce that the new **Environmental Protection Agency (EPA) Laboratory in Chelmsford, MA**, and the **GSA/EPA project team** have won the following awards in fiscal year 2002:

- Associated Builders and Contractors: Excellence in Construction Award
- GSA Demolition Derby: Model facility and non-hazardous waste
- GSA Meritorious Team Award
- 2002 White House Closing Circle Award
- EPA Regional Bronze Medal
- Industrial Designers Society of America Gold Medal Award for industrial design excellence of solar shades

They have also been nominated for the following awards:

- Excellence in Government
- Leadership in Energy and Excellence in Design
- Department of Energy Award

The 66,000 square-foot laboratory was designed to be **35 percent more efficient in total energy consumption** compared to that



EPA New England Regional Laboratory, Chelmsford, Massachusetts

of conventional laboratories. Environmental features include:

- Photovoltaic window awnings;
- Water-efficient plumbing;
- State-of-the-art systems for heating, cooling and recycling of office and laboratory waste; and
- All power from renewable energy sources—solar power to run some of the building's lights, and wind-generated electricity to power the rest of the building.

Regional Administrator Dennis R.

Smith co-hosted the ribbon cutting ceremony in December, along with EPA Regional Administrator Robert Varney.

Congratulations to the following project team members for partnering with EPA to design and building a truly "Green" facility:

John Buckley	Roman Piaskoski
Mike Strobel	Deborah Fournier
Jay Hawkes	Kevin Richards
Karen Curran	Karen Palladino

Contact: Cathy Menzies at (617) 565-6551.

From the Northeast Caribbean Region



■ First Child Care Center in Caribbean Dedicated

Administrator Perry and Director of the Office of Child Care Eileen Stern were featured speakers as GSA dedicated the Rainforest Kids Child Development Center—our first child care center in the Caribbean—on March 20 in Hato-Rey, Puerto Rico. Children from the center assisted the official color guard—an Air

Force ROTC detachment from the University of Puerto Rico—while a student from a local music school played the national anthems of both the United States and Puerto Rico.

The Center offers a high quality bilingual child care program, as well as an after-school program for children ages five through twelve. The center can accommodate 74 youngsters for the childcare program and 25-30 children in the after-school program. (See April 2001 issue of “building assets”)

Contact: Renee Miscione at (212) 264-0424.



From the Northeast Caribbean Region (cont'd.)

■ Islip Federal Courthouse Hosts Concerts

Perhaps not the hills, but definitely the Federal Courthouse in Islip, NY, was alive with the sound of music recently with a lunchtime concert series sponsored by the Federal Courthouse Cultural Arts Council (FCCAC).

The first concert took place in late March as 16 students from the local Walt Whitman High School Chamber String Ensemble entertained a lunch hour crowd of over 100. Since then, two other concerts have attracted similar crowds. The 21-student Deer Park High School Chamber Orchestra performed a variety of classical selections and the West Islip High School Vocal Motion, a 25-student vocal/dance group performed "Cinematic," a tribute to music from movies.

The FCCAC is an organization of public and private individuals associated either with the arts or the courthouse. The courthouse atrium provides an exceptional space for such performances. The area is



set up with tables and chairs so that employees and visitors at the building can enjoy the entertainment while having lunch. In addition, the events provide students with the opportunity to present their talents to the public, while

familiarizing them with an architecturally significant building and the workings of the courts.

Contact: Renee Miscione at (212) 264-0424.

From the Mid-Atlantic Region

■ Safety and Image Improved at Federal Courthouse in Philadelphia

GSA recently completed a lobby renovation and brick façade reconstruction at the 22-story James A. Byrne U.S. Courthouse in Philadelphia. The courthouse now boasts a new, safe brick façade and conveys an inviting and professional Federal Government to serve the American people.

In the late 1990's, GSA discovered that the existing brick façade had underlying structural problems, creating hazardous conditions for anyone in the area. Money and time constraints meant GSA was faced with the challenge of reconstructing the brick façade while the facility remained fully occupied and operational.

GSA successfully replaced the entire façade system, removing one million bricks, stabilizing and repairing the back-up wall system, and reconstructing a new brick and limestone façade system, without the loss of one trial day from the Courts' calendars.

Through this project and the concurrent lobby renovation project, GSA

transformed the facility's dark, uninviting atmosphere and lack of identity. Improved features include:

- The exterior changed from dark brown to a vibrant red brick blend.
- Limestone banding was added at key building elevations, giving dimension and perspective to the structure.
- The inscription, Justice—the Guardian of Liberty, was carved into the exterior, noting a judicial presence.
- A streamlined security entrance offset from the main lobby has improved circulation patterns.
- Display cases allow the courts to share information about significant cases with the public.
- Glass panels feature quotations about the administration of justice and an etching of the Statue of Liberty's outstretched arm.
- The lobby features an interactive computer kiosk to direct visitors to agency locations within the building.

The James A. Byrne U.S. Courthouse now stands as a proud

representation of the Federal Government amidst the historic sites of downtown Philadelphia.

Contact: Gina Waring at (215) 656-5666.



From the Mid-Atlantic Region (cont'd.)

Public Buildings Program Discussed with Delegates from China

In response to an invitation from the National Academy of Public Administration, representatives from GSA's Mid-Atlantic Region met with 27 Chinese delegates at the University of Maryland, College Park, in March. The Chinese delegates, representing various social and economic management departments

in the Henan Province of China, are participating in a Senior Public and Business Administrators Training Program hosted by the University of Maryland's Institute for Global Chinese Affairs.

Henan, the most inhabited of the Chinese Provinces, boasting a population of almost 95 million, is experiencing rapid trade and industry growth as its economic base shifts from agriculture to manufacturing. The delegates are spending six months in the United States studying our economy, politics, culture, and society. **They are searching for valuable**

solutions to meet Henan's rising needs for well-developed infrastructure and urban planning.

GSA Deputy Regional Administrator James A. Williams, Joanna Rosato of GSA's Delaware Valley Field Office, and GSA Project Management representatives Harold Quinn, Rick Spencer, and John Powers, discussed the structure and function of GSA and PBS with the delegates. Key topics included GSA's Design and Construction Excellence Programs, the Federal project authorization process, and GSA's approach to project management.

Contact: Gina Waring at (215) 656-5666.

From the Southeast Sunbelt Region

Exchanges Save \$Millions for Southeast Sunbelt Region

Led by Assistant Regional Administrator Tom Walker, **the region is saving taxpayer funds while efficiently dispatching underutilized and aging assets.** Having recently completed one complex exchange, with several others in the works, the region instituted quarterly meetings on exchanges, and had its first meeting in February. With the intent of refining cross-disciplinary partnerships among numerous functions, and harnessing the power of valuable lessons learned by collective experience, the region continues to prune its inventory's underperforming buildings while maximizing the value of its remaining assets.

When the Real Property Disposal Division disposes of Federal buildings, the fair market value generally does not revert to GSA (and the Federal Buildings Fund), but instead goes to another Government fund outside GSA (the Land and Water Fund). Until legislation is passed to allow GSA to retain the proceeds from disposals, **GSA continues to seek creative ways to realize a return when we dispose of our assets. Thus, more exchanges have been initiated, where appropriate, to get something of value the Government needs in return for an unneeded Federal facility.**

The SESB region successfully completed one such innovative exchange transaction in December 2001 in Atlanta, GA. The Government swapped an aging, underutilized parking garage for a new parking facility that is better suited to Government needs. GSA owned and outleased to Emory University a 26-year-old parking facility for Federal employees near the Summit Federal Building, and 16 years remained on the term of the existing outlease.

GSA exchanged this Summit Deck for a

parking facility located on Pine Street, which Emory completed constructing in 2001. The new Pine Street Deck is closer to the GSA-owned Summit Federal Building, complies with the Americans with Disabilities Act, and is now directly accessible to a MARTA Civic Center subway station. GSA leased the Pine Street Deck to Emory for 16 years, and Emory will operate the Pine Street Deck for the lease term.

The exchange took place under the authority of the Public Buildings Act of 1959, which allows local not-for-profit entities to use Government facilities to enhance city areas. Emory, a not-for-profit educational institution, will use the Summit Deck for parking as part of its revitalization of its Crawford Long Hospital. **This exchange improved the region's portfolio performance by millions of dollars.** The parking decks had equivalent values of \$6,600,000 each, while the increased lease revenue from the parking will be approximately \$400,000 per year for 16 years. GSA will also receive the financial benefit from Emory's operation and maintenance of the Pine Street property, estimated at almost \$665,000 over the 16-year lease term.

The SESB region has four other ongoing projects that have the potential to realize almost \$16.63 million in savings for the Government. The region has found another inventive alternative to routine disposals: use of the 1935 Act (40 U.S.C. 345b disposal authority) to dispose of buildings by negotiated sale. Due to a legal opinion, provisions of the 1949 Property Act may also apply when using the 1935 Act, so GSA can accept consideration other than cash as compensation for a building.

In an ongoing case, the region plans to dispose of (by negotiated sale) the existing U.S. Courthouse (CT) in Jacksonville, FL, for 104 parking spaces in the Water Street Garage, near the Federal Building, for 20 years. Because the CT is functionally

obsolete, it can be sold to the city for no less than half of the value of the underlying land. **Since the value of the land associated with the CT is \$1.75 million, the region will save half of that value, \$875,000, and receive payment in the form of much needed parking spaces.**

The SESB region has a huge portion of the new courthouse construction program, nationwide, and there are many occasions where the construction of a new building will ultimately result in disposal of an existing asset. **The region is attempting to turn this potentially problematic state of affairs to the Government's financial advantage by exchanging the existing courthouses for sites for new courthouses, and saving millions of dollars as a result.**

We have an ongoing project to do this in Charlotte, NC, and many more similar opportunities in the pipeline to come. The SESB region is also seeking to trade an underperforming motor pool location for use in a St. Jude's Children's Hospital construction program in Memphis, TN, while gaining additional parking for the Federal Building in exchange. Finally, an asbestos-laden Federal Building in Charleston, SC, was damaged in a recent hurricane, resulting in the evacuation of all tenants, and repairs are cost prohibitive. However, the city of Charleston has offered to build an alternate facility that could be offered to GSA in return for our Federal Building. The details are being finalized for this mutually advantageous exchange.

These exchanges and special projects continue to enhance the financial performance of the SESB region, while efficiently allowing the Government to part with underperforming assets and create socioeconomic development opportunities for the local communities involved. It is the ultimate win-win-win portfolio alternative.

Contact: Delores Dalton at (404) 331-2367.

From the Southeast Sunbelt Region (cont'd.)



■ Courthouse Project Wins Special Recognition Award

The newly completed James H. Quillen Federal Courthouse in Greenville, TN, has been selected as a Special Recognition winner of the 2002 Marvin M. Black Excellence in Partnering Awards.

Out of the 33 projects nominated for the national award, the judges selected a total of six principal winners and two projects deserving special recognition. The detailed submittal package for the award demonstrated how all stakeholders involved in the project—

- Adhered to the principles of partnering;
- Participated in teambuilding;
- Improved communications;
- Managed conflict resolution; and
- Delivered quality to the job site.

All stakeholders listed the winning of this award on the Partnering Charter as a goal for the project team. The building tenants played a major role in the success of this achievement. The award was presented in Las Vegas on March 19 at the Annual Associated General Contractors Convention.

The Courthouse also received the Associated General Contractors of America Build Alabama Award in the new construction category. The awards ceremony was held in Birmingham in January. Based on submissions received, a panel of AGC members/contractors reviewed each entry and allocated a score for each of the evaluation factors. The criteria included:

- Meeting the challenge of a difficult job;
- Excellence in Project Management;

- Contractor's innovation in construction techniques or materials;
- Contractor's state-of-the-art advancement;
- Sensitivity to environment and surroundings; and
- The contractor's contribution to the community.

The A/E team for the project included:

- Kallman McKinnell and Wood, Boston, MA;
- Hnedak Bobo Group, Inc., Memphis, TN; and
- Allan and Hoshall, Inc., Knoxville, TN.

The GSA team included:

- Robert McCabe Design Project Manager
- Donna Lamb Construction Project Manager
- Jay Chait Design Program Manager
- Denise Norton Contracting Officer
- Bill Abbott Contracting Officers Representative
- Brian Kimsey Project Executive
- Paula McCollum Realty Specialist
- Franklin Wesley Court Liaison
- Dennis Gentry Building Manager
- John McCrum PMC Manager
- Paul Rankin FPS
- Paul Misere Site Acquisition
- James Jeffries Asset Manager
- Fred Voight Asset Manager

Caddell Construction Company, Montgomery, AL, was the Construction Manager as Constructor for the Greenville project. Caddell submitted entries for both awards on behalf of all the project stakeholders. Contact: Delores W. Dalton at (404) 331-2367.

From the Southeast Sunbelt Region (cont'd.)

■ Sustainable Design Showcase

The Atlanta North Property Management Center (PMC) recently completed its new workspace using “sustainable design” features. The office includes:

Re-used items; recycled items; items that can be recycled in the future; items that were manufactured with environmentally friendly processes; environmentally safe products; and energy efficient products.

In-house staff designed the office that features natural sunlight. The space is professional, functional, and efficient without appearing cluttered. It camouflages all columns and unsightly building infrastructure by using

these areas as storage and/or resource centers. The space includes warm colors, ergonomic furniture, motivational pictures and signage to enhance office morale. The office is designed to create an atmosphere that reveals a sense of openness and provides a perception of “southern hospitality” for our visitors.

All “green” features within the office are prominently labeled so that they can be easily identified. Environmental products used throughout the office areas include office products, desktop accessories, and picture frames. The break room features recycling containers, floor mats and placemats made from plastic bottles and recycled paper products. The office is a showcase for all of our tenants that are anticipating office relocations and space alteration projects. It also serves as a

showcase for the region’s Green Affirmative Procurement Program (GAPP) that requires us to first reuse items when available, purchase from FSS, and use products with the most environmental attributes without sacrificing cost or quality.

The “Sustainable Design” PMC office is a great advertising tool for the quality of office space that GSA provides. In addition, the project promotes the use of “green” products available from FSS. The showcase environment has increased employee morale and productivity. Most importantly, recycling/reuse of many office features resulted in substantial cost savings of over \$20,000 compared to what it would cost for new materials.

Contact: Delores Dalton at (404) 331-2367.

■ U.S. Attorney Moves into Class A Office Space

The U.S. Attorney moved into their new building in Birmingham, AL, in March. The lessor and GSA worked with the city of Birmingham to design the new building in a way that would preserve the historic nature of the area. The four-story structure contains over 52,000 rentable square feet of Class A office space with secured parking on the ground level.

Contact: Delores Dalton at (404) 331-2367.

■ Legislation Gives Land Back to Orlando

On January 28, the city of Orlando held a ceremony to celebrate the special legislation directing the Federal Government to transfer the former USDA Laboratory property to the city of Orlando for \$1.00—the same amount the city charged the Government in 1951 to buy the property to construct the lab.

The property consists of about four acres of land with over 40,000 square feet of research and office buildings valued at over \$2 million. Since the buildings have outlived their usefulness, the value of the property is in the land; so, **the buildings will be razed by the city and the land will be used for recreation as part of the Loch Haven Park.**

Guest speakers included Regional Administrator Ed Fielder; Mayor Glenda Hood; Congressman Ric Keller, who helped the city get the special legislation passed; and USDA Associate Area Director Dr. Andrew Hammond. All local television networks aired the ceremony on the evening news.

Contact: Tom Maguire at (404) 331-5133 or Delores Dalton at (404) 331-2367.

■ FBI Holds Open House

The FBI held an open house on April 5 at its new location in Mobile, AL. The new three-story building contains over 79,000 rentable square feet of space. **GSA, the FBI, and Water Street Ltd., were praised by Mobile Mayor Michael Dow for the building’s**

contribution to the revitalization of the downtown area. The building has also received a Leadership Achievement Award from the Main Street Mobile organization. The site covers a full city block with the building set back 100 feet from the city streets on all sides.

Contact: Delores Dalton at (404) 331-2367.

■ “In Your Face” Service

The Atlanta North PMC has named its customer service approach “In Your Face” which is characterized by constant on-site attention from the management team. The office’s goal is for everyone in GSA space to know the GSA representative responsible for their office. To this end, the PMC has prepared a full color booklet that is being

given to every GSA tenant in the PMC. The booklet contains:

A professional quality photo of each employee; identifying information for each employee, including contractors; information on each employee’s area of responsibility; and each employee’s personal philosophy on customer service.

Contact: Delores Dalton at (404) 331-2367.

■ “Take on a Good Day” at Atlanta South PMC

Every month (except October and May, which are tenant appreciation months), the Atlanta Federal Center PMC has a “feel good” day for its tenants called “Take on a Good Day.” The AFC is by far the region’s largest building housing over 6,000 Federal employees. PMC associates man stations

at the major entrances where they smile and greet tenants with “take on a good day.” Each tenant is also given a trinket with the GSA brand. One tenant receives a “lucky” trinket and is designated as the “Tenant of the Day.” This lucky person is featured in the PMC’s tenant newsletter.

Contact: Delores Dalton at (404) 331-2367.

■ Partnering for Customer Satisfaction

The Birmingham Property Management Center (PMC) found a unique way to host a tenant event at very little cost to GSA. The leased Medical Forum Building is the recent home to over 150 tenants of the Department

of Housing and Urban Development. Another new building tenant is Cox Radio, the largest radio station in the Birmingham area. The PMC, which is also housed in the building, partnered with Cox Radio to co-host an open house for all building tenants, both private and Government.

Contact: Delores Dalton at (404) 331-2367.

From the Heartland Region

■ Downtown Kansas City Revitalized with the Redevelopment of the U.S. Courthouse

The Heartland Region is in the preliminary phases of selecting a private developer with whom to partner on the redevelopment of the old U.S. Courthouse at 811 Grand and the adjacent land between the old and the new U.S. Courthouses. The old U.S. Courthouse, which opened in 1939, will play an important role in Kansas City's strategy for the rejuvenation of downtown. *The goal of the public-private partnership is to transform the vacant Federal building and its attached property into a vibrant, integral component of a flourishing downtown.*

The region has embraced this project as another opportunity to promote GSA's "Good Neighbor" policy in Kansas City. It has an established history of partnering with Kansas City civic and business leaders, as well as Missouri's representatives to Congress, to create a better place to live and work for all citizens. In fact, the old U.S. Courthouse will join two of the most recent examples of the successful partnership on the newly dedicated Illus Davis Civic Mall, the Whittaker U.S. Courthouse, and the Department of Transportation Building.

To highlight the past successes and future opportunities of this partnership, the region was joined on April 22, 2002, at the old U.S. Courthouse by Senator Christopher "Kit" Bond; Congresswoman Karen McCarthy; Kansas City Mayor Kay Barnes; and a host of civic and business leaders to share their united vision for the revitalization of downtown Kansas City and the role of the old U.S. Courthouse in the



redevelopment process.

The Regional Administrator presided over the event and encapsulated the integrated vision in stating:

We manage this building for its owners, the American taxpayer. We have a responsibility for its upkeep, its mission, and its overall contribution to this City. This is an incredible opportunity for a team with a vision. Whoever secures the right to develop this and the adjacent property will leave an indelible mark on Kansas City. They will also catalyze revitalization and anchor development on Grand Boulevard. We are anxious to see what the private sector proposes. We are hoping

for a big vision—a vision that befits the greatness of this building and of this community.

Over 200 people attended the event, including Federal judges, the U.S. Attorney, the U.S. Marshal, and other former tenants of the Federal building. The date also marked a milestone in the selection process as the Request for Proposals was distributed to the list of over 60 developers who have expressed interest in the project. The final selection is anticipated to be made in April of 2003.

Contact: Don Carlos Morgan at (816) 823-2695.

From the Rocky Mountain Region

■ GSA Shares Expertise at Colorado Historic Preservation Conference

The PBS Rocky Mountain Region's Historic Preservation program *received major accolades at Colorado Preservation Inc.'s annual historic preservation conference* in Denver in early February. With more than 600 registered attendees, the conference remains the largest statewide preservation conference in the country. GSA participated as a "copper"

sponsor and resource center exhibitor.

A panel of experts on the *National Register's* eligibility requirements, *showcased work on the Byron Rogers First Impression project* in a session on modern architecture as cutting-edge preservation. The panel focused on the characteristics that qualify a building that is less than 50 years old for inclusion in the *National Register*. *The presentation also highlighted GSA's commitment to partner with the local preservation community, which resulted in a design that pleased all the parties involved.*

The region's historic preservation staff, Steve Burke and Andrea Kramer, led an extremely visible effort to represent the region's historic assets. In the resource center, they introduced a new exhibit that displayed 12 of the region's most prominent historic buildings. They also distributed hundreds of marketing items that promoted many different business lines within the region.

Contact: Sally Mayberry at (303) 236-7675 ext. 226.

From the Rocky Mountain Region (cont'd.)



The David Skaggs Research Center

David Skaggs Research Center Earns Local TOBY Award!

On February 22, 2002, the David Skaggs Research Center won The Office Building of the Year (TOBY) Award in the Government Building category. This building is a new state-of-the-art research facility that supports 11 separate National Oceanic and Atmospheric Administration tenant organizations.

The following teams collaborated on this project to prepare the submission:

- GSA's Buildings Management staff;
- Quality Control International;
- Delta Building Services; and
- The tenant organization from NOAA.

The judging criteria included a building inspection by the BOMA judging team, a submission, including photographs of tenant/community events, and a videotape of building preparation activities.

Contact: Sally Mayberry at (303) 236-7675, ext. 226.

Chief Architect Visits Rocky Mountain Region

On April 10, Ed Feiner, GSA's Chief Architect, presented courthouse projects from around the nation to the public and press at the Colorado State Historical Museum. Feiner repeated this presentation the following day to over 100 GSA associates at the Denver Federal Center.

The presentation included projects that the region is currently spearheading in Denver's Federal District that seek to revitalize a larger portion of the downtown area. The "Urban Livability Initiative" is one of those projects and, through it, a master plan was developed for the district by design firms Civitas, Inc., and Gensler & Associates after meetings with city leaders, local property owners, and Federal tenants.

This event evolved into NBC affiliate 9 News partnering with the region's marketing team and running an informative and positive news story to raise the awareness of the Federal District. The story focused on the improvements that GSA is implementing in Denver's



The redesigned plaza at the Byron G. Rogers Federal Building and courthouse.

downtown community. GSA continues to enhance its credibility through strategic collaboration with the public, who wants to share the exciting changes that are taking place.

Contact: Sally Mayberry at (303) 236-7675, ext. 226.

Building Assets is getting a facelift. Look for the new format with the next edition. We welcome any comments.

From the Rocky Mountain Region (cont'd.)

■ GSA Associates Bridge the Gap between Public and Private Sectors

An article written by GSA associate Ron Simpson was published in the March issue of the Colorado Real Estate Journal (CREJ). The article, titled "Does a Government Lease Create More Value?" is

one of three such articles to be published in the Journal in the next several weeks. *These articles will provide increased exposure for the Rocky Mountain Region's initiative to become more involved in the private sector.*

With an audience of over 3,500 industry leaders, the CREJ dominates communications in the Colorado real estate industry. The following articles are scheduled for publication soon.

- "Natural Resources Research Center has Major Impact on Ft. Collins Office Market" is scheduled to appear in the May issue.
- An article about GSA's presence in downtown Denver is scheduled for publication in the fall.

Contact: Jessica Higgins at (303) 236-8014 ext. 234.

From the Northwest/Arctic Region

■ Northwest/Arctic Region Presents Works by Tacoma Youth

Regional Urban Development Program advocates are always looking for ways to promote community involvement and "good neighbor" partnerships. *In light of our country's recent events, an opportunity was identified for Tacoma, WA, children to express themselves through art by sharing their unique perspectives as part of the healing process as an American community.*

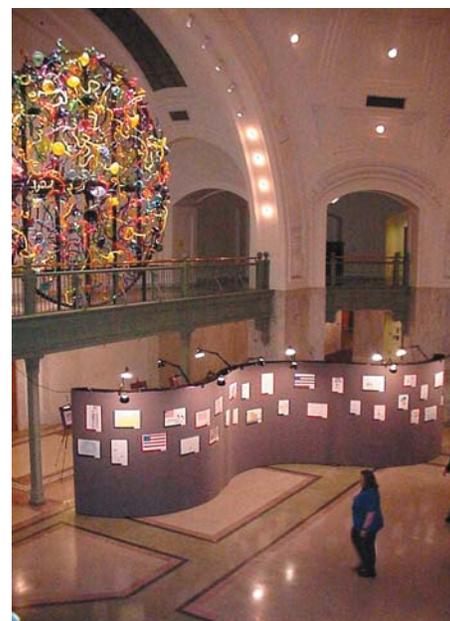
Children's Voices: Through the Eyes of America's Youth Today, a student artwork display, was exhibited in the 90-foot high rotunda of the historic Tacoma Union Station from November 15 through December 20, 2001. This forum allowed students to respond to the events of

September 11 with expressions of patriotism, freedom, and the American spirit. Every public and private school in Tacoma was invited to participate. All 66 pieces of art submitted were included in the exhibit. A ceremony honoring the students was held to coincide with the city's ArtWalk.

The Tacoma Union Station is an appropriate location to showcase the students' artwork, since it is home to three pieces by internationally renowned glass artist Dale Chihuly, including his 23-foot high "Cobalt Blue Chandelier."

Contact: Stan Catchpole at (253) 931-7865.

Historic Tacoma Union Station



From the National Capital Region

■ NCR to Establish Property Disposal Office

GSA is re-establishing a real property disposal office in the National Capital Region (NCR) which will oversee the use and disposal of properties owned by Federal agencies throughout the Washington metropolitan area. This function had been performed by GSA's regional office in Atlanta since 1981, and is returning to NCR after a 21-year hiatus.

The new office is working closely with its Atlanta counterpart to get up and running. Disposal cases already in progress include the adaptive re-use of the St. Elizabeths Hospital West Campus in the Anacostia area of Washington, DC, and the sale of air rights over the Amtrak lines behind Washington's Union Station.

GSA is responsible for the disposal of unneeded properties through transfer to other Federal agencies or conveyance to non-Federal entities. Disposal options include conveyance for public uses such as park and recreation, historic preservation, public health and education; and sale of surplus Federal property to the public at market value.

GSA's goal is to dispose of surplus properties in a manner that involves close coordination and communication with stakeholders so that the future use of such properties will be mutually beneficial to the Government and the community.

Some of the functions of the Property Disposal Office are:

- Surveying Federal real property holdings to identify and describe properties that should be reported excess for transfer to

- other Federal agencies or disposal;
- Classifying surplus real property according to its best use and determining the methods and conditions applicable to its disposal;
- Determining the method for disposal: sale, exchange, lease, transfer, assignment, or permit; and
- Conducting property inspections and identifying factors impacting environmental and social issues relating to disposal.

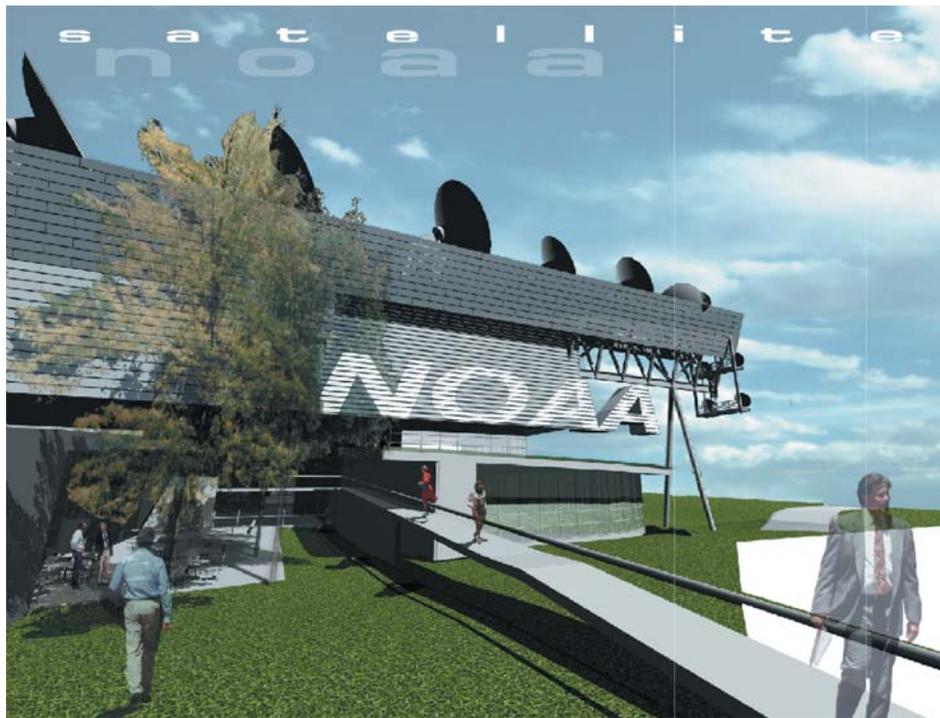
For more information regarding GSA's property disposal function, see <http://propertydisposal.gsa.gov/property/>. For information regarding the NCR Property Disposal Office, contact Nancy Czapek, Acting Director, at (202) 708-5891.

From the National Capital Region (cont'd.)

■ Unique Design Selected for NOAA/NESDIS

A unique, environmentally advanced approach is being taken in designing the new 208,271 gsf satellite operations center for the National Oceanic and Atmospheric Administration's (NOAA's) National Environmental Satellite, Data and Information Service (NESDIS) at the Suitland Federal Center (SFC) in Suitland, MD.

Selected under the GSA Design Excellence Program, the joint venture of the Morphosis and Einhorn Yafee Prescott architectural firms has completed preliminary designs for the complex. One



Computer-generated rendering of the new satellite operations center for NOAA's National Environmental Satellite, Data and Information Service (NESDIS) in Suitland, Maryland

■ How to Land a Hot Date

Remember to check the PBS Events Calendar on-line to get the latest information on major PBS meetings, conferences, workshops, training sessions, or similar events that convey the innovative things PBS is doing. Simply go to PBS Insite, or click on:

<http://internotes.gsa.gov/pbs/pbsclndr.nsf>

Building Assets is a collaborative effort between PBS and GSA Communications. If you have any questions or comments, please contact MaryAnne Beatty at (202) 501-0768 or Sheila Margeson at (202) 501-1061.

Thanks to PBS editor Vicki Kirkman for final edits.

Electronic copies are available on GSA InSite at:

http://insite.gsa.private/_pbs/newsletters/outlook.htm

of the goals of the project is to meet, at a minimum, the stringent environmental standards for the Silver level of the U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) Green Building Rating System™.

The NESDIS' mission is to provide and ensure timely access to global environmental data from satellites and other sources to promote, protect, and enhance the nation's economy, security, environment, and quality of life. The agency acquires and manages the nation's operational environmental satellites, provides data and information services, and conducts related research.

NESDIS has been located for many years in the SFC Federal Building 4, which houses about \$50 million worth of computer equipment controlling approximately \$3 billion worth of satellites. The facility operates 24/7 year round. FB 4, built in the 1940s, is inadequately configured and wired for this high-tech use.

Situated at SFC's northern edge, the project is designed to serve as a gateway to the Suitland Federal Center. The design consists of two main components:

1. A "bar." The approximately 58,000 gsf bar is a slender three-story tower housing the satellite operations and the computer center. Its roof will support a series of

antenna dishes.

2. A "mat." Adjacent to the bar, the approximately 150,000 gsf mat is a partially submerged, disc-shaped structure that contains a single level of high-tech office space. The dome-shaped mat roof will be covered by a "green roof" system. The roof will be punctuated with skylights and large landscaped courtyards. The green roof will extend to adjacent berms on the site, thus, having the domed roof merge with the existing topography of the surrounding land.

Under its Art-in-Architecture program, PBS has commissioned artist Shimon Attie to produce a work of art presently envisioned to be placed adjacent to the building's main lobby, elevators, and conference center. The artist is working with NESDIS to incorporate satellite imagery into his art.

Total cost for the project is \$61 million. A final request for \$9.46 million is being processed with GSA's fiscal year 2003 budget to cover new design standards, soils, and other items. The design is scheduled for completion in September 2002. Construction is expected to begin in February 2003.

Contact: Matthew Saitta, Project Manager, at (202) 260-6290.

