

Doing Business with the Federal Government

Kay Sargent, CID, IIDA, LEED AP



About Interior Architects

- Established in 1984
- GSA Provider - #GS-29F-0003N
- Design is our foundation
- 400 employees and 14 offices globally
- Client Focus
- Function Based Solutions



Traditional Architectural Services

- Area Calculations
- Blocking and Stacking Plans
- Design Development
- Furniture Selection and Specification
- Furniture Inventory
- Workstation and Furniture Standards Development
- Code Research/Variance
- Construction Administration
- Construction Documents
- Cost Estimating
- Life Safety System/Code Review
- Perspective Renderings
- Space Planning
- MEP Engineering
- Signage, Art and Graphics Programs



Value Added Services

- ❑ Strategic Solutions

(including work-style evaluation, adjacency studies, etc.)

- ❑ Green Design / Environmental Awareness

- ❑ Building Evaluations

- ❑ Security Assessments

- ❑ Strategic Occupancy Planning and
Real Estate Portfolio Analysis

- ❑ Workplace Standards Programs

- ❑ Change Management



Strategic Solutions



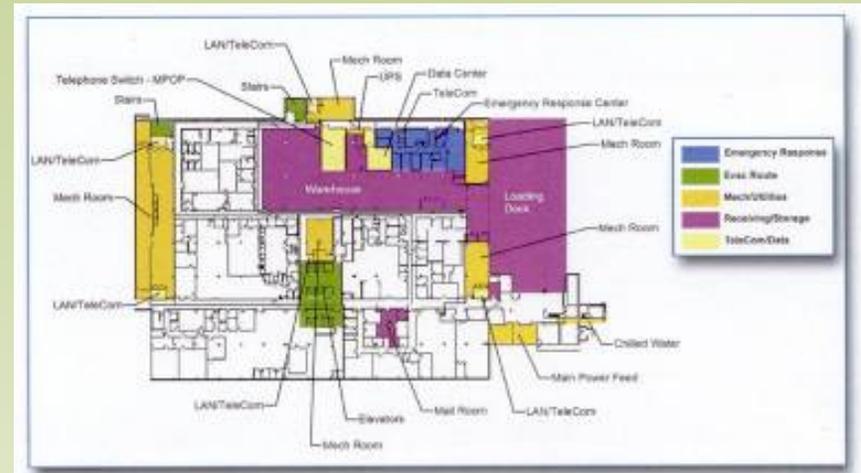
IA's Workplace Strategy

- **Analysis of the interrelated forces shaping an organization's business**

- Agency Vision
- Organization Goals and Drivers
- Physical Space Considerations
- Synergies
- Technology
- Growth Direction

- **IA Differentials**

- Interactive Performance Programming
- On-the Spot Inputting and Report Generating Allowing for More Time for Analysis and Solutions by Shortening the Collection Process
- National Firm with Benchmarking Studies and Information Across all Regions
- Global Corporate Accounts Similar in Size and Complexity to GSA
- Lessons Learned Knowledge from large scale accounts

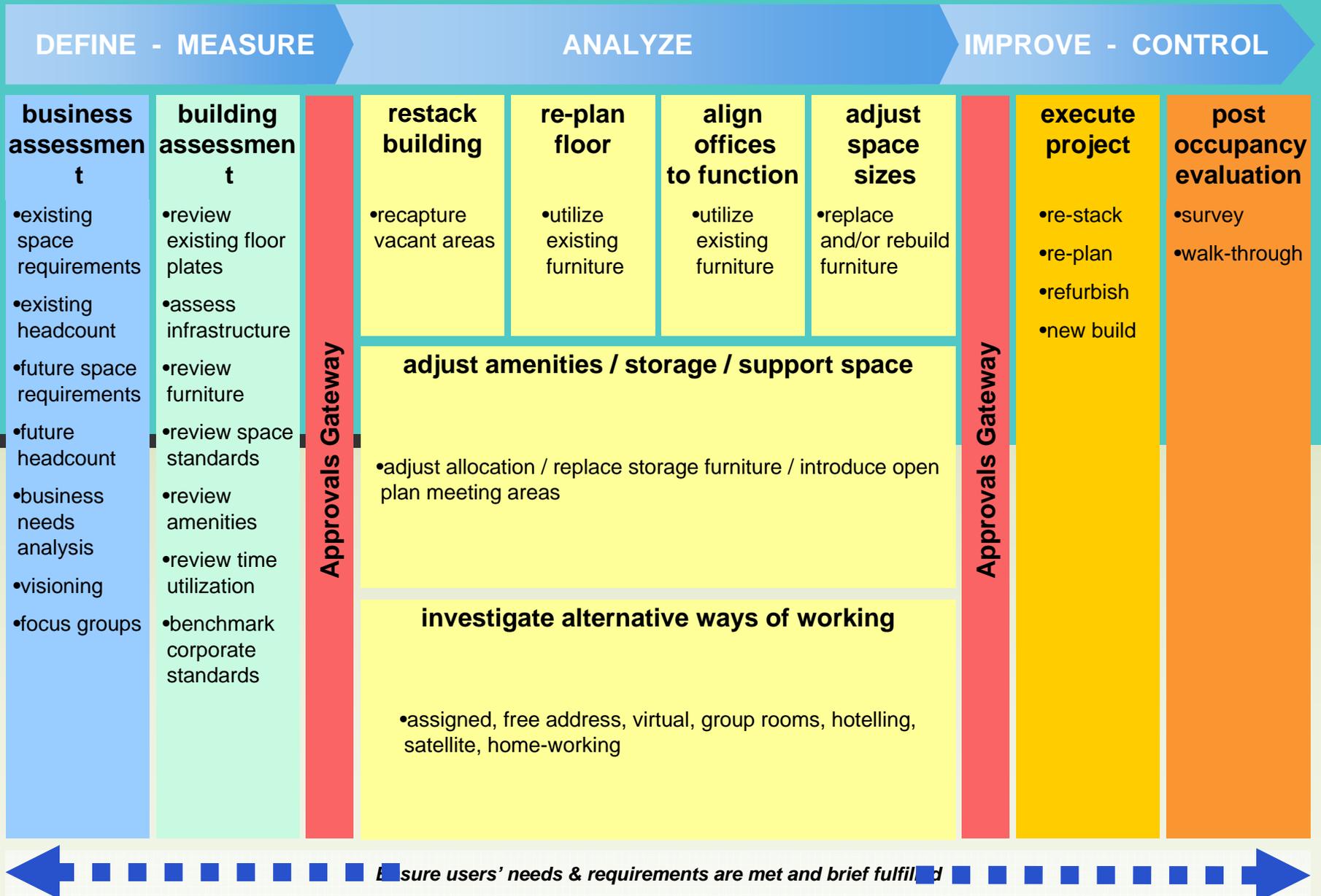


IA's Workplace Strategy

“IA’s workplace strategies are more than just Drivers Ed Rules of the Road. Our strategies come with a map, points of interest and reasons to see them. But you are still driving the car so take these as a clear interpretation of the intent and follow your own path.”



programming process....



Needs from Client

- Clear Vision, Goals and Objectives
- *Well Placed Champion*
- Assess to HR, IT, Security, FM and Marketing staff
- *Description of Corporate Culture*
- Demographics
- *Existing Standards, and/or Desired Targets*
- Current and Planned Initiatives
- *Well defined, realistic Budget*
- Level of Staff Inclusion
- *Schedule*
- Equipment Needs and Specifications
- *IT Requirements*
- Security Level and Targets
- *Timely Decisions*
- Understand of Process and Imperfections
- *Open Mind and a Willingness to Partner with Professional to Learn and Grow*
- Trust

IA Toolkit

- Time Utilization Studies
- Web-based Employee Survey
- Performance Programming
- Work Style Mapping
- Work Patterns Observational Analysis
- Social Network Analysis
- Space Utilization Surveys
- Space Utilization Observation
- Physical Surveys
- FLASH presentations



On-Site Observations

Walk Through & Ob

Project Name:	Equity Office Management, LLC	Date:	12.11.08
Location:	Two North Riverside Plaza		
Project No.:	83376-01		
Floor:	13 [partial floor]		
Prepared by:	M. Toluie		
Digital pictures taken:			



GENERAL

- **Workaround** – Action performed to deal with/rectify a work environment constraint
- **Wear Pattern** – Floor/Wall/Countertop/Worksurface/Etc.
- **Torture** - i.e. Crawling to reach electrical outlets recessed beneath the worksurface.
- **Repurposed Object** – Using an item different than it was intended, i.e. a keyboard tray used as a pen/pencil tray.
- **Obstacles & Barriers**
- **Conflict**

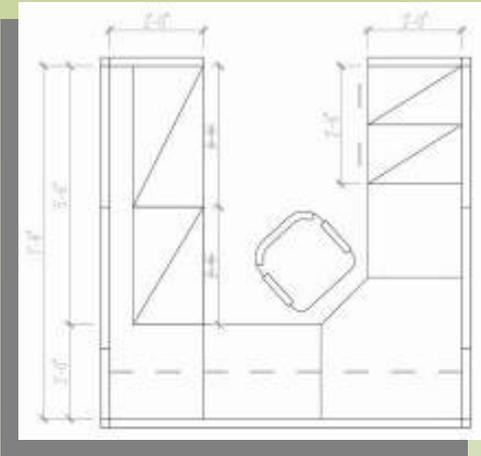
Observations!!

OBSERVATIONS

Time	Description	Department (if known)
	Workaround: Accounts Receivable - Teknion workstations are too small - configuration is poor, low panels, power poles – inefficient. (call center layout is not desirable)	Accts. Receivable
	Financial Reporting has consultants located on backside of workstations.	Financial Reporting
	Repurposed: Large Conference room being used to store boxes of lease admin. records.	Lease Admin.
	Wear Pattern: Oversized pantry on this floor has worn and dated tables/seating. Storage room containing boxes and coats is accessed from within Pantry.	
	Risk Services – workstations are poorly configured.	Risk Services
	Risk Services file room stocked with file cabinets. Paper intensive group. Repurposed: (2) offices are being used as storage rooms	Risk Services
	Note: EOP has first rights on remaining rentable area	



Develop Workspace Standards



Existing 1166 Typical

Overhead storage: Binder Bin: 7'-6" W x 16" D

Desk space: 36 square feet

Lateral Files: (2) 2-drawer 30" W x 16" D
(2) pedestal 15" W x 20" D

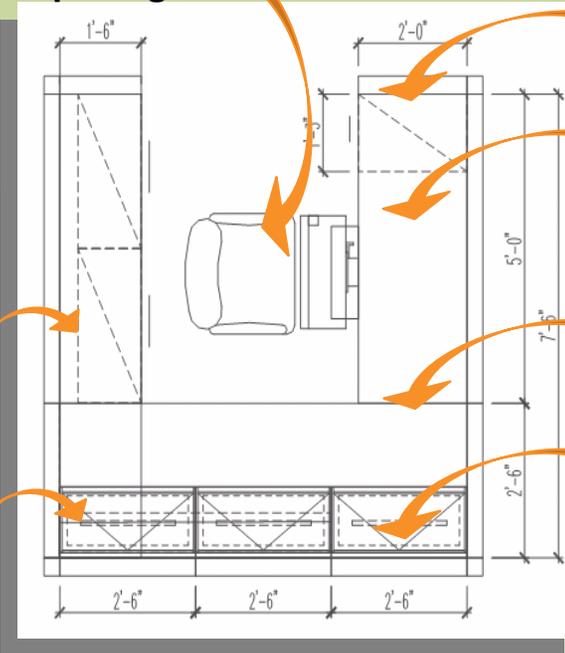
Benefits of recommended typical

- increased storage capacity
- increased work surface
- improved screen privacy
- eliminate workers back to opening
- varied height panels retained
- offers varied work surface heights
- eliminates light over computer
- offers varied storage
- offers mobile pedestal that can be used as guest chair, so need for guest chair is eliminated
- creates pile alcove

Workers back not to opening

Varied height work surface for arraying

Shelf to clear off work surface



Mobile ped for guest seating

Space for dual monitor

Omit oversized corner work surface

Zone for focused work

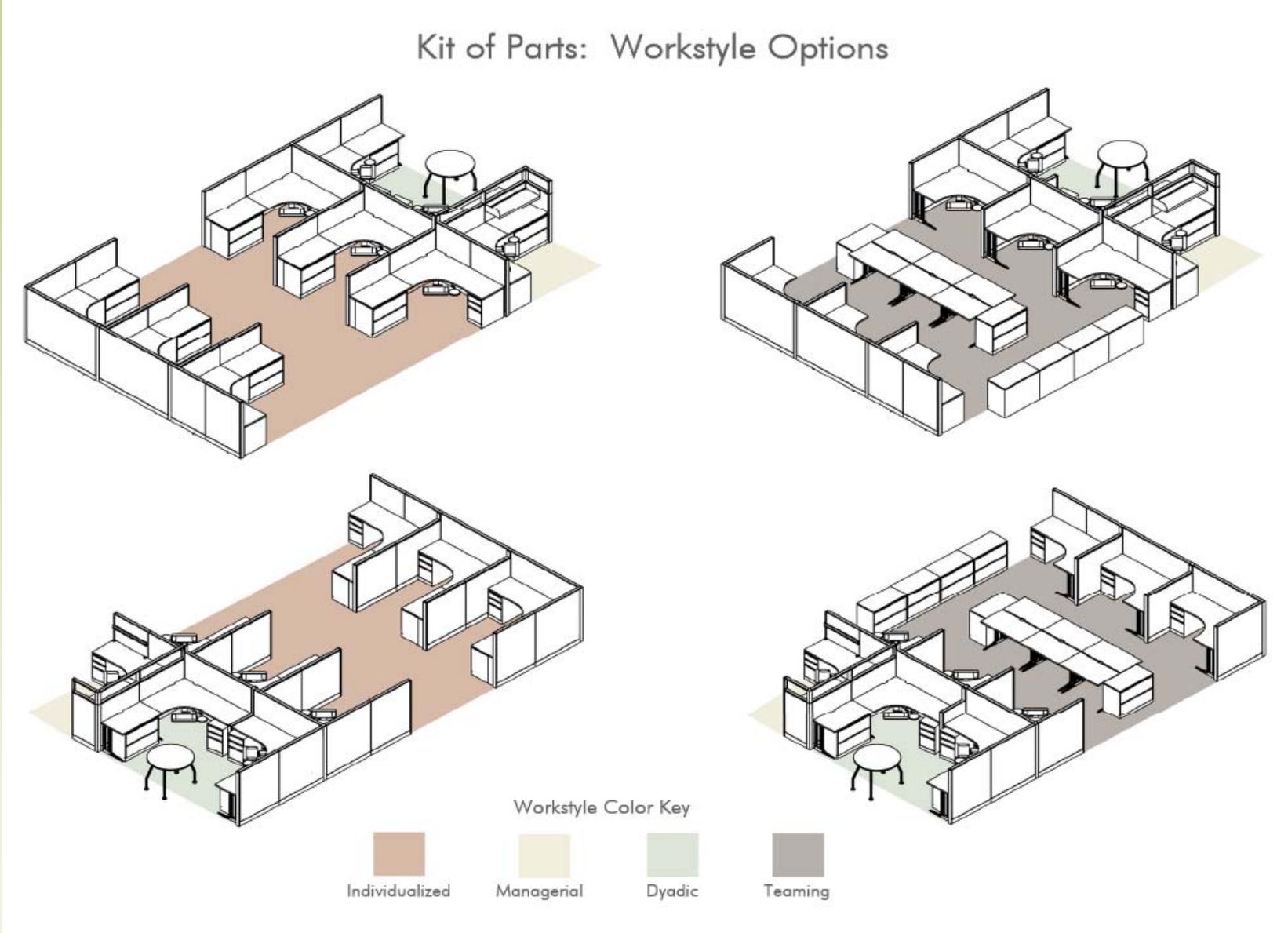
Recommended Typical

Overhead storage: Shelf : 5'-0" W x 12" D
Binder Bin: 7'-6" W x 16"

Desk space: 38.75 SF

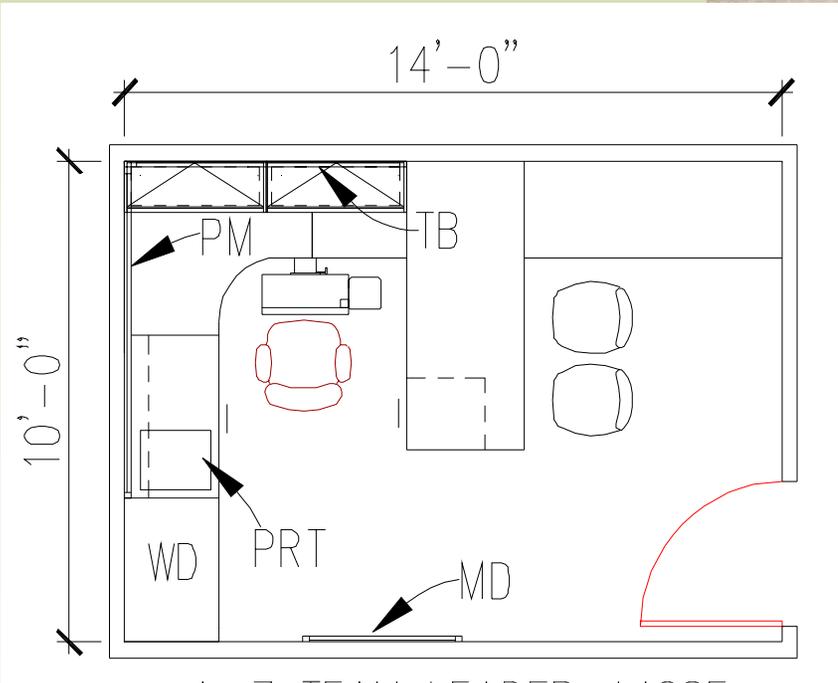
Lateral files: (2) 3-drawer 30" W x 20" D
(1) 15" W x 24" D pedestal

Develop Workspace Standards

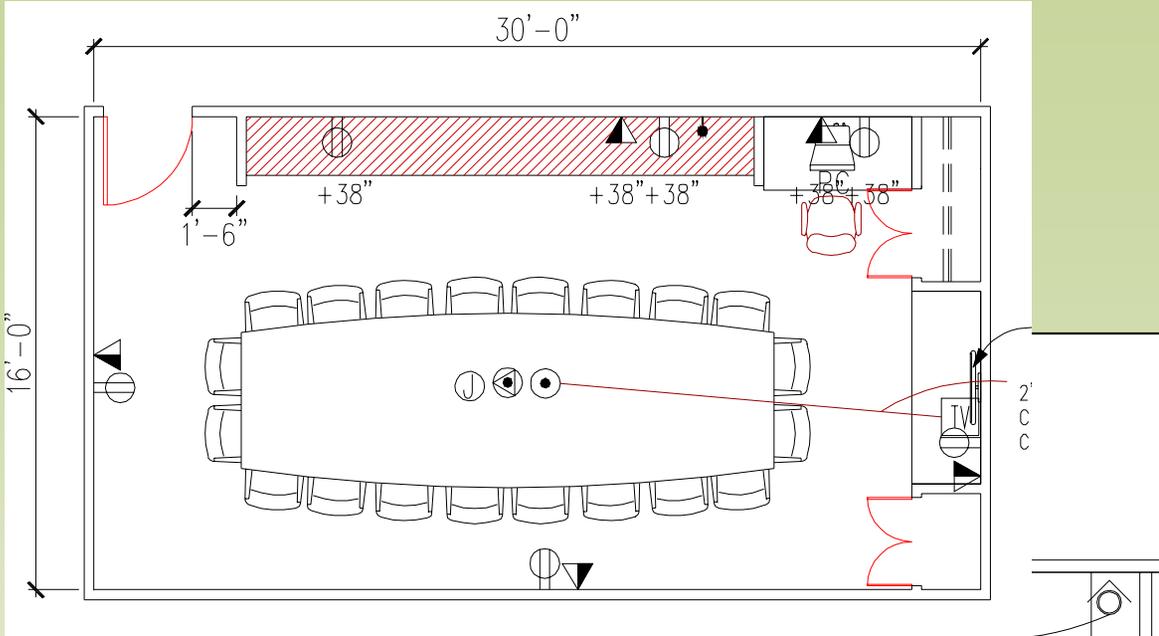


Workspace Standards

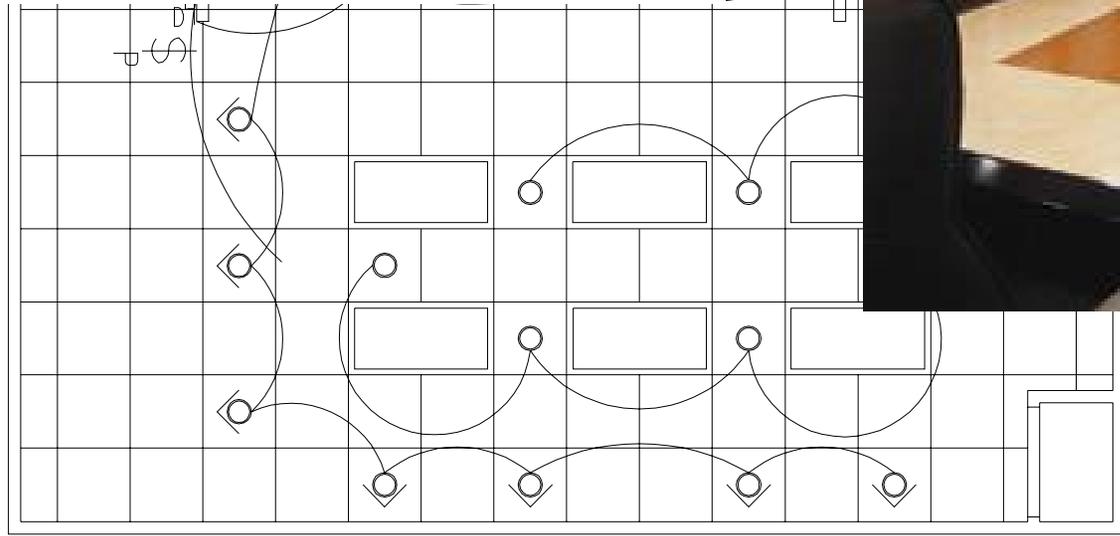
A-7 Staff 140 SF



Performance Specifications



Partition Plan



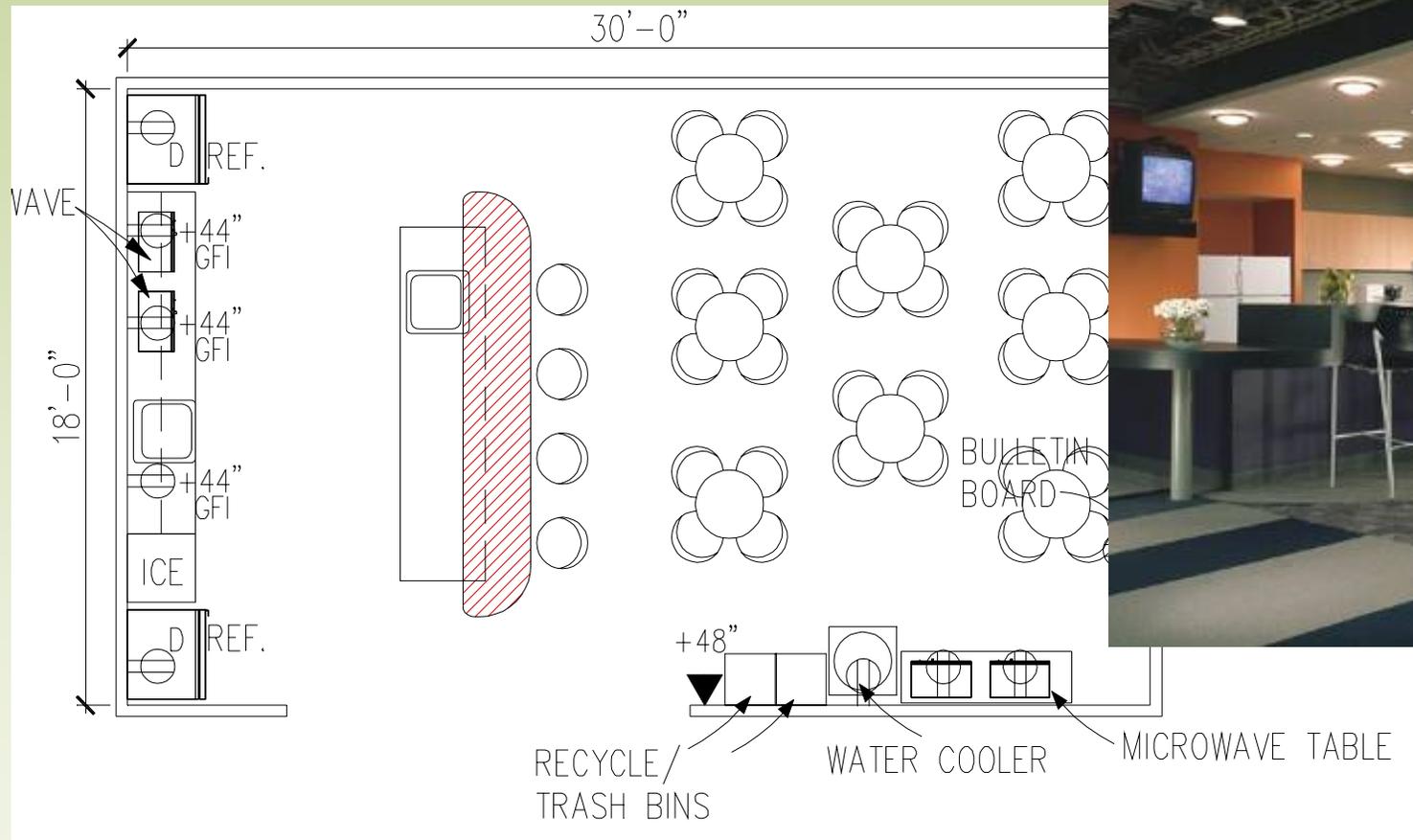
RCP Plan



Precedent Photo

Conference Room for 20 People 480 SF

Performance Specifications



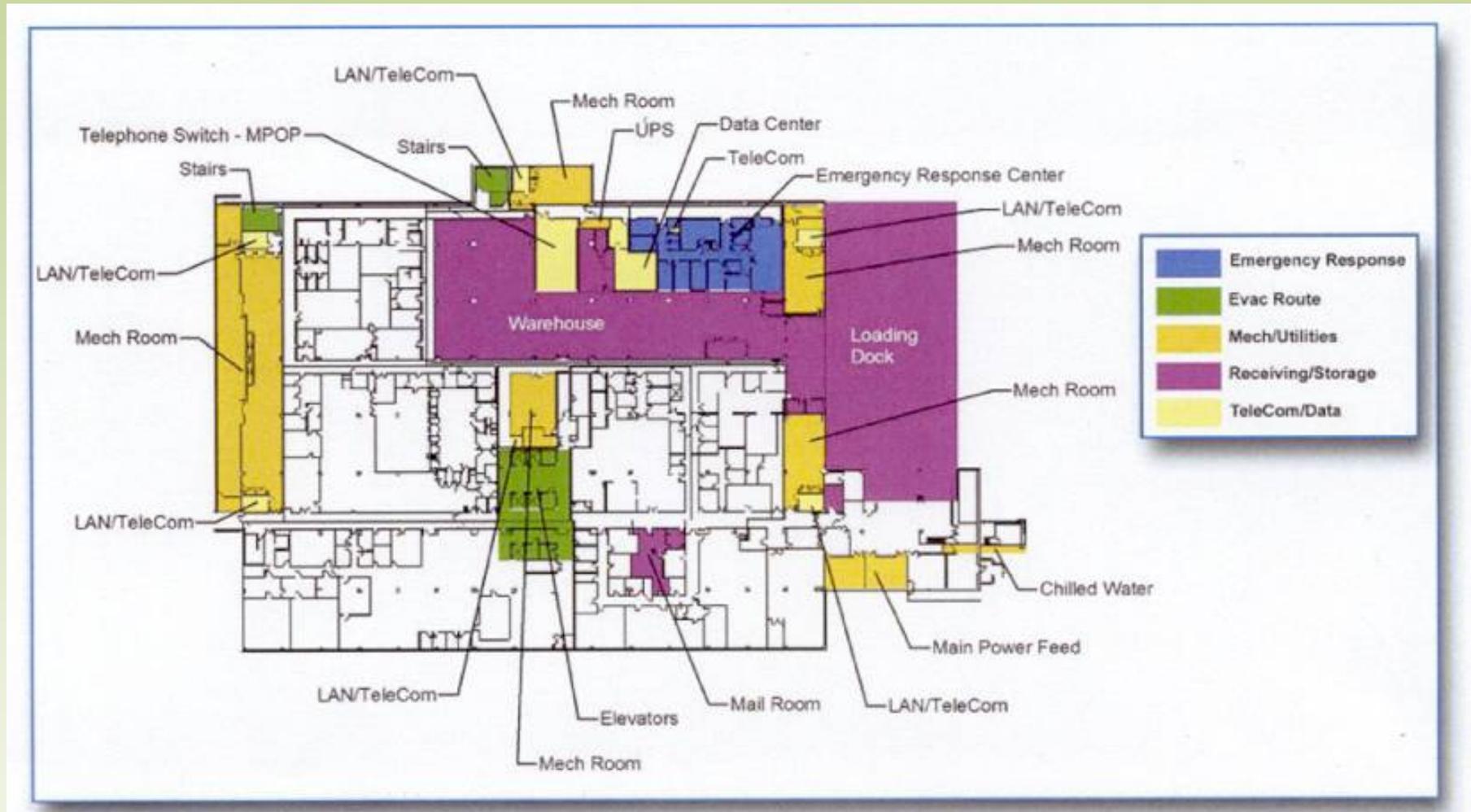
Partition Plan



Precedent Photo

Staff Lunch Room 540 SF

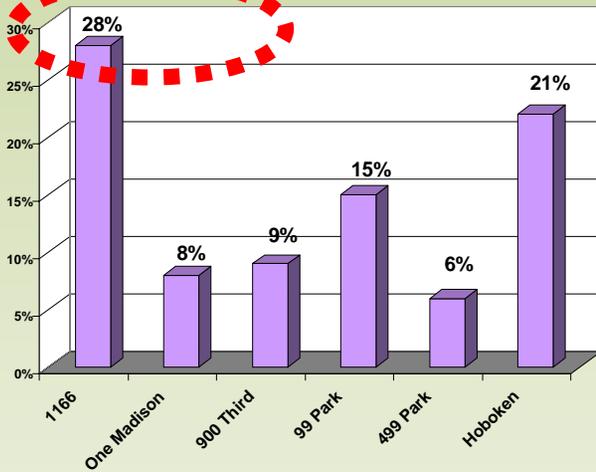
Strategic Space Planning – Layered Countermeasures



RE Portfolio Analysis

Buildings to target for real estate reduction

Percent Vacant Per Building

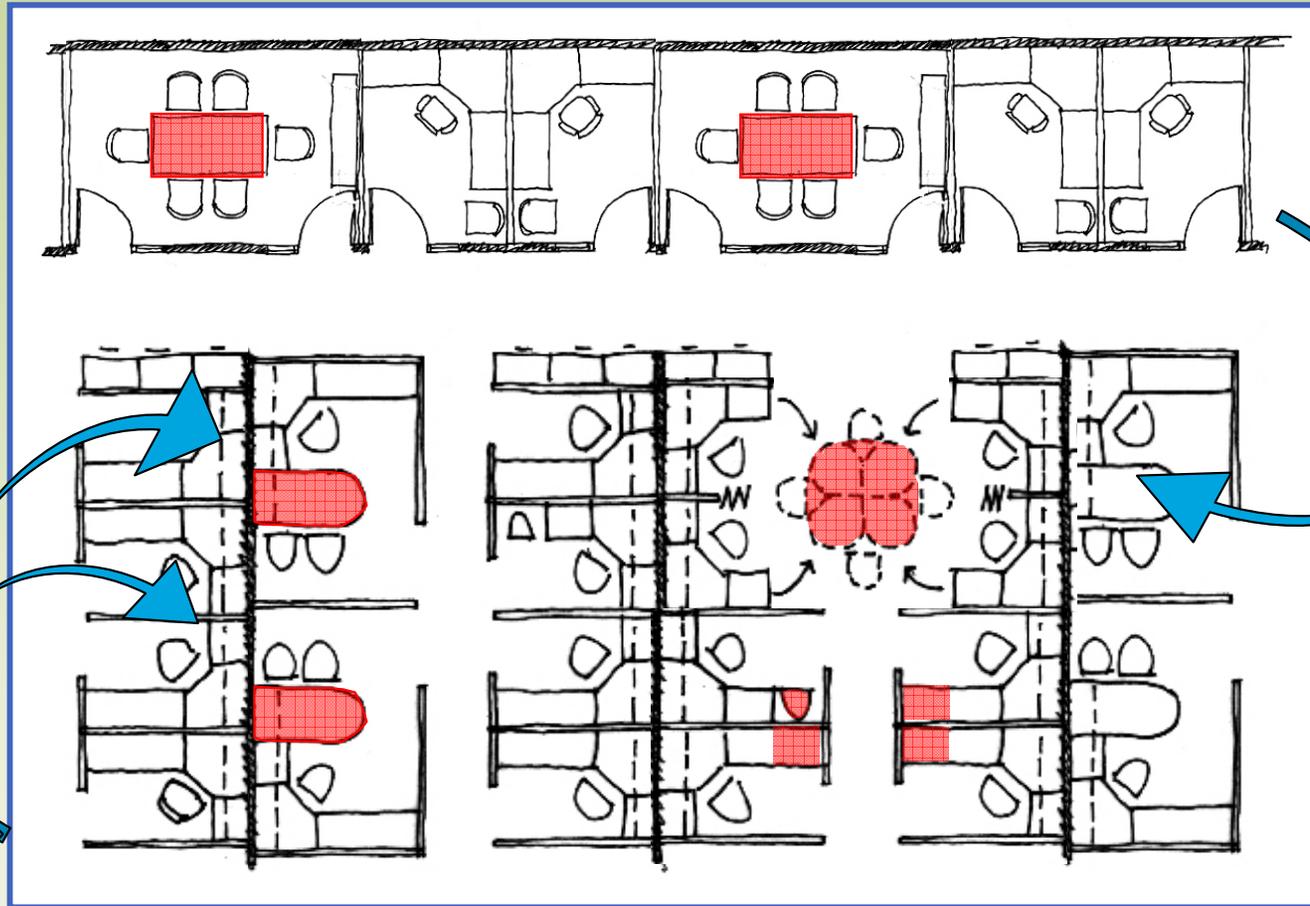


Floor with highest vacancy rates

Vacant floors can be released

Floor	Usage	MMC Op.Co +/- USF	Rentable Space
44		28,865	41,907
43	3%	28,865	41,928
42	21% Vacant	28,865	41,938
41	100% Vacant	28,865	41,938
40	10% Vacant	28,865	41,938
39	4%	28,865	41,918
38		27,330	40,620
37	8% Vacant	27,330	40,189
36	12% Vacant	27,330	41,466
35		27,330	40,846
34		28,299	41,089
33	Mechanical Space		
32	4%	28,299	40,939
31	10% Vacant	28,299	41,173
30	16% Vacant	28,299	41,173
29	11% Vacant	28,299	41,173
28	9% Vacant	28,299	41,173
27	Investco		
26	Investco		
25			
24	Investco	15,854	23,241
23	21% Vacant	26,897	40,329
22	14% Vacant	26,897	40,329
21	24% Vacant	26,897	40,250
20	Chase		
19	Chase		
18	16% Vacant	26,897	40,240
17	13% Vacant	26,897	40,240
16	Chase		
15	Chase		
14	Chase		
13	Mechanical Space		
12	4% Vacant	26,329	39,075
11	28% Vacant	26,329	39,075
10	22% Vacant	26,329	39,075
9	52% Vacant	26,329	39,075
8	18% Vacant	26,329	39,075
7	100% Vacant	26,329	39,075
6	30% Vacant	26,329	38,929
5	12% Vacant	26,329	38,913
4	10% Vacant	26,329	38,913
3	10% Vacant	26,329	38,913
2	100% Vacant	26,329	38,913
1	Lobby		
0	Chase		
Subtotal	B D C A Elevator Core	0	11,759
1166 Building Total		899,222 USF	1,337,132 RSF

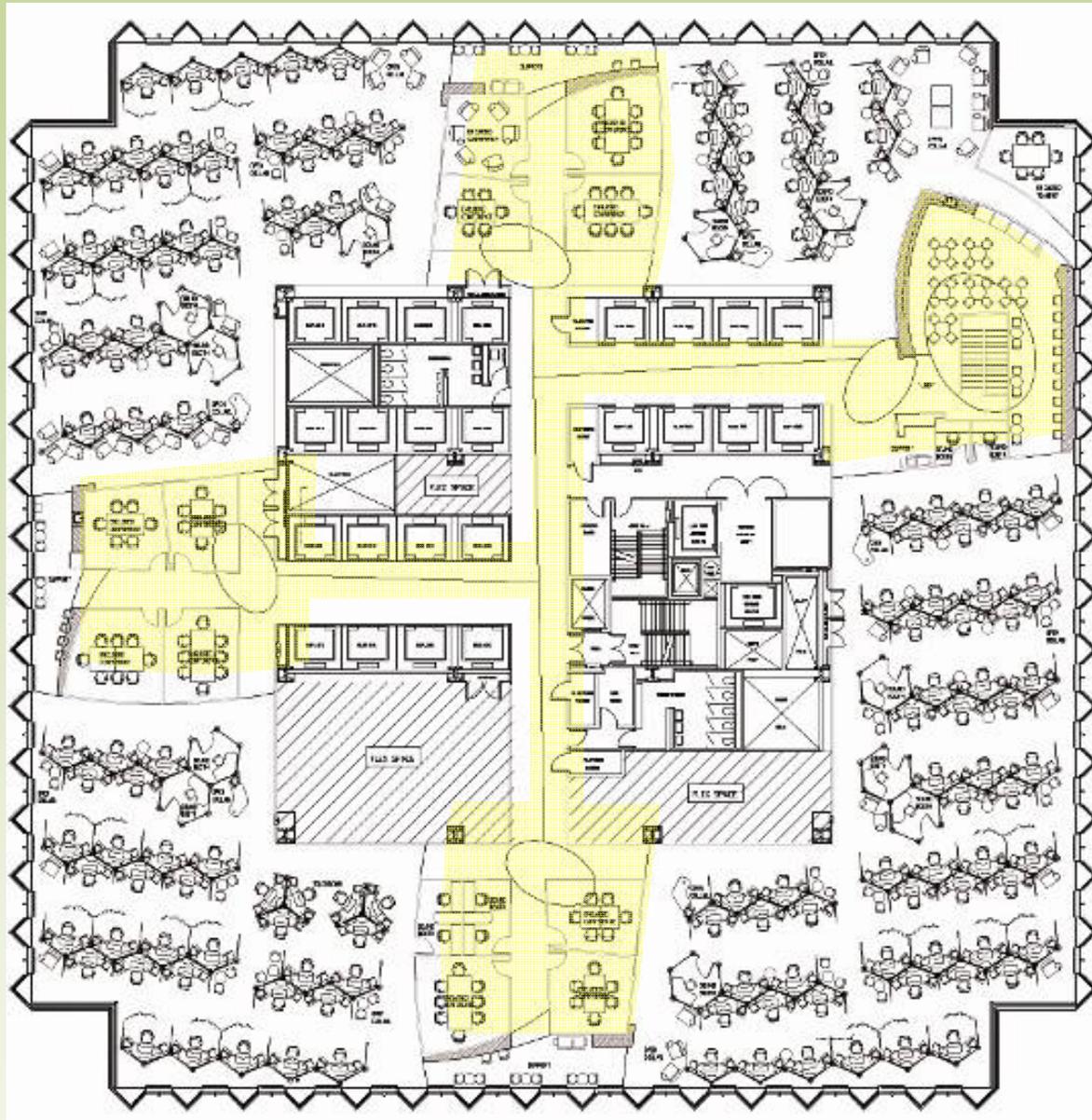
Embedded Flexibility



Guidelines that can evolve based on future changes.

Work settings that are based on modules.

Test Vignettes

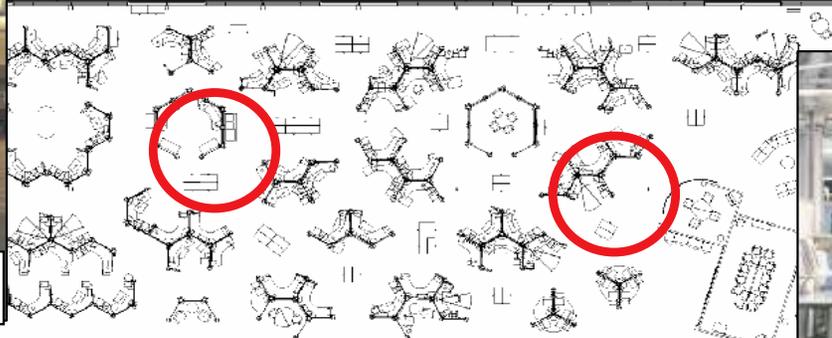


CUL-DE-SAC PLANNING CONCEPTS – 120 degree option

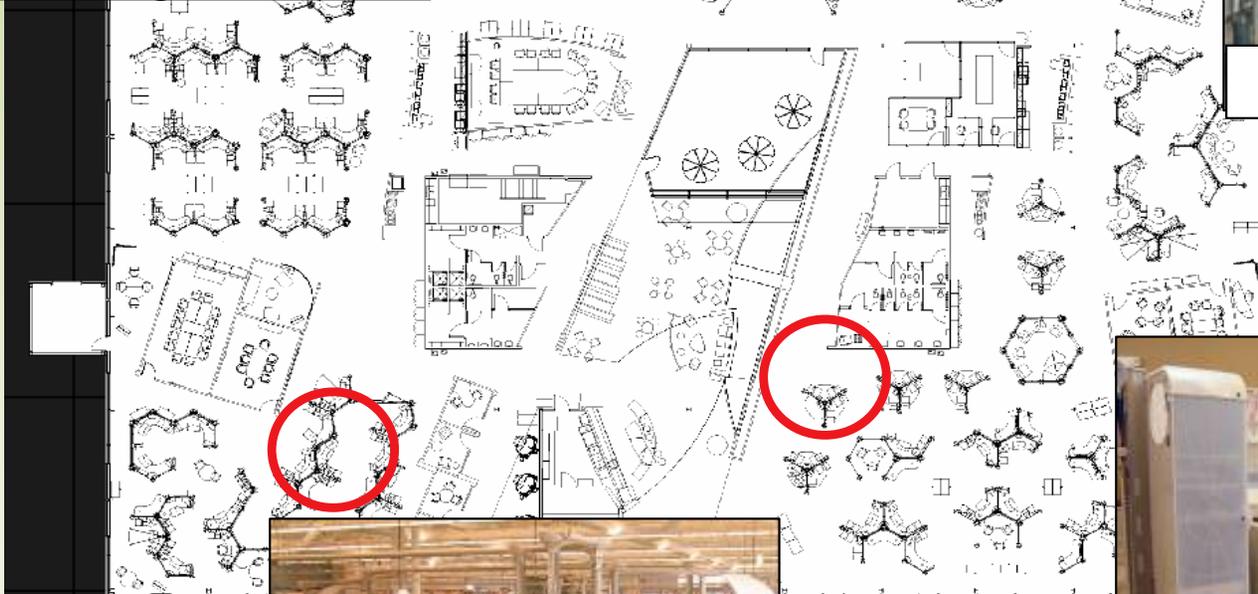
Test Vignettes



Convergent Area



Voyager Area



Work Area



Dock Area

Test Vignettes

Integrated teaming spaces

Fixed offices maximize open area planning

Centralized, functional get-together spaces

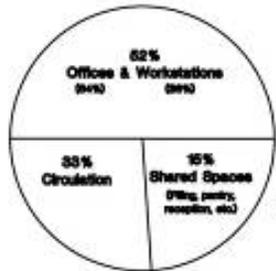
The central floor plan shows a multi-story office layout. It features a central core with elevators and stairs. The plan is divided into several zones: yellow zones on the left and right sides, a blue zone in the center, and red zones on the right side. Arrows point from these zones to four photographs: top-left shows a glass-walled office; top-right shows a long, open-plan office with a central desk; bottom-left shows a curved desk area; bottom-right shows a large, open-plan office with a central desk and chairs.

Metrics Managements

Fixed offices maximize open area planning *Integrated teaming spaces*

28th FLOOR UNIFIED FOOTPRINT

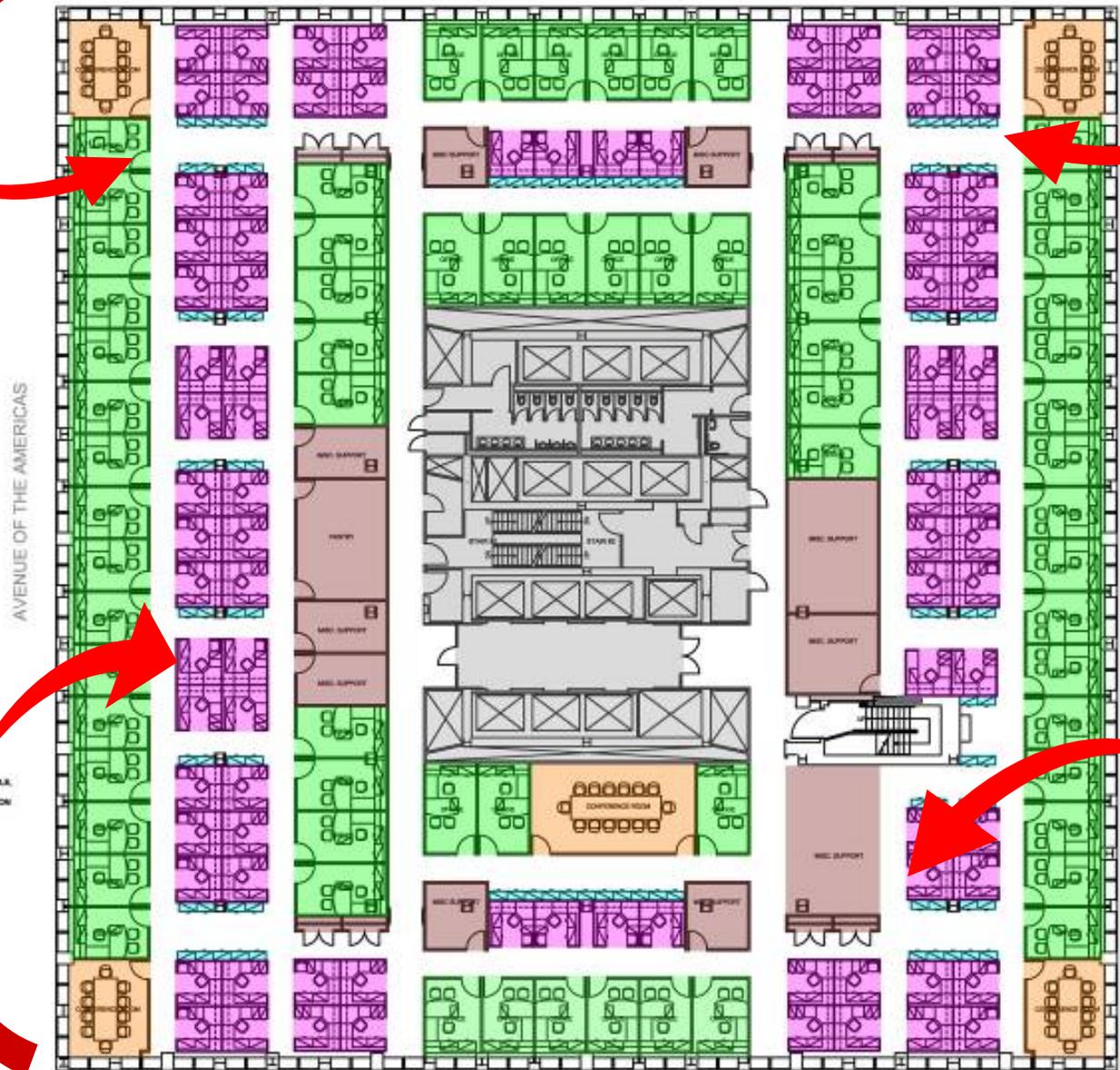
TOTAL GROSS SF:	32,400	
- CORE	4,101	
MMC OpCo FLOOR USABLE	28,299	
ROOMS/AREAS	NUMBER	TOTAL S.F.
PRIMARY WORK SPACES		
OFFICES (+/-137 SF)	68	9,316 SF
TOTAL OFFICE	68	9,316 SF
WORKSTATIONS (7'-6" x 7'-6")	68	5,319 SF
TOTAL OFFICE & WS	156	14,635 SF
SUPPORT SPACES		
CONF ROOM (VARIOUS SIZES)	5	1,575 SF
MISC. SUPPORT SPACE		2,198 SF
OPEN FILE AREAS	1	423 SF
TOTAL SUPPORT AREA		4,196 SF
OVERALL WORK & SUPPORT AREA		18,831 SF
OVERALL FLOOR CIRCULATION		9,468 SF
CIRCULATION FACTOR		50%
TOTAL STAFF PER FLOOR:		156



*BASED ON MMC OpCo USABLE, NOT INCLUDING FLOOR COMMON CIRCULATION

AVERAGE MMC OpCo USABLE SF P / P: 181 US (INCLUDES WORKSPACE, SUPPORT & MISC OpCo CIRCULATION)

RATIO OF 43% CLOSED OFFICES TO 57% OPEN WORKSTATIONS



Improved workstation density

*NOTE: ALL OFFICES ARE 15'-5" IN DEPTH
ALL WORKSTATIONS ARE 7'-6" X 7'-6"-MMC STANDARD

Centralized support spaces

Sustainable Design



Sustainable Design

Environmental Awareness

		Project Name, LEED Project # 0000 LEED Version 2 Certification Level: XXXX Date	
Points Achieved		Possible Points: 69	
Certified 26 to 32 points Silver 33 to 38 points Gold 39 to 51 points Platinum 52 or more points			
Sustainable Sites		Materials & Resources	
Possible Points: 14		Possible Points: 13	
Y Prereq 1 Erosion & Sedimentation Control Credit 1 Site Selection 1 Credit 2 Urban Redevelopment 1 Credit 3 Brownfield Redevelopment 1 Credit 4.1 Alternative Transportation, Public Transportation Access 1 Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms 1 Credit 4.3 Alternative Transportation, Alternative Fuel Refueling Stations 1 Credit 4.4 Alternative Transportation, Parking Capacity 1 Credit 5.1 Reduced Site Disturbance, Protect or Restore Open Space 1 Credit 5.2 Reduced Site Disturbance, Development Footprint 1 Credit 6.1 Stormwater Management, Rate and Quantity 1 Credit 6.2 Stormwater Management, Treatment 1 Credit 7.1 Landscape & Exterior Design to Reduce Heat Islands, Non-Roof 1 Credit 7.2 Landscape & Exterior Design to Reduce Heat Islands, Roof 1 Credit 8 Light Pollution Reduction 1	Y Prereq 1 Storage & Collection of Recyclables Credit 1.1 Building Reuse, Maintain 75% of Existing Shell 1 Credit 1.2 Building Reuse, Maintain 100% of Existing Shell 1 Credit 1.3 Building Reuse, Maintain 100% Shell & 50% Non-Shell 1 Credit 2.1 Construction Waste Management, Divert 50% 1 Credit 2.2 Construction Waste Management, Divert 75% 1 Credit 3.1 Resource Reuse, Specify 5% 1 Credit 3.2 Resource Reuse, Specify 10% 1 Credit 4.1 Recycled Content 1 Credit 4.2 Recycled Content 1 Credit 5.1 Local/Regional Materials, 20% Manufactured Locally 1 Credit 5.2 Local/Regional Materials, of 20% Above, 50% Harvested Locally 1 Credit 6 Rapidly Renewable Materials 1 Credit 7 Certified Wood 1		
Water Efficiency		Indoor Environment	
Possible Points: 5		Possible Points: 17	
Y Credit 1.1 Water Efficient Landscaping, Reduce by 50% 1 Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation 1 Credit 2 Innovative Wastewater Technologies 1 Credit 3.1 Water Use Reduction, 20% Reduction 1 Credit 3.2 Water Use Reduction, 30% Reduction 1	Y Prereq 1 Minimum IAQ Y Prereq 2 Environmental Tobacco Use Credit 1 Carbon Dioxide 1 Credit 2 Increase Ventilation 1 Credit 3.1 Construction Low-Emitting 1 Credit 3.2 Construction Low-Emitting 1 Credit 4.1 Low-Emitting 1 Credit 4.2 Low-Emitting 1 Credit 4.3 Low-Emitting 1 Credit 4.4 Low-Emitting 1 Credit 5 Indoor Chemicals and Materials 1 Credit 5.1 Controllability 1 Credit 5.2 Controllability 1 Credit 6.1 Thermal Comfort 1 Credit 7.1 Thermal Comfort 1 Credit 8.1 Daylight & Views 1 Credit 8.2 Daylight & Views 1		
Energy & Atmosphere		Innovation & Design	
Possible Points: 17		Possible Points: 5	
Y Prereq 1 Fundamental Building Systems Commissioning 1 Y Prereq 2 Minimum Energy Performance 1 Y Prereq 3 CFC Reduction in HVAC&R Equipment 1 Credit 1.1 Optimize Energy Performance, 20% New / 10% Existing 2 Credit 1.2 Optimize Energy Performance, 30% New / 20% Existing 2 Credit 1.3 Optimize Energy Performance, 40% New / 30% Existing 2 Credit 1.4 Optimize Energy Performance, 50% New / 40% Existing 2 Credit 1.5 Optimize Energy Performance, 60% New / 50% Existing 2 Credit 2.1 Renewable Energy, 0% 1 Credit 2.2 Renewable Energy, 10% 1 Credit 2.3 Renewable Energy, 20% 1 Credit 3 Additional Commissioning 1 Credit 4 Ozone Depletion 1 Credit 5 Measurement & Verification 1 Credit 6 Green Power 1	Y Prereq 1 Innovation in Design 1 Credit 1.1 Innovation in Design 1 Credit 1.2 Innovation in Design 1 Credit 1.3 Innovation in Design 1 Credit 1.4 Innovation in Design 1 Credit 2 LEED™ Accredited 1		



Integrated Security Design



Integrated Security Design

Security should be used as a **business tool**, not an afterthought. Designers should take a **proactive approach**, making security an integral part of the programming and design.

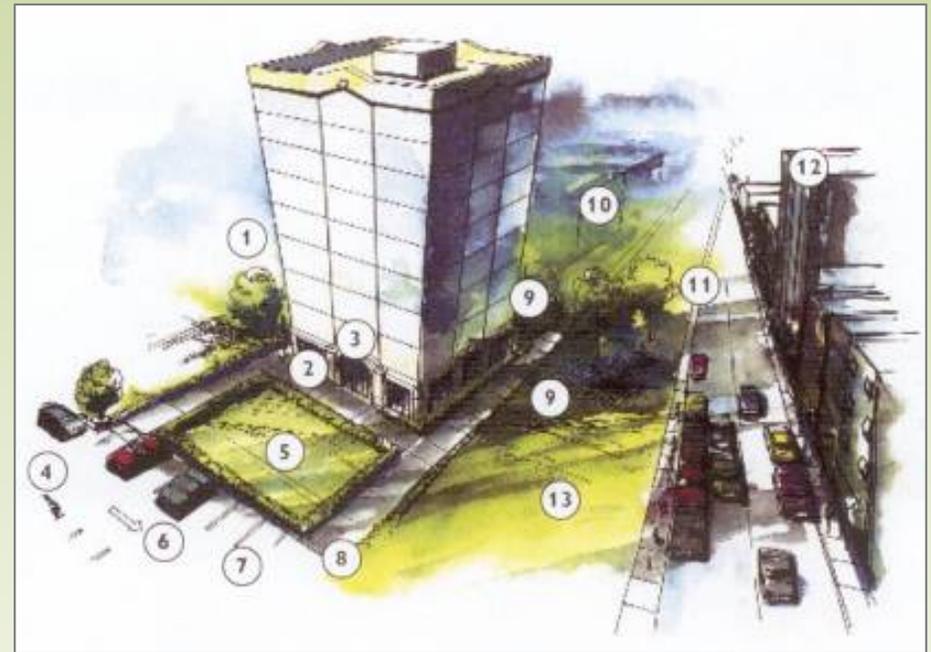
An **Integrated Security Design** approach will yield a **holistic, workplace solution** that meets the challenges of today's changing world.



Complete a Building Security Assessment

Checklist of site security issues:

1. Locate outside assets within view of occupied rooms
2. Eliminate parking within the building
3. Minimize exterior signage
4. Remotely locate trash/ash receptacles away from the building
5. Eliminate lines of approach perpendicular to the building
6. Provide appropriate vehicle set-back
7. Illuminate exterior and site
8. Minimize vehicle access points
9. Eliminate potential hiding places near the building
10. Site building within view of other buildings
11. Maximize the distance from the site boundary to the building
12. Locate the building away from vantage points
13. Secure access to building utilities



Building Security

Building Attributes

- Perimeter and interior lights on **emergency power**
- **Control of interior parking** to authorized personnel only through the use of a 10,000-foot pound ram resistant gate, card reader, intercom to the security closet, security camera and guard booth.
- **Control of adjacent parking facilities** including all of the above parking to include a perimeter fence.
- **Guard station at entrance**
- **24 hr CCTV monitoring** and signage publicizing their use.
- **Shatter resistant glass**
- **Intrusion alarms and glass break detectors** shall be placed on all first floor windows and connected to the central security monitoring system.



Building Security

Card Reader Entry Control

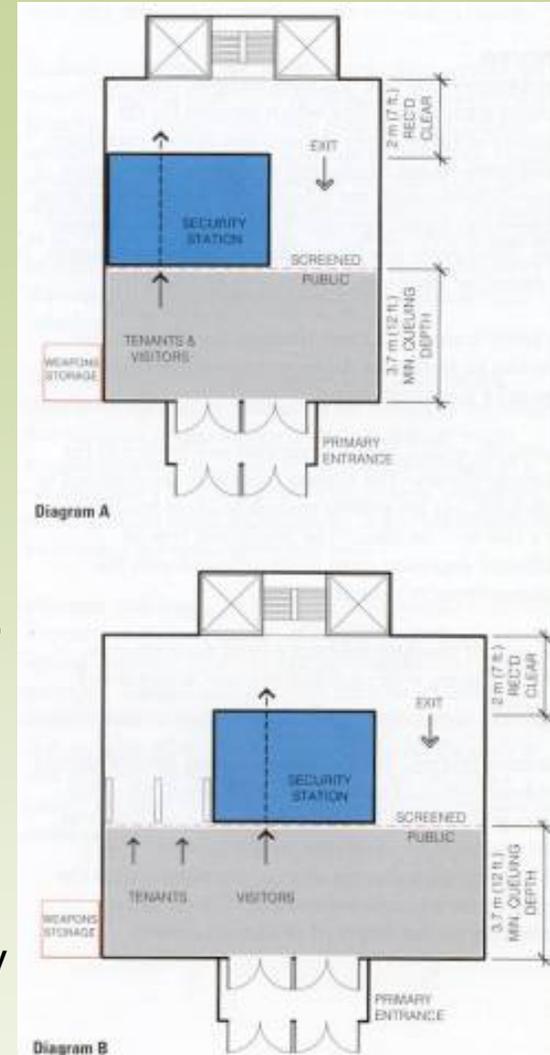
The building and all related facilities shall control entry through a card reader system (SMART Card) that activates and monitors the door locks. This system shall, in turn, be monitored at the security desk and security closet.

The following base building spaces shall be controlled by card reader systems:

- All **entry doors**
- The main door at the loading dock area
- The **main telecommunications closet** and the **telephone closets**
- The **generator**
- The **building's Fire Command Station**
- **Gate located in the lobby** shall control entry into the space

Security Cameras

A security system including building mounted cameras, both internally and externally, entrance security screening equipment, parking security gates, and other devices determined necessary to assure the physical security of the building and its occupants.



Change Management

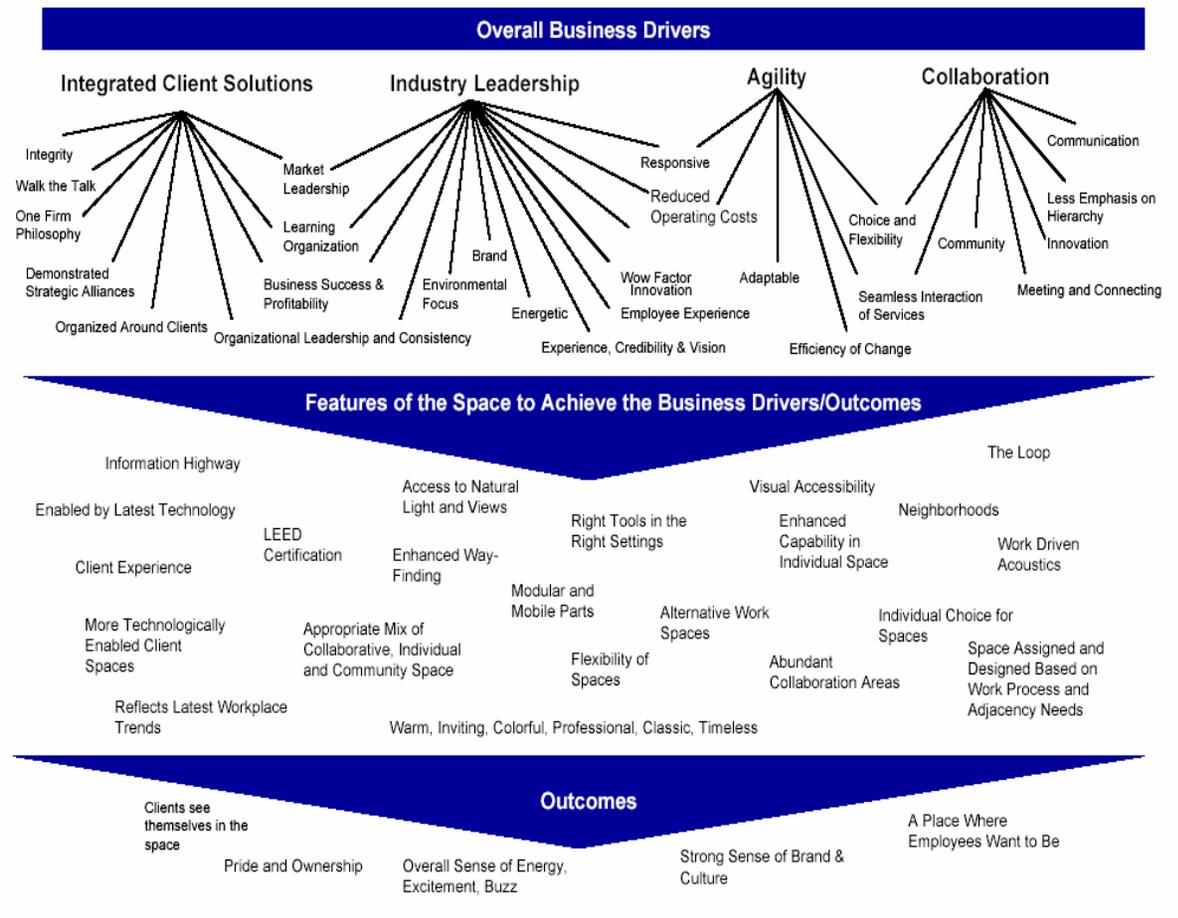


Change Management & Communication

- Web Sites (Intranet)
- Mood and Materials Boards
- Workshops & Focus Groups
- Furniture Mock-ups
- Interviews
- Q & A access (e.g. via e-mail or anonymous mailbox)
- Newsletters



Key Message Pyramid



Case Studies





IA Government Experience

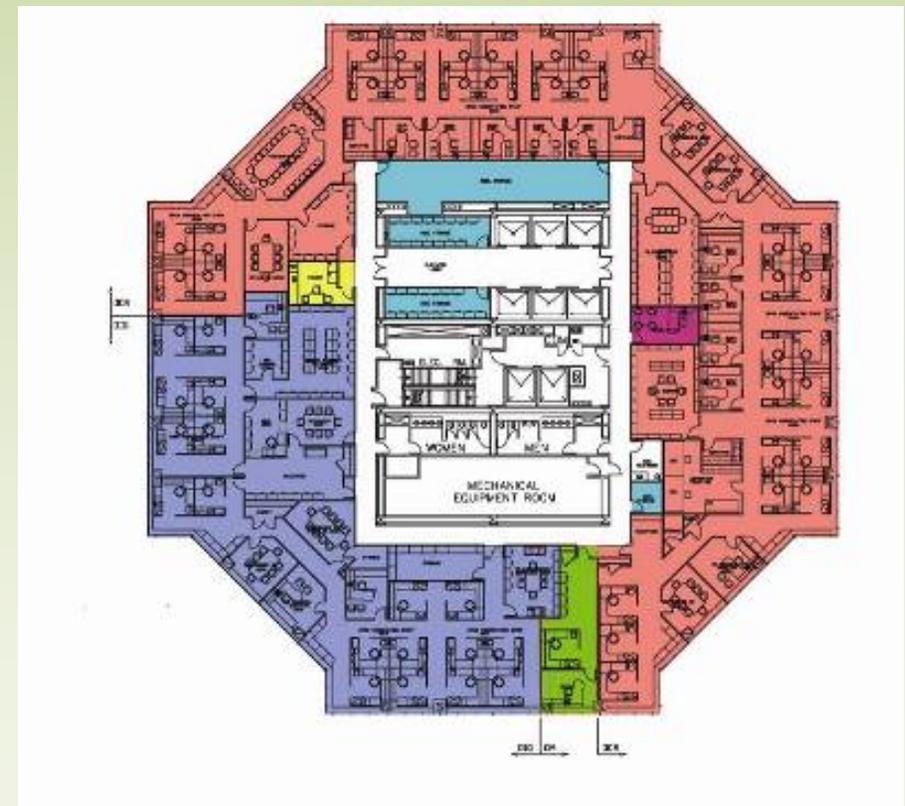
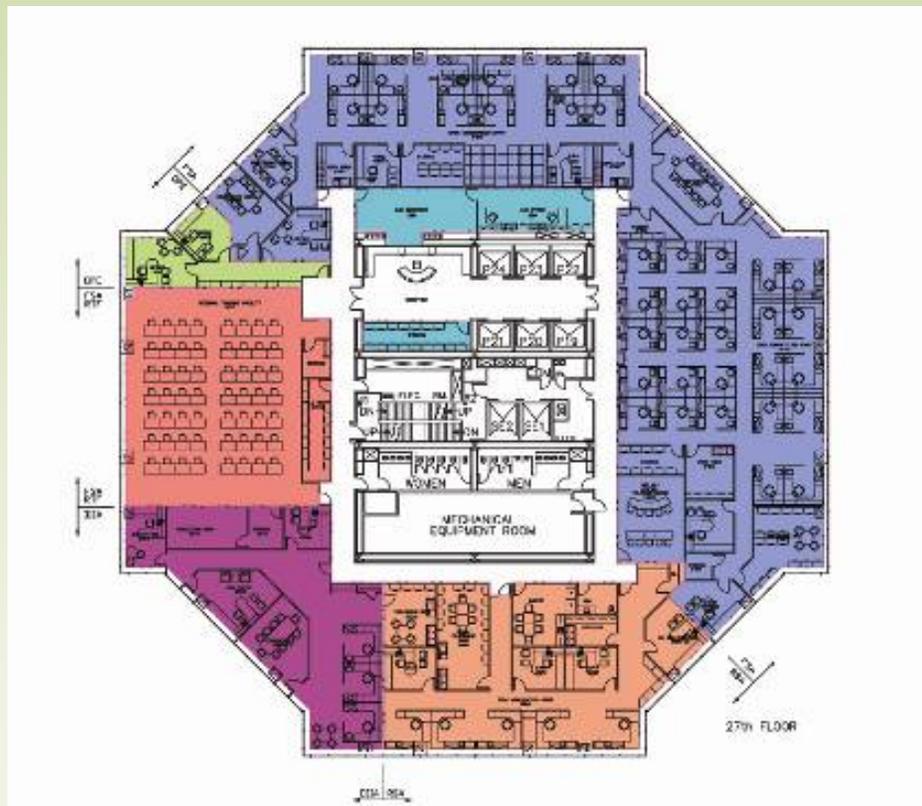
- Department of Transportation
- Department of Education
- Millennium Challenge Corporation
- Department of Interior
- Social Security Administration
- Department of Homeland Security
- Drug Enforcement Agency
- Environmental Protection Agency
- Immigration and Naturalization Services
- Library of Congress
- Federal Emergency Management Association
- General Services Administration
- Office of Administrative Hearings
- Federal Air Marshal Service



Department of Education



- ❑ 60,000 RSF
- ❑ 32 Old Slip, Financial District, New York, NY
- ❑ Building Evaluations; Security Assessments; Test Fits; Schematic Design; Design Intent Drawings; Furniture Selection and Procurement Assistance; Construction Administration.



Department of Education

CHALLENGE:

Keeping an end-user who is located in a different city **informed and engaged** in the process; providing a **comforting environment** in a post 9-11 era; and **creating unique identity** for each division while **presenting a unified office.**



SOLUTION:

By creating a **FLASH presentation** we kept the end-users **informed and updated.** Color and finish selections created a **comforting environment** and each group had **finish options** that centered on a **common theme.**



Doe.exe

Department of State - Millennium Challenge Corporation

- ❑ 75,000 RSF
- ❑ Bowen Building, Washington, DC
- ❑ Scope of services:
 - Programming;**
 - Performance Specifications;**
 - Building Evaluations;**
 - Security Assessments;**
 - Test Fits;**
 - Schematic Design;**
 - Construction Documents;**
 - Furniture Selection**
 - Procurement Assistance;**
 - Construction Administration;**
 - Signage; Art & Accessories.**

MCC

THE BOWEN BUILDING

Location:
875 15th STREET, NW
WASHINGTON D.C.

Floors Offered:

- second 11,725 USF
- third 17,634 USF
- fourth 17,634 USF
- fifth 17,634 USF

Total Usable Square Footage Offered:

- 64,627 USF
- 73,838 RSF



IA | INTERIOR ARCHITECTS

MCC

EXECUTIVE RECEPTION



SOLUTION:

By reflecting on the agencies mission and goals and comparing to similar existing agencies, we developed a set of requirements that would meet their needs by be fluid enough to change as they grow and developed. We selected a neutral color palette that was rich in tonal and textural values to be appealing to various cultures and provide a rich, sophisticated environment without being opulent.



CHALLENGE:
Helping establish the programming requirements for a new government agency; and creating unique identity for the agency that will be well received by various cultures and economic levels.



MCC

WORKSPACE SPACE STANDARDS

EQUIPMENT LEGEND:

-  - overhead cabinet
-  - wardrobe
-  - lateral file
-  - box box file
-  - printer
-  - keyboard tray

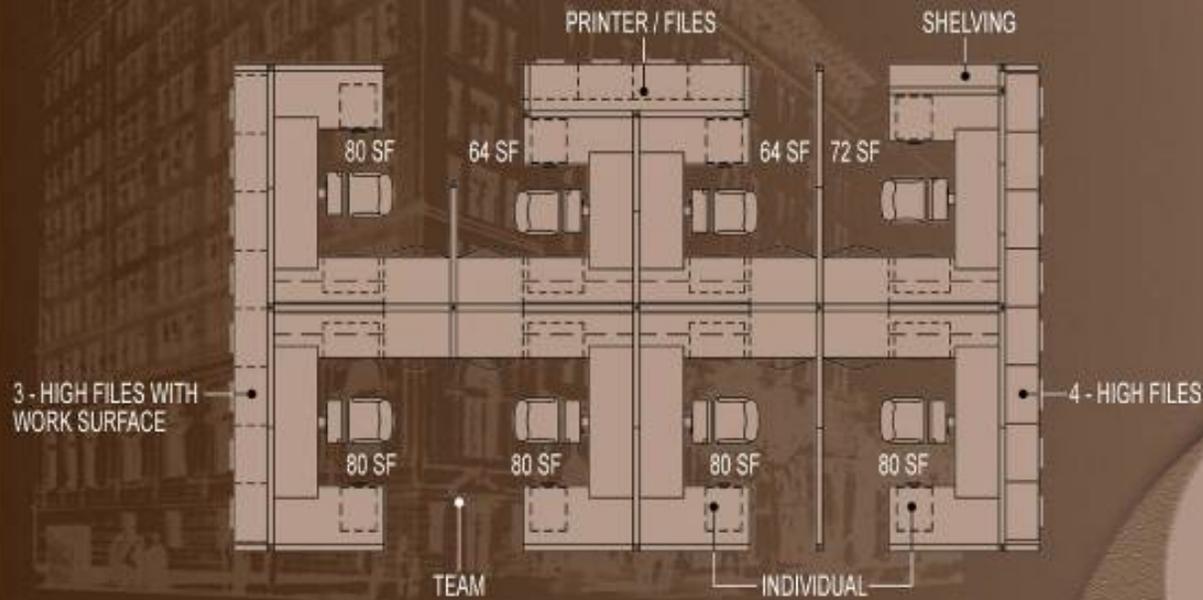
Room Name:

- Chief Executive Officer
- Vice President
- Managing Director
- Director
- Program Officers / Assistant Country Director
- Specialist
- Administrative / Staff

Room Name:

- 350 square feet
- 225 square feet
- 175 square feet
- 125 square feet
- 80 square feet
- 72 square feet
- 64 square feet

TYPICAL WORKSTATION PLANNING MODULES



IA INTERIOR ARCHITECTS

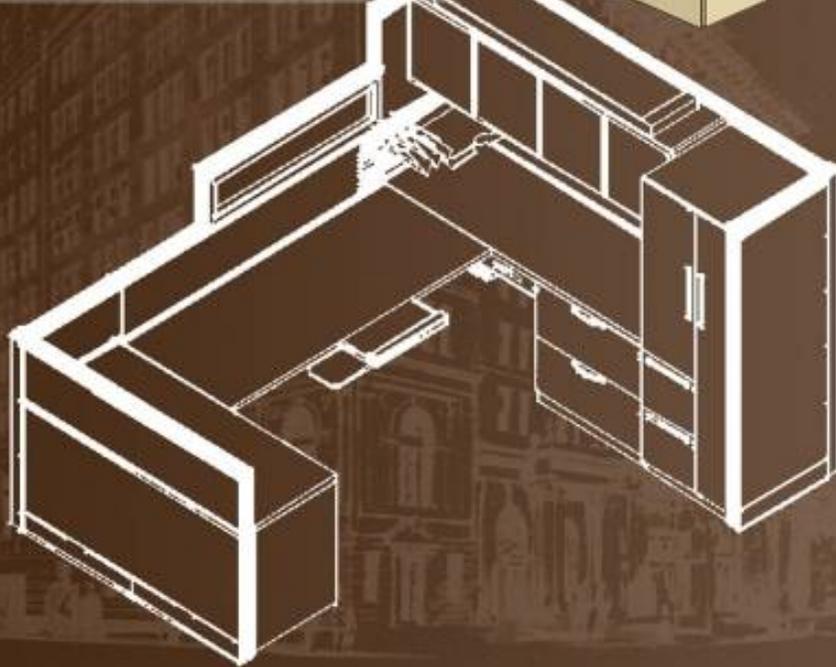
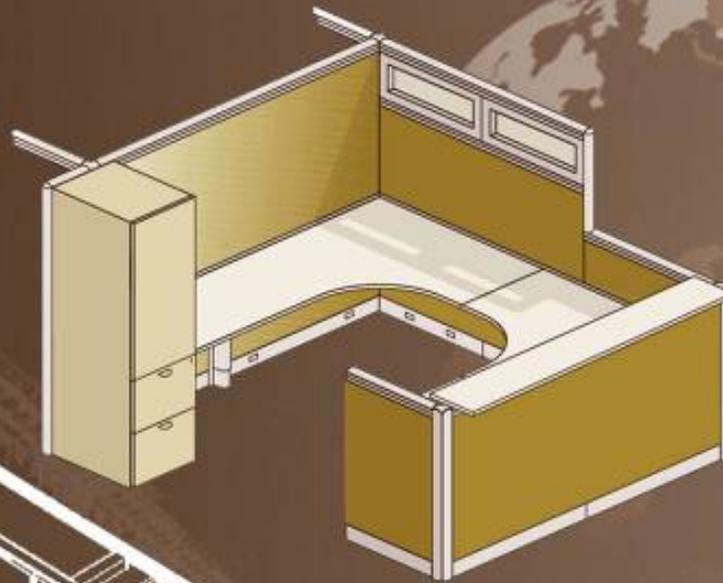


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TYPICAL WORKSTATION

EQUIPMENT LEGEND:

-  - overhead cabinet
-  - wardrobe
-  - lateral file
-  - box box file
-  - printer
-  - keyboard tray



IA INTERIOR ARCHITECTS



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FIFTH FLOOR AREAS

FLOOR INFORMATION CHART

OFFICE OF THE CHIEF EXECUTIVE OFFICER

DESCRIPTION	QTY
PRIVATE OFFICES - 360 SF	1
PRIVATE OFFICES - 225 SF	1
PRIVATE OFFICES - 175 SF	2
PRIVATE OFFICES - 125 SF	1
WORKSTATIONS - 80 SF	3
WORKSTATIONS - 72 SF	0
TOTAL SEATS	8

GENERAL COUNSEL

DESCRIPTION	QTY
PRIVATE OFFICES - 360 SF	0
PRIVATE OFFICES - 225 SF	1
PRIVATE OFFICES - 175 SF	1
PRIVATE OFFICES - 125 SF	0
WORKSTATIONS - 80 SF	1
WORKSTATIONS - 72 SF	0
WORKSTATIONS - 64 SF	2
TOTAL SEATS	11

DEVELOPMENT POLICY

DESCRIPTION	QTY
PRIVATE OFFICES - 360 SF	0
PRIVATE OFFICES - 225 SF	1
PRIVATE OFFICES - 175 SF	0
PRIVATE OFFICES - 125 SF	1
WORKSTATIONS - 80 SF	1
WORKSTATIONS - 72 SF	0
WORKSTATIONS - 64 SF	0
TOTAL SEATS	7

DOMESTIC RELATIONS

DESCRIPTION	QTY
PRIVATE OFFICES - 360 SF	0
PRIVATE OFFICES - 225 SF	1
PRIVATE OFFICES - 175 SF	0
PRIVATE OFFICES - 125 SF	2
WORKSTATIONS - 80 SF	2
WORKSTATIONS - 72 SF	6
WORKSTATIONS - 64 SF	1
TOTAL SEATS	12

INTERNATIONAL RELATIONS

DESCRIPTION	QTY
PRIVATE OFFICES - 360 SF	0
PRIVATE OFFICES - 225 SF	1
PRIVATE OFFICES - 175 SF	2
PRIVATE OFFICES - 125 SF	0
WORKSTATIONS - 80 SF	1
WORKSTATIONS - 72 SF	3
WORKSTATIONS - 64 SF	0
TOTAL SEATS	7



HOTELING / STAFFING RESERVE

DESCRIPTION	QTY
PRIVATE OFFICES - 360 SF	0
PRIVATE OFFICES - 225 SF	0
PRIVATE OFFICES - 175 SF	0
PRIVATE OFFICES - 125 SF	1
WORKSTATIONS - 80 SF	3
WORKSTATIONS - 72 SF	5
WORKSTATIONS - 64 SF	4
TOTAL SEATS	13

CEO SUPPORT SPACES

DESCRIPTION	SQ. FTG
BOARD ROOM	565 SF
STAGING KITCHEN	145 SF
CEO DINING / CONFERENCE ROOM	545 SF
STORAGE	131 SF
EXECUTIVE RECEPTION	480 SF
EXECUTIVE BATHROOM	122 SF
WORK ROOM	265 SF
CEO ANTE ROOM	260 SF
MECHANICAL ROOM	100 SF
SECURE ROOM	74 SF
BATHROOM	70 SF
TOTAL SQ. FTG.	2,757 SF

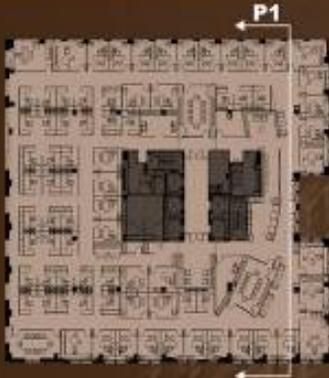
FLOOR COMMON SUPPORT

DESCRIPTION	SQ. FTG
COPY ROOM	180 SF
PANTRY / BREAK OUT	370 SF
LARGE CONFERENCE ROOM	340 SF
LAN ROOM	135 SF
LIBRARY	170 SF
SMALL CONFERENCE	165 SF
TOTAL SQ. FTG.	1,360 SF



MCC

FLOOR COMMON /
SUPPORT SPACE



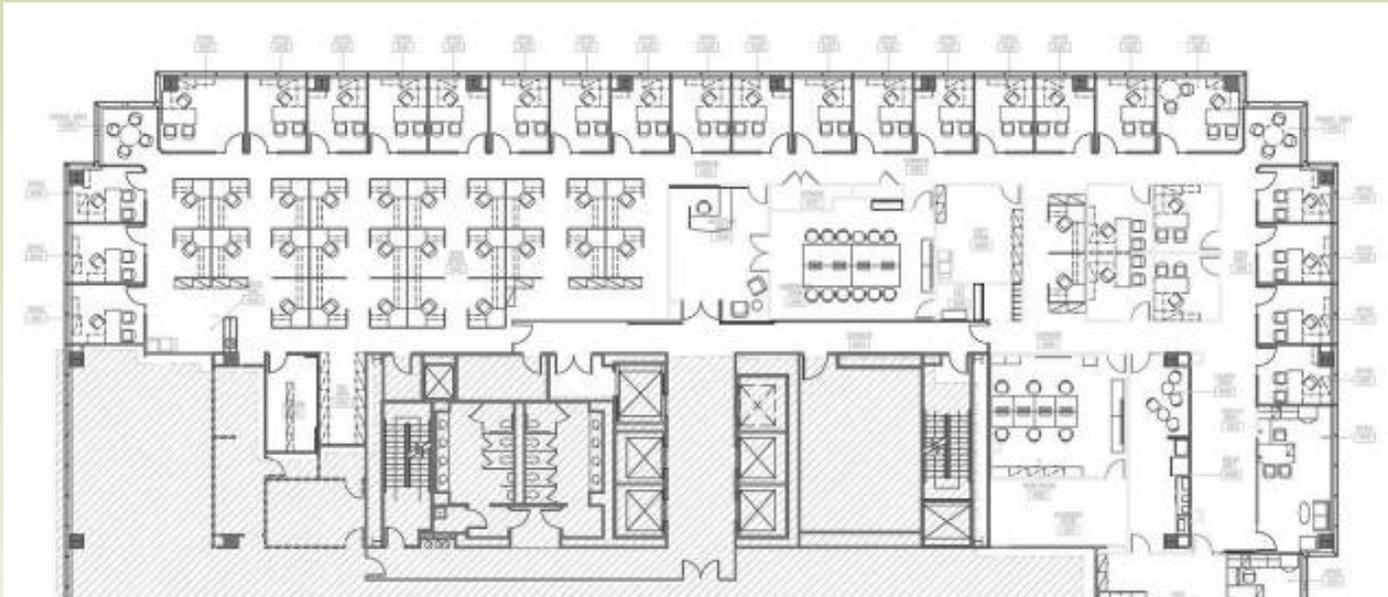
IA | INTERIOR
ARCHITECTS



IA | INTERIOR
ARCHITECTS

Federal Air Marshal Service

- ❑ 45,000 RSF
- ❑ Reston, VA
- ❑ Test Fits; Schematic Design;
Design Intent Drawings; Furniture Selection and Procurement Assistance;
Construction Administration



CHALLENGE:
Take an existing, furnished, high tech space and convert it to the Headquarters of a new Federal Law Enforcement Agency...with very little money, and as quickly as possible...while still defining a new image or brand for the agency.

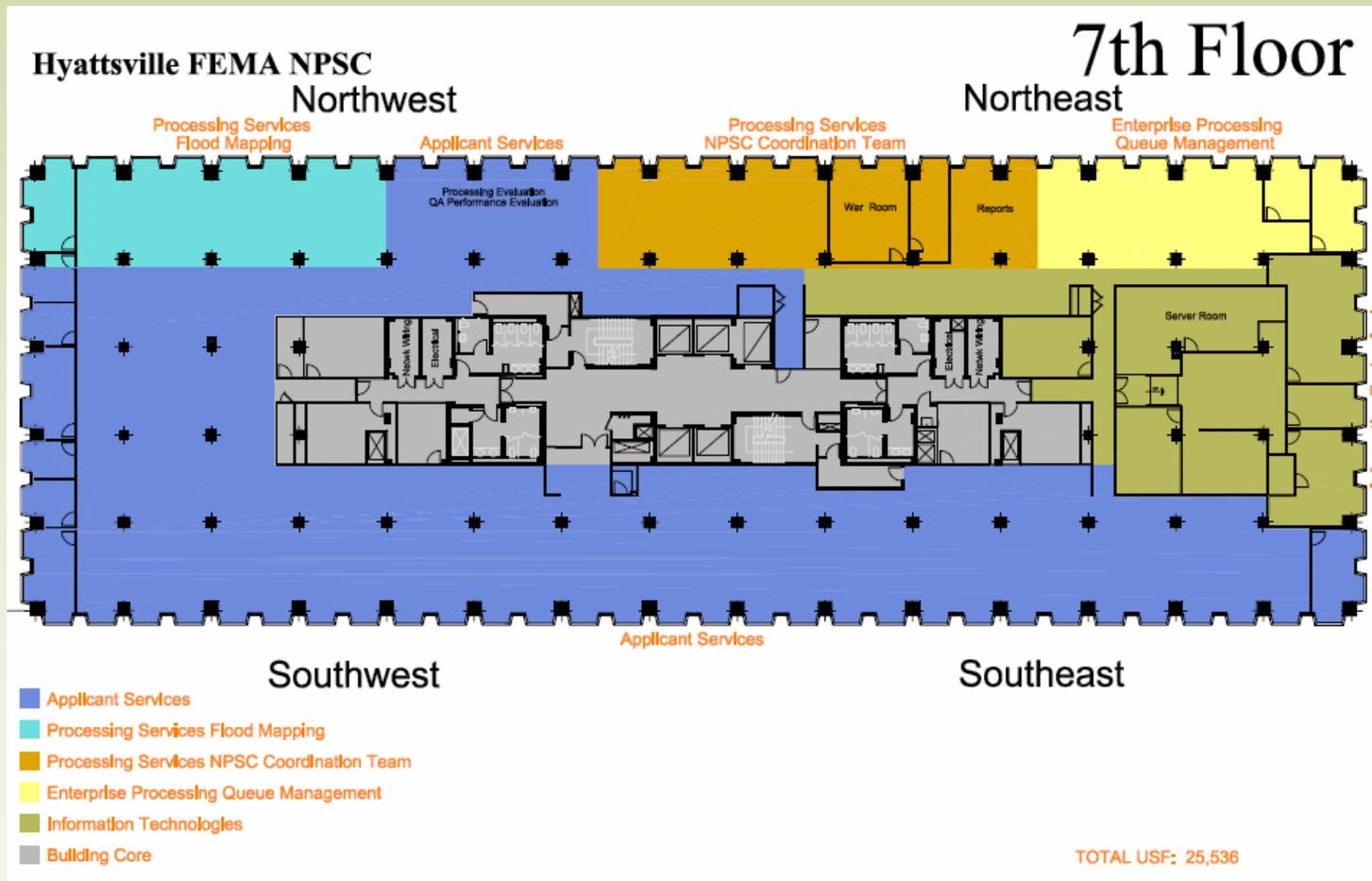
SOLUTION:

By utilizing the existing elements but creating new entry and destination points we created a presence for the Agency and an identity that was uniquely theirs.

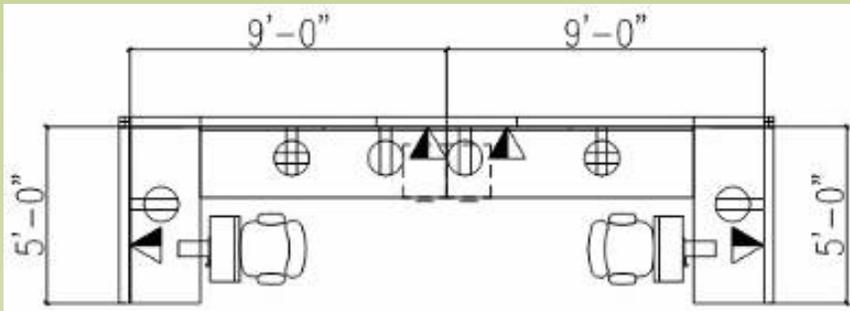
Federal Emergency Management Agency



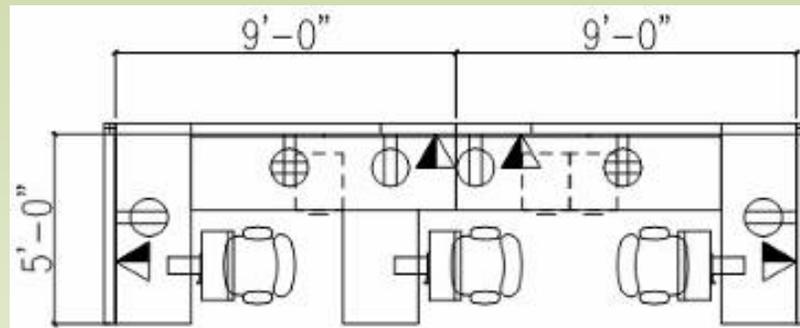
- ❑ 45,000 RSF
- ❑ Hyattsville, MD
- ❑ Building Evaluations; Space Assignment Plans; Security Assessments; Programming; Workstation Development; Performance Specification; POR



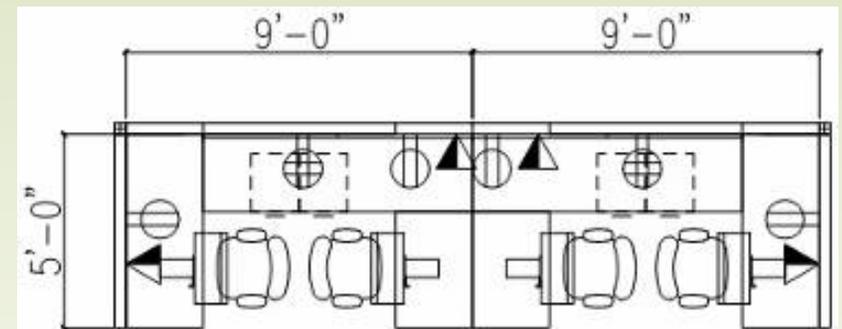
Federal Emergency Management Agency



Single occupancy =
250 staff per shift; or
500 per double shift



Double occupancy =
375 staff per shift; or
750 per double shift



Double occupancy =
500 staff per shift; or
1,000 per double shift

SOLUTION:

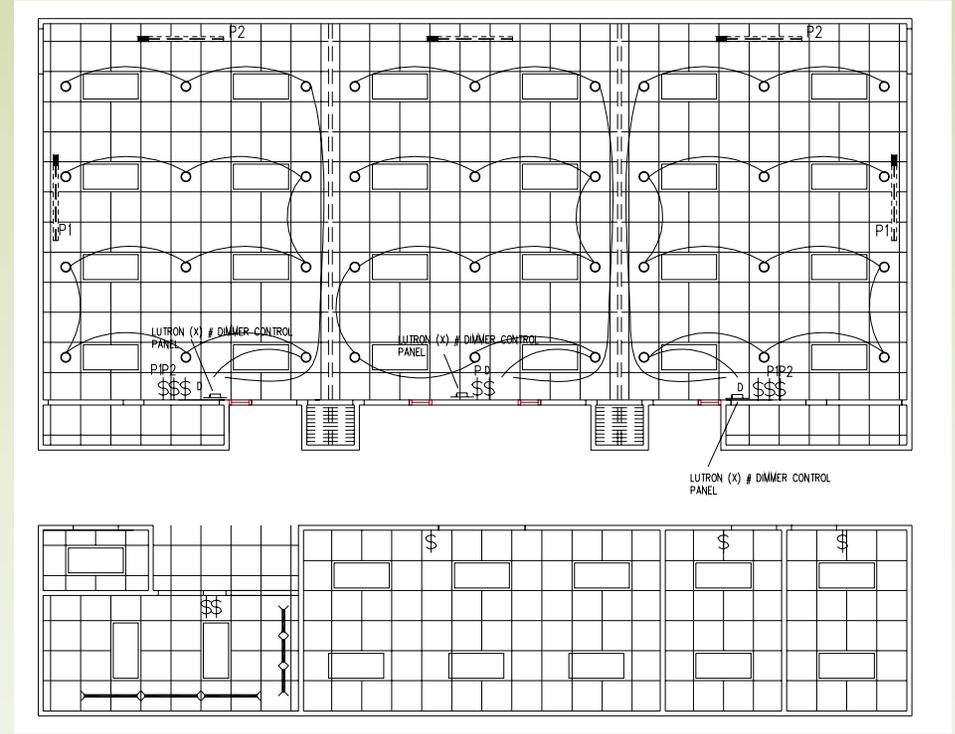
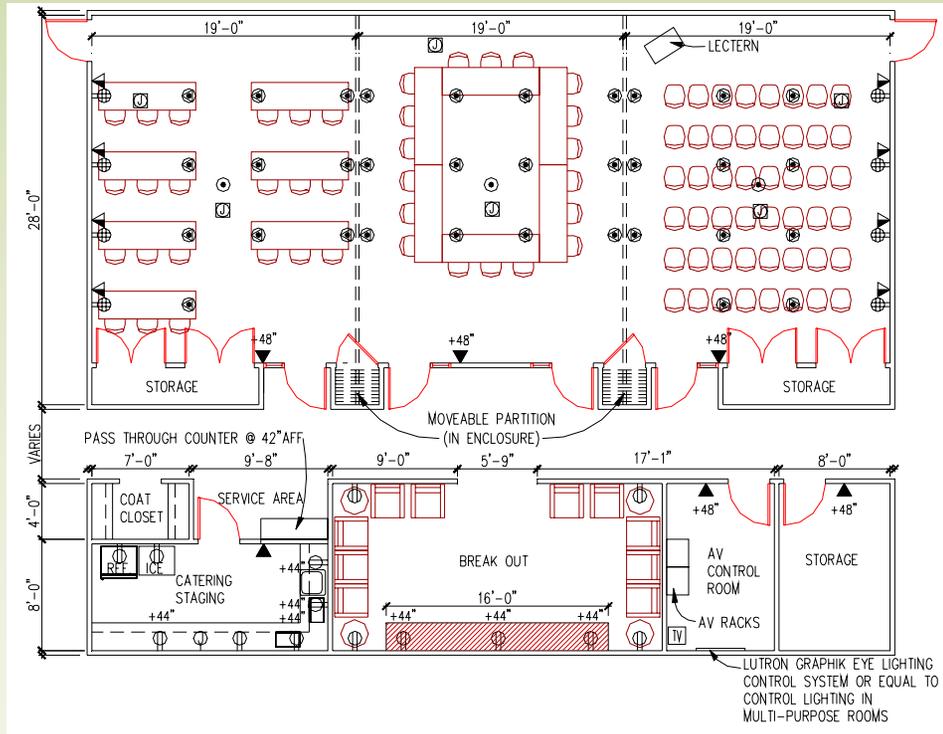
By designing a station that can accommodate twice the personnel and going to two shifts, this FEMA NPSC site can increase their HSS call center staffing capacity by 400%.

CHALLENGE:

Design a typical that would meet their need to surge in HSS staff from 250 upwards of 1,000 staff without having to acquire additional square footage and without having to reconfigure the space.

Department of Interior – Minerals Management Service

- ❑ 125,000 RSF
- ❑ 381 Elden Street, Herndon, VA
- ❑ PHASE I - Space Assignment Plans; Programming; Workstation Development; Performance Specification; POR
- ❑ PHASE II - Building Survey; Test Fits; Schematic Design; Design Intent Drawings; Furniture Selection and Procurement Assistance

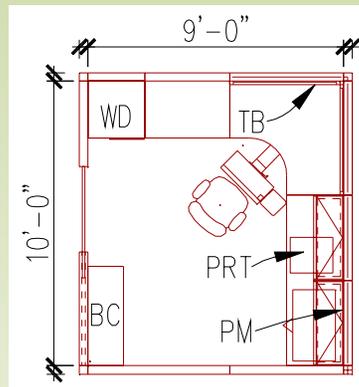


Conference Center 1,680 SF

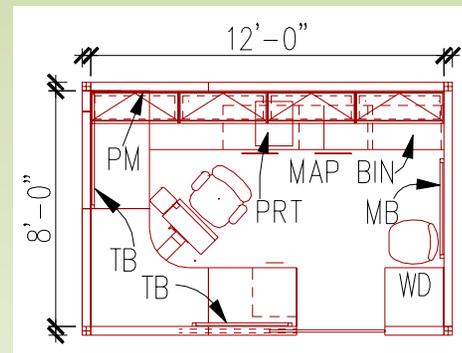
Department of Interior – Minerals Management Service, Herndon, VA

CHALLENGE:

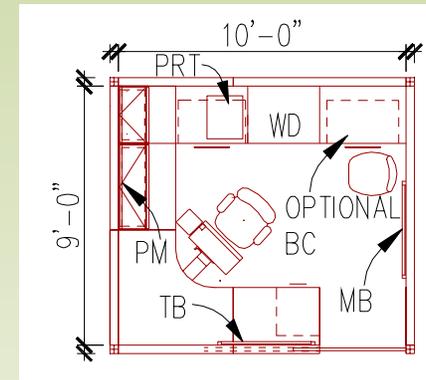
Aid in determining the workplace of the future for an agency that is rapidly expanding and growing that have divisions with diverse work styles and functions.



Existing typical



Options for 90 - 96 SF workstations

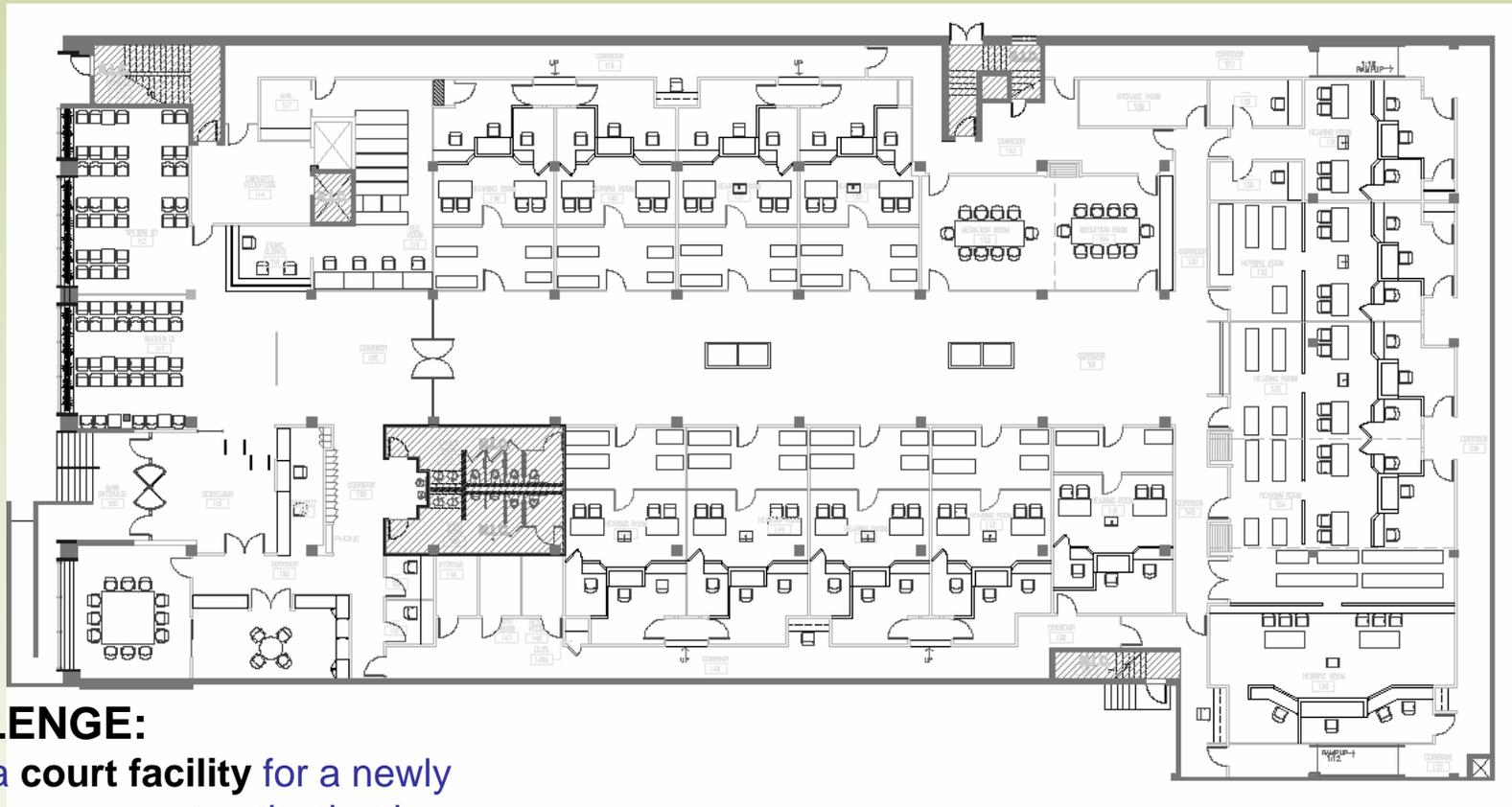


SOLUTION:

By evaluating their needs and looking at how they work and what they want to accomplish, IA developed a POR that defines their future requirements and meets the functional, operational and business drivers of the various groups.

Office of Administrative Hearings, Washington, DC

- ❑ 45,000 RSF
- ❑ Downtown Washington, DC
- ❑ Programming; Workstation Development; Performance Specification; Building Survey; Test Fits; Schematic Design; Design Intent Drawings; Furniture Selection and Procurement Assistance; Construction Documents; Construction Administration

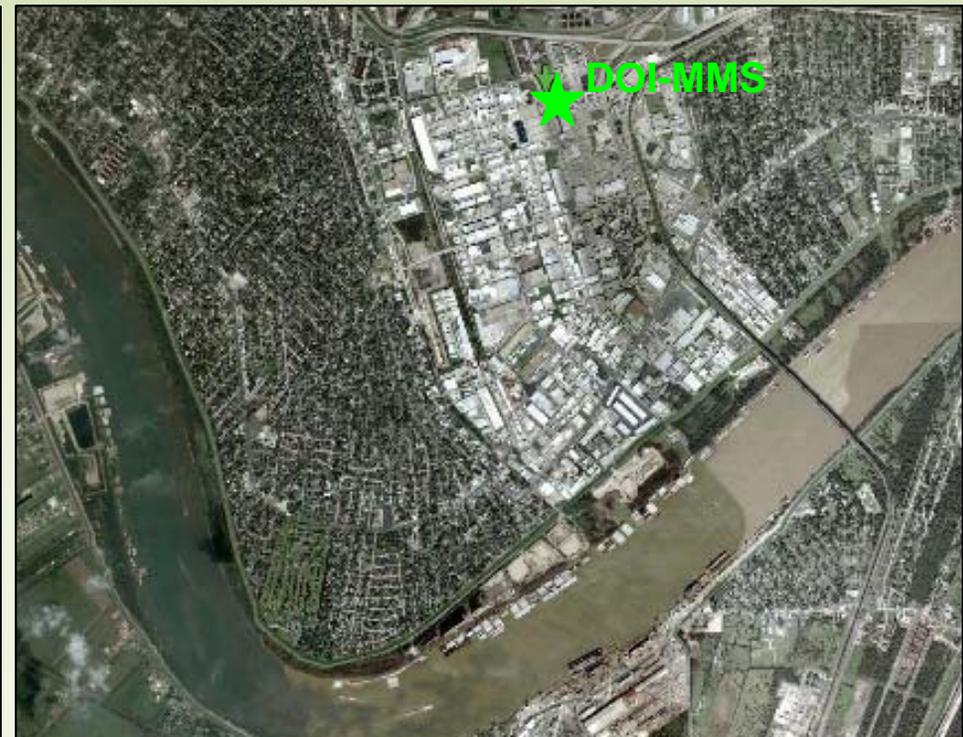
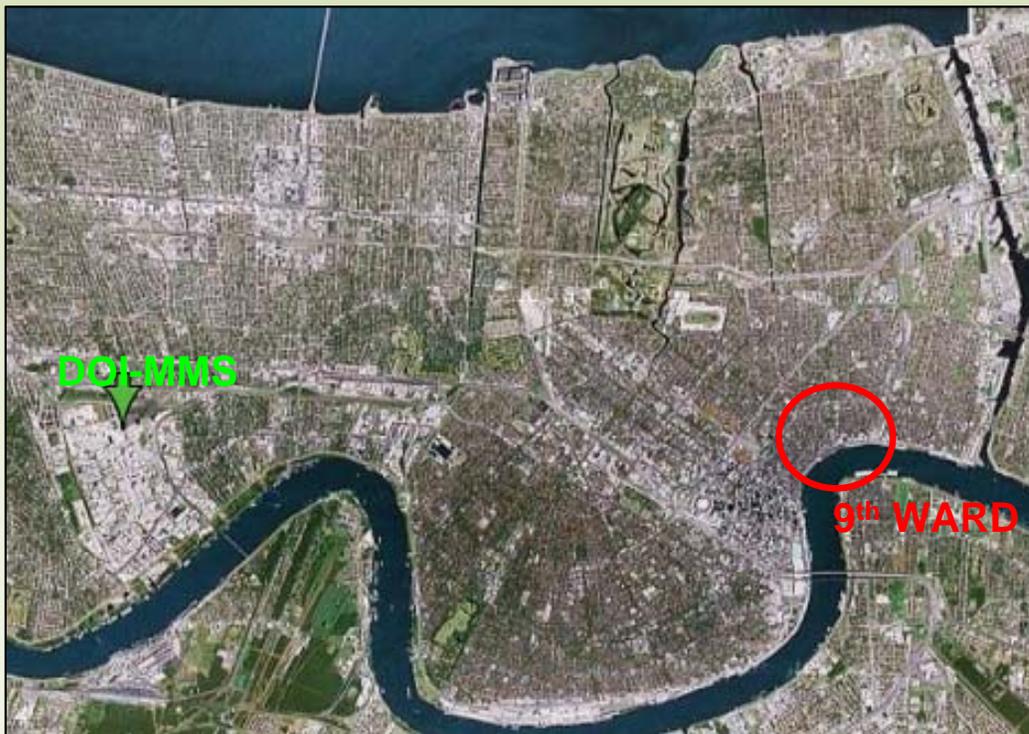


CHALLENGE:

Design a **court facility** for a newly created government entity that is **secure yet not intimidating.**

Department of Interior - Minerals Management Service

- ❑ 200,000 RSF
- ❑ 1201 Elmwood Park Boulevard, New Orleans, LA
- ❑ Planning and Construction in New Orleans - Post Hurricane Katrina
- ❑ Full Interior Design Services for Renovation and Expansion



Department of Interior - Minerals Management Service



August 2005- MMS New Orleans damages

Department of Interior - Minerals Management Service

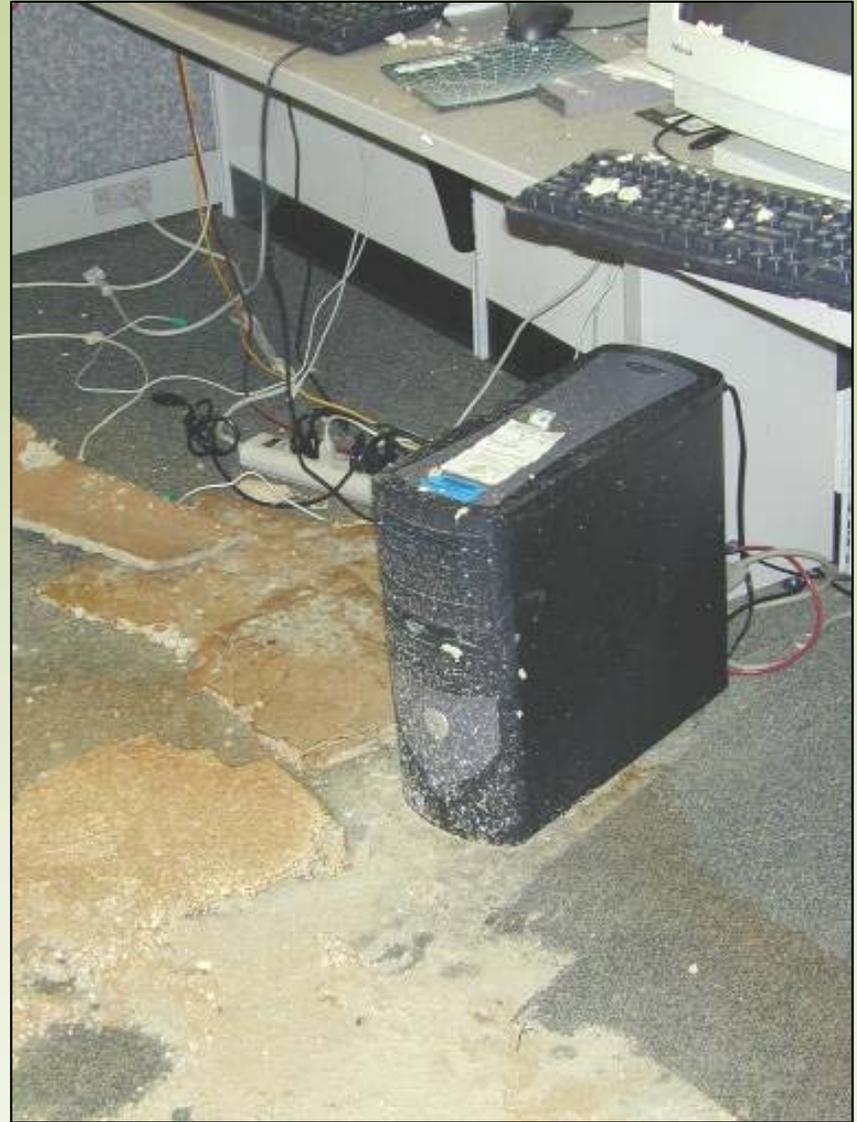


August 2005- MMS New Orleans damages

Department of Interior - Minerals Management Service



September 2005- MMS New Orleans damages



September 2005- MMS New Orleans damages



September 2005- MMS New Orleans
damages



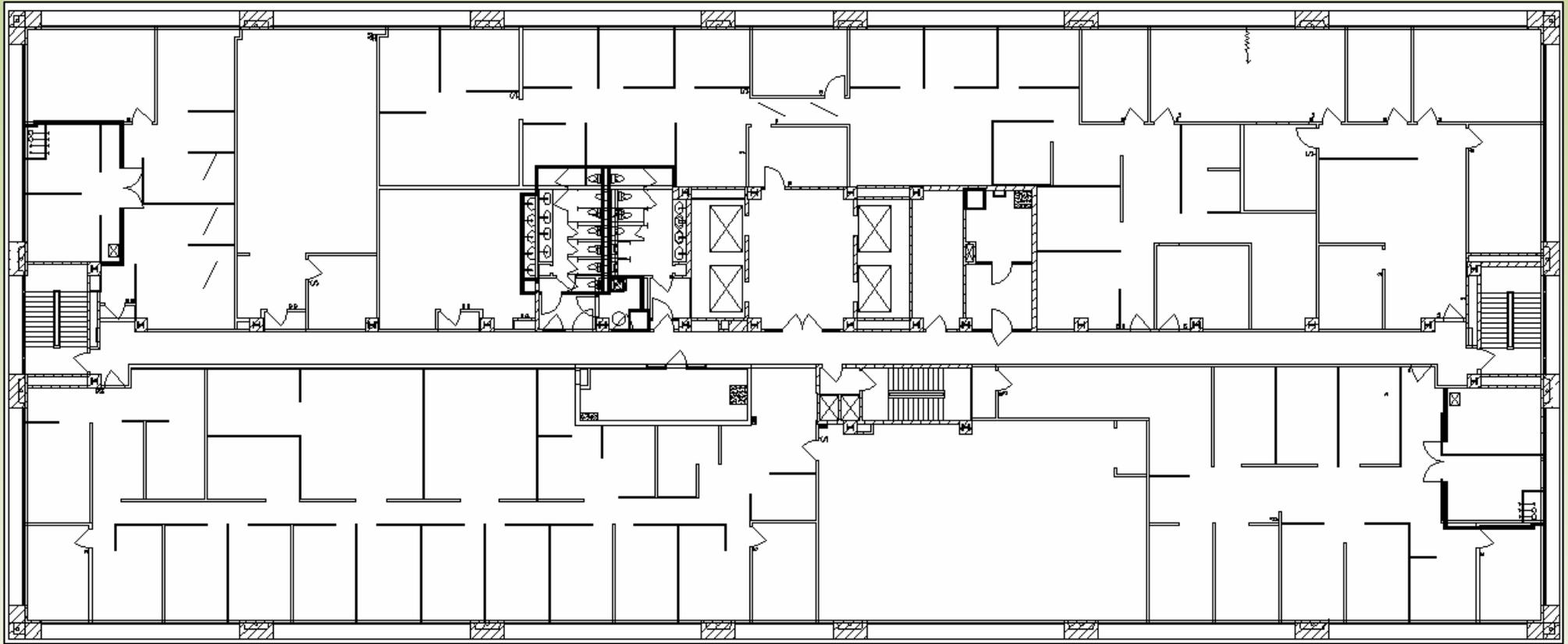
September 2005- MMS New Orleans damages



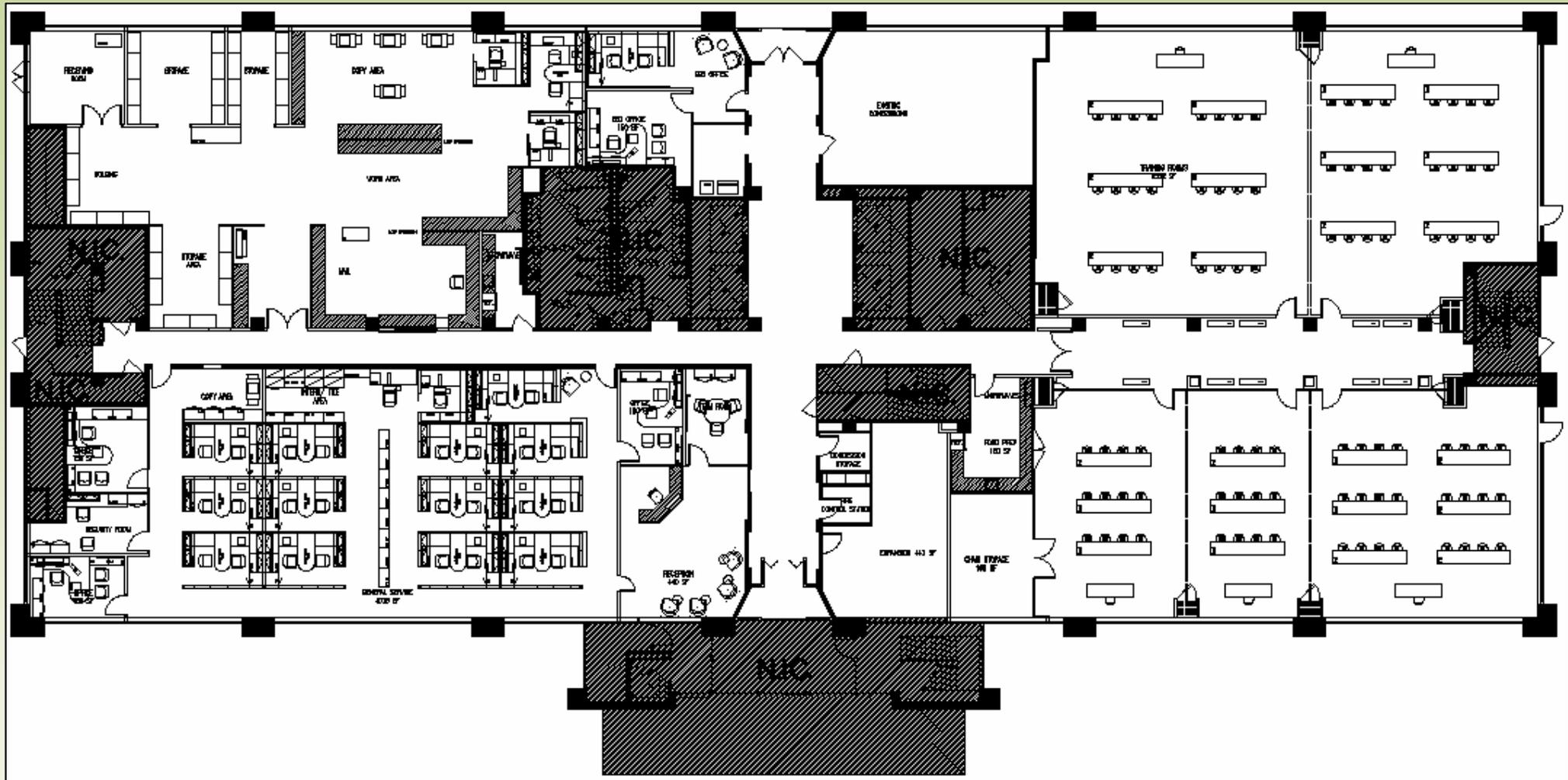
September 2005- MMS New Orleans damages



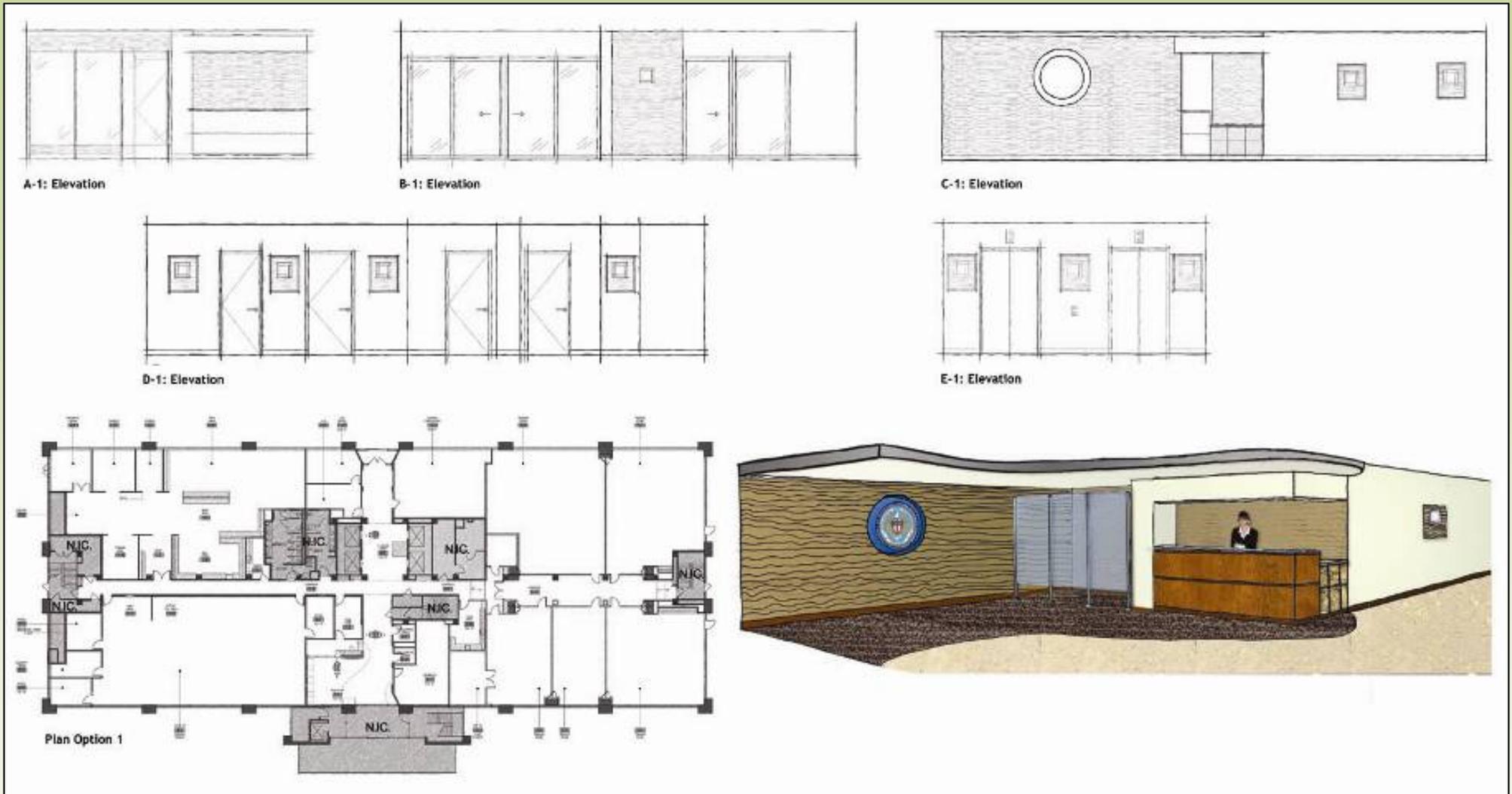
September 2005- MMS New Orleans damages



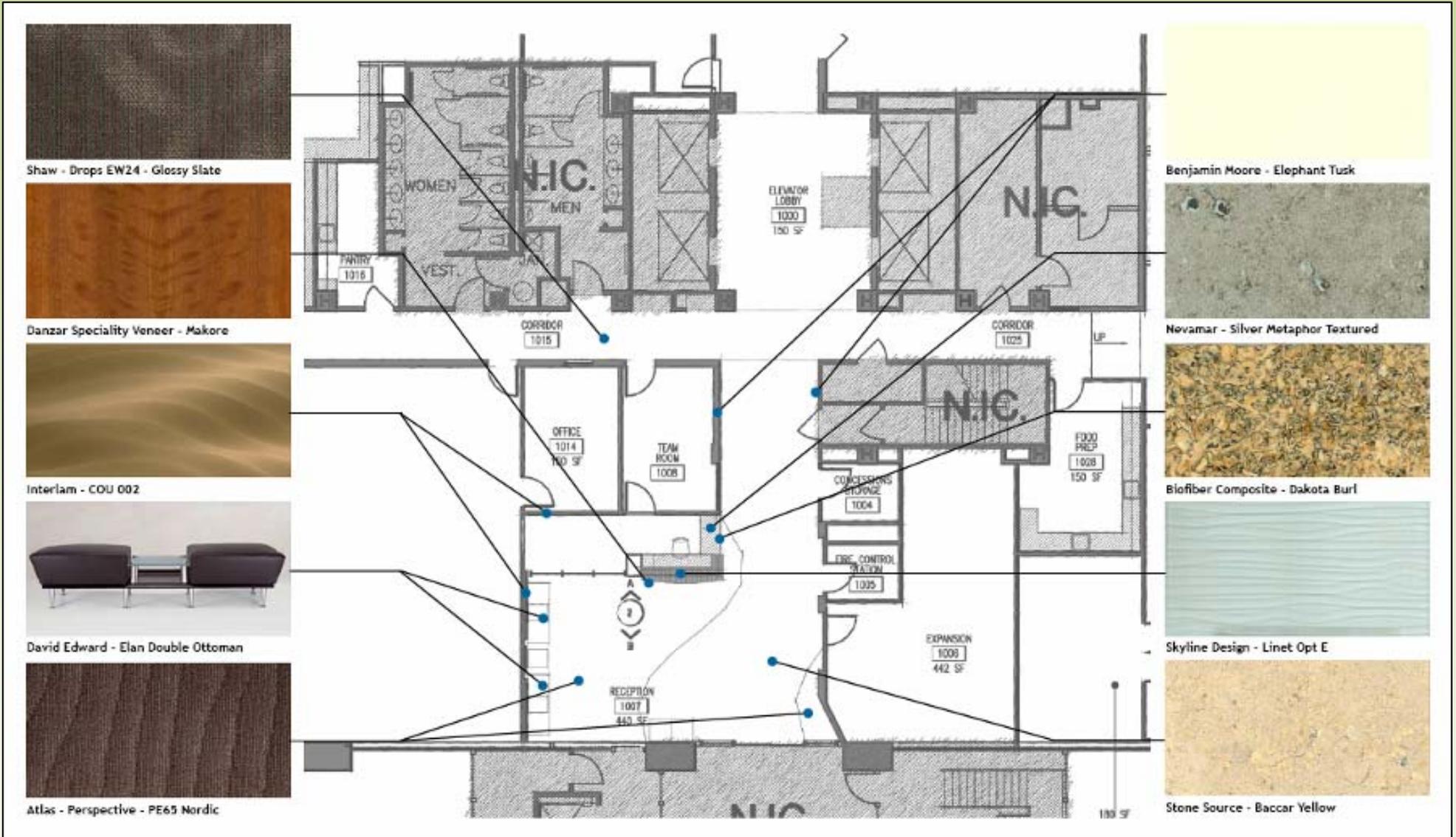
Existing MMS New Orleans Floor Plan- 5th Floor



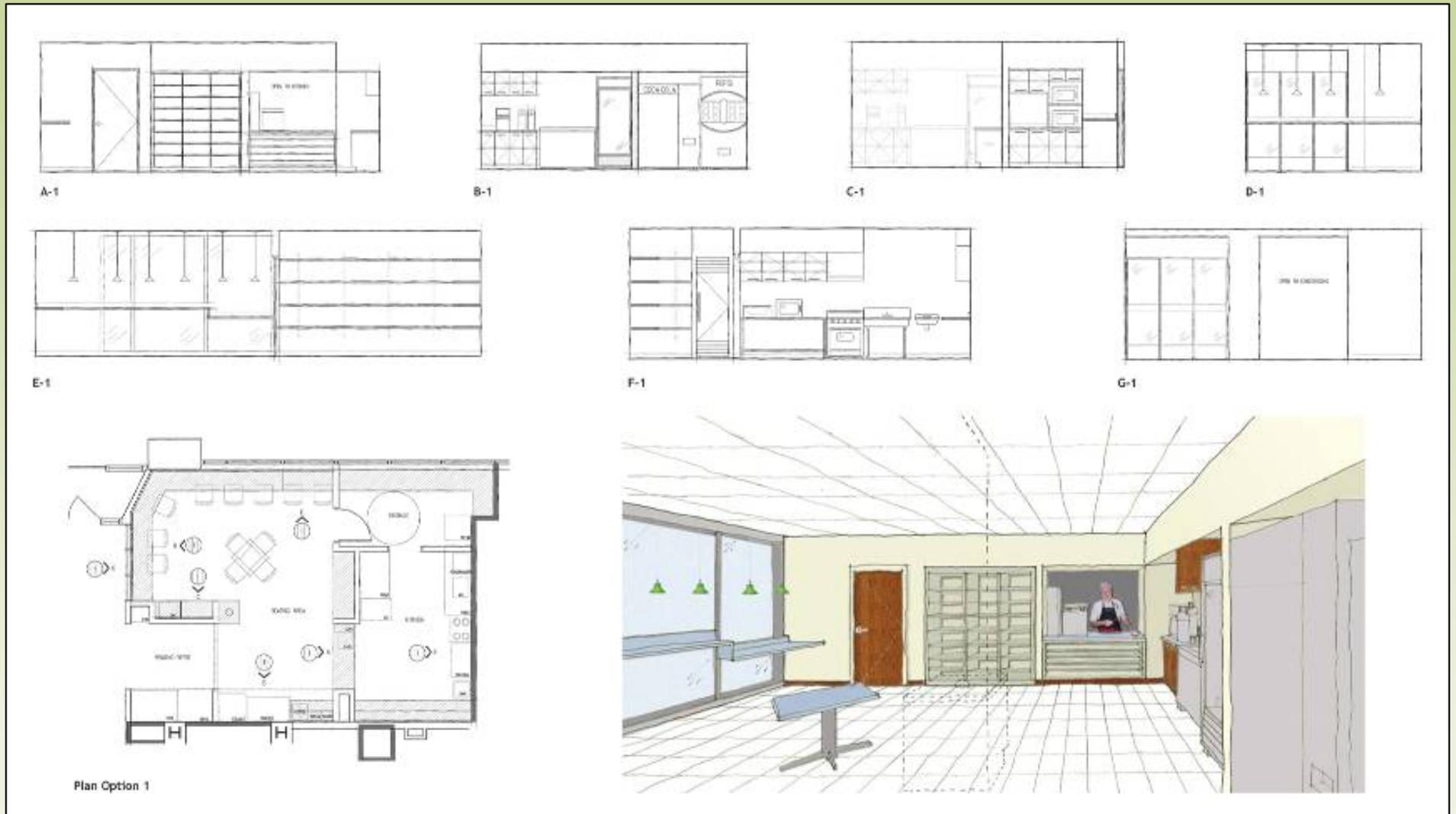
Proposed MMS New Orleans Floor Plan- 1st Floor



July 2006- Reception Illustration Board



July 2006- Reception Illustration Board (Finishes)



July 2006- Concessions Illustration Board



July 2006-MMS New Orleans Rebuilding



July 2006-MMS New Orleans Rebuilding



July 2006- MMS New Orleans Rebuilding



September 2006-MMS New Orleans Rebuilding







02/20/2007

