

The Downtown Informer



ENERGY STAR® Profile: Eagleton



The Thomas F. Eagleton U.S. Courthouse received one of the highest 2009 ENERGY STAR ratings in the country. Despite standing as the second largest federal courthouse in the nation, Eagleton is a leader in energy efficiency.

An ENERGY STAR qualified facility meets strict energy performance standards and is assigned a rating of 75 or higher on a scale from 1 to 100. The Eagleton Courthouse received the 2009 ENERGY STAR Building Label with a score of 97!

Energy savers earned the rating. GSA facilities operations specialists Richard Magill and Mark Zajac continually review building and systems operations for opportunities to improve tenant comfort and reduce energy usage. The Operations and Maintenance contractor for Eagleton Courthouse, LB&B Associates, also play a significant role in helping GSA identify energy cost saving opportunities and optimizing the operational efficiency of the building systems.



GSA modified the Lithonia lighting control system and made slight changes to the sequence of system operations to reduce energy usage. GSA also changed the air handler unit program to reduce air handler operation time and installed a meter for the grounds irrigation system.

These changes and buildingwide energy saving practices reduced the Eagleton Courthouse's energy usage by 6.2 percent from 2008 figures. Energy costs were reduced by 11 percent, providing a savings of \$153,544.

Past adjustments to the air handler and chilled water valve systems included eliminating the use of steam to regulate temperature, increasing chilled water temperature, and incorporating automatic air handler discharge temperature resets. The resulting energy savings was more than \$250,000 per year, providing a 20 percent reduction in utility costs. Since 2003, Eagleton energy usage has been reduced by approximately 20 percent to below 59 kilo British thermal units.

Tenant participation is key. Vast savings would be difficult without the assistance of building tenants. The tenants of the Eagleton courthouse have partnered with GSA to reduce energy consumption and attain energy savings.

"The Eagleton Courthouse is highly efficient," Senior Building Manager Kris Hundsdorfer explained. "The GSA team takes personal pride in ensuring that the work accomplished not only enhances the operations and maintenance of the facility, but also incorporates cost effective initiatives for future savings."

Limbaugh U.S. Courthouse

Achieves LEED® Silver

The Rush H. Limbaugh Sr. U.S. Courthouse in Cape Girardeau, Mo. attained a Leadership in Energy and Environmental Design Silver certification. This is the first courthouse in the country to attain a LEED® Silver status and one of five courthouses to achieve a LEED® certification.



LEED® Silver

The courthouse was initially designed for Silver LEED® status, incorporating many sustainable and renewable elements in the project including: incentives to use local vendors for sustainable materials, energy efficient equipment, lighting design to minimize spill-over to adjacent sites, high-tech control systems for programming of building systems, informational public venues for environmental awareness, three electric car charging stations in the parking lot, contract requirements for the contractors to recycle waste construction materials, and commissioning services for the equipment and control systems to ensure correct operation and performance.

Project Team

The GSA project team worked with a LEED® consulting firm, AEC of Denver, to assimilate record documents and to manage the LEED® submittals to the U.S. Green Building Council. The project team includes: James Snedegar, Erin Dries, Perry Boeschen, Carol Watkins, Kris Hundsdorfer, Sharon Schuler, and John Nelson.



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From the Director's Desk

by: *Charlie Meyer, St. Louis East Field Office Director*

Season's Greetings and Happy Holiday wishes to all our tenants and customers from the staff of the St. Louis East Field Office!

Fiscal year 2009 is now history. It was a very successful year for the field office in terms of tenant satisfaction scores and building projects, as noted elsewhere in this newsletter. Our office processed over \$2.5 million in customer reimbursable work authorizations. Looking ahead, FY10 will present GSA with even greater challenges. Our region has been successful in obtaining significant American Recovery and Reinvestment Act funds to repair buildings and make them more energy efficient. A substantial amount of those funds have been targeted for federally owned buildings managed by the East Field Office.

In addition to the ARRA funding, we also have building projects planned utilizing our annual Repair & Alteration program. The combination of these two programs has permitted GSA the unique opportunity to move forward with building modernization and energy upgrades. All funds for these programs must be obligated by the end of FY10. A description of the proposed FY10 projects for the Eagleton Courthouse, Robert A. Young Federal Building and the Limbaugh U.S. Courthouse are provided in this newsletter.

The challenge will be to execute the projects with minimal impact on our customers. While some disruption will be unavoidable, GSA is committed to using all means available to keep facilities operable with minimum inconvenience to the tenants. An example is the renovation of the RAY cafeteria. GSA considered construction alternatives, including shutting the cafeteria down during construction in order to minimize customer impact. In the end, it was decided that keeping the cafeteria open and phasing the construction would have the least impact on our cafeteria operation and the tenants.

The good news is that the receipt of ARRA funding is a unique opportunity for GSA as well as the tenants of our buildings. Once completed, these projects will enhance the facilities in which we work in terms of environmental controls and modernization. Equally important is the substantial energy savings we will realize. As construction of the projects develop, the building managers will continue to have monthly tenant meetings to discuss progress and to respond to any building related issues you might have.

Eagleton Projects

by: *Kris Hundsdorfer, Senior Building Manager, Thomas F. Eagleton U.S. Courthouse*

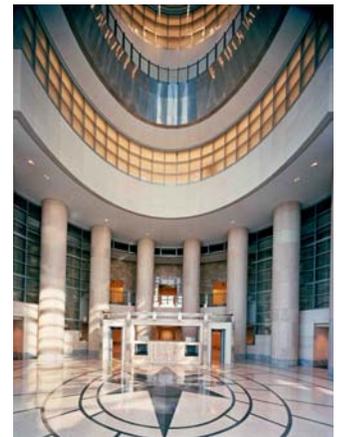
In February, the American Recovery and Reinvestment Act was signed into law to energize the economy and improve the infrastructure and efficiency of federal facilities. The Eagleton U.S. Courthouse is targeted to receive \$4.4 million for design, contingency and construction funds. To this end, a commissioning contract was awarded in June, to EMC Engineers, Inc. to evaluate the existing building systems and make recommendations for performance improvements and validate the preliminary construction project scope of work. Contracts were awarded to Team 4 to provide design services, Jacobs Construction for construction management services and to JE Novack for installation and construction of the project scope. Unprecedented levels of accountability and supporting documentation are required for the use of ARRA funds. A new protocol has been established for obtaining approval to proceed with all proposed ARRA projects.

Eagleton Courthouse ARRA projects currently under design include installation of advanced metering, variable frequency drives for the chillers, cooling towers and water booster pump systems, a new sequence of operations, additional harmonic cancellation transformers, electrical panels on six floors, and energy efficient lighting in the stairwells.

Other ARRA projects include upgrading the energy management control system, optimizing controls for the elevator machine rooms, upgrading the lighting control system, replacing T-8 fluorescent lamps with energy efficient 28 watt lamps and providing conditioned air for after-hours in seven data/telephone closets.

All proposed projects will be designed as recommended by EMC Engineers; however, sufficient funds are not available to construct the projects based on current cost estimates. The projects will be prioritized based on current guidance, building infrastructure, life cycle cost analysis and energy savings. Advanced metering, EMCS and lighting control upgrades are priority projects.

To comply with the Energy Policy Act of 2005, advanced metering is a high priority. The Energy Policy Act brought about a mandate to place advanced meters for all electrical consumption in government buildings by 2012. Through the use of advanced metering and energy management control system upgrades, valuable building energy information, including usage data of various energy sources, will be archived to provide a comprehensive database for analyzing data on energy consumption. GSA is currently negotiating with JE Novack Construction on the installation price and construction schedule.



Eagleton Projects, *continued*

Another high priority is the completion of the air infiltration project, which is 100% designed. This project will prevent outside air from entering through the west exterior wall on levels one through four. This project includes insulation, dampers and sealants to improve the perimeter wall. Construction of this air infiltration project is targeted to begin in December.

Earlier in the year, the United States recovered more than \$19 million from AMEC Construction Management Inc. to resolve allegations of fraud, false claims and kickbacks on GSA construction contracts. AMEC, formerly Morse Diesel International, signed a settlement agreement to drop all claims against the government on the construction of the Eagleton Courthouse. In addition, AMEC has agreed to pay \$11.4 million for reprocurement costs and over \$8 million for frauds committed. In November 2009 the field office received word that a small portion of the settlement funds will be available to finish areas of the facility that were part of the original design intent of the courthouse. Projects currently under discussion for design and construction include painting the stairwells, providing access to the monorail system on level 28 and installing an elevator near the freight and staff elevators. We are committed to keeping the tenants informed on the progress of the ARRA and settlement-funded projects. As always, if you have any questions about the construction projects or content in this article, please feel free to contact me at 314-539-7305.

RAY Building Receives \$26 million in Recovery Act Funding

by: Lori Spiegel, Building Management Specialist, RAY Building

The Robert A. Young Federal Building received more than \$26 million in American Recovery and Reinvestment Act money in 2009, which will be used for three main energy efficiency projects. This year President Obama signed an Executive Order on Federal Sustainability that challenges all federal agencies to increase energy efficiency, reduce petroleum consumption, conserve water, and reduce waste.

The first major project on the ARRA list is the renovation and upgrade of the cafeteria. This project was awarded in July to Hof Construction and includes an upgrade to air handlers, exhaust hoods, replacement of existing water-cooled appliances, and replacing existing kitchen and serving equipment with ENERGY STAR® or LEED® certified rated equipment. The cafeteria will be renovated, including the dining area with two new conference rooms. The cafeteria will continue to be open for business during this renovation period and have a temporary serving area with a limited menu. The project is scheduled for completion around May 2010.



The next major energy project will focus on retuckpointing the existing exterior masonry and brickwork, and possibly replacing the windows in an envelope improvement upgrade project. This is a continuation from the parapet wall project, and was awarded in July to Hof Construction.

The current windows are single pane with a film. The new energy efficient windows will most likely be a double pane laminate window to allow for more control of heating and cooling within the building. This project is scheduled to begin in early 2010.

The third major project involves a mechanical upgrade to the building automation system, HVAC upgrades, energy efficient lighting, and new occupancy sensors. A review and analysis of the building documentation and operation of mechanical systems was recently completed by an architecture and engineering firm and they have provided project recommendations based on their analysis. From those recommendations, GSA will determine which energy efficient upgrades to focus on. The upgrade project will include performing commissioning on all upgraded equipment and retro-commissioning on existing equipment. The upgrade project may also include advanced utility metering, photovoltaic cell (solar cells) and wind turbines, and transformer replacements. These projects will balance the air flow in the building, add controls to better regulate the building temperatures and will result in lower utility costs.



The common space project has been recently awarded and is scheduled to begin early in 2010. It is not an Recovery Act project, but is also a large scale building project which will help to reduce energy costs with new lighting and miscellaneous updates. Additionally, it will improve the look of the building's interior with new signage, carpet, paint, and lighting in the common areas, corridors, and elevator lobbies.

The break rooms will receive new flooring, paint, and a sink area. All of these projects in the RAY Federal Building will be aimed toward the goal of increased energy efficiency. Our objective is to reduce energy and to achieve LEED® certification for the building.

2009 Customer Satisfaction Report—RAY Building

by: *Lori Spiegel, Building Management Specialist, RAY Building*

GSA is dedicated to providing the best work environment for the federal workforce. To identify areas for improvement, GSA has developed a valid, reliable and non-biased Tenant Satisfaction Survey, which measures all aspects of building management. Thanks to all of you who responded to the survey—your responses have been helpful in identifying areas that need improvement. We are taking the following actions in response to some of the concerns raised in the 2009 survey.



Concessions: The cafeteria food services satisfaction rating was 61%. Most comments regarded cost and quality. In response, Sodexo has introduced combo meals to reduce customers' costs and also "green" initiatives to cut down on waste. A \$5.00 *Smart Combo* option will feature several food choices and a beverage. The set cost will also speed up the cashier lines. Additionally, the cafeteria renovation adds a new layout and modern equipment. New food options include brick oven pizza, rotisserie cooked meats, toasted subs, panini's, and grill items. Sodexo also conducts surveys to get customer feedback to continually improve its services.

Cleaning: Cleanliness received an overall satisfaction rate of 63%, an increase from 52% in 2006. One area of concern was the time of day when the cleaning contractor was vacuuming. Agency regulations require all federal government office spaces be cleaned during building operating hours and vacuuming is a cleaning requirement that cannot be changed, unless requested by the agency head. Another area of concern was the restroom cleanliness and restocking of supplies. True Blue has now increased restroom monitoring. The new contract requires contract employees of the same sex to clean and restock restrooms throughout the day so that they are not closed for cleaning. Restrooms with higher traffic are policed on a regular basis throughout the day; some restrooms get an additional cleaning per day, and some restrooms are cleaned again at 5 p.m. or later. GSA continues to conduct daily inspections of the restrooms so that they are maintained and issues can be addressed and corrected immediately.

Construction: Several projects were completed in 2009, including upgraded audio/visual equipment in the auditorium, a resurfaced daycare playdeck to eliminate a drainage problem, and a parapet wall project involving tuckpointing and masonry work.

Indoor Environment: Building temperature and ventilation continues to elicit survey comments. The mechanical upgrade, an ARRA project, will include an HVAC system that will help regulate temperature and balance the air within the building. New direct digital controls will provide a better energy management system and advanced metering system. The RAY Building also has a double filter system for improved ventilation.



Miscellaneous Projects: GSA is coordinating with MODOT on their upcoming seismic upgrade project to the I-64 overpass. GSA is helping to alleviate the incidents of falling concrete from the bridge onto the south parking lot of the RAY Building. This project will involve relocating all vehicles parked in the south parking lot to another secure area, just beyond the security fencing at the guard gate. The start date has yet to be determined, but GSA will coordinate with tenants prior to the project beginning.

Hannibal Post Office and Courthouse Gets New Roof

by: *Nancy Todd, Building Management Specialist*



A contract was awarded to Johnson Roofing to replace the U.S. Post Office roof. The new two-ply thermoplastic olefin/polyolefin roof system with acrylic coating will improve post office operations as well as increase energy efficiency to the building.

The new roof will replace the existing single-ply stone ballasted EPDM membrane roof. In addition to the roof, the contract also includes replacing the front canopy in front of the guard station. The front canopy replacement will provide leak protection as well as add to the building aesthetics.

The work officially began October 26, and was declared substantially complete on November 23. The new roof will improve building operations, prevent damage to building components, and provide the taxpayer with a quality roof lasting 20-30 years.

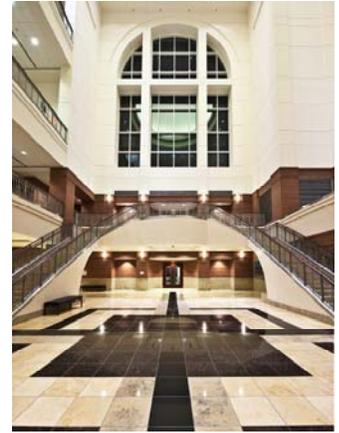
Limbaugh Courthouse Construction Projects

by: Sharon Schuler, Building Management Specialist

In the last year, GSA has accomplished several construction projects at the Rush Hudson Limbaugh Sr. U.S. Courthouse. These improvements, such as installing additional interior and exterior building signs, have assisted visitors and tenants alike. Aesthetic projects included painting the exterior trellis and main entrance concrete. Additional safety ladders and cages were installed throughout the mechanical spaces and a decorative rail was installed in the atrium to match existing rails. Finally, the roof drainage systems were repaired and a heat trace system was installed on the downspouts serving the roof surfaces above the clerestory windows of the courtrooms. These measures will help ensure the building remains water tight for years to come.

In fiscal year 2010, GSA has targeted the courthouse to receive funding under the American Reinvestment and Recovery Act for several projects. One project includes the design and construction to maintain proper temperatures in the atrium of the courthouse during the winter months. Improvements to the building HVAC system include adding heating coils to existing VAV units, installing baseboard units at the large atrium glass windows, revising boiler operations and modifying the building automation system for improved performance.

Additional funds will be used to design the installation of energy efficient roof coating, retrofitting photovoltaic, or solar cells, into the courthouse exterior to garner solar energy and to design a system to properly reject the heat created by the computer room air conditioning units from the ceiling plenum to the exterior of the building. GSA has historically viewed energy conservation as a high priority and these ARRA projects will provide the opportunity to achieve energy efficient improvements while contributing to our nation's economic recovery.



St. Louis East Field Office Welcomes Census 2010

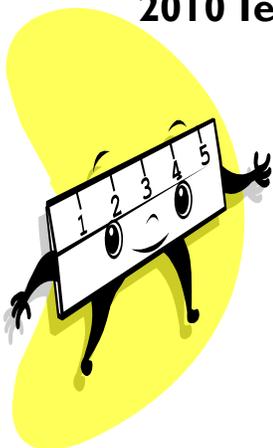
by: Bettye Smith, Lease Administration Specialist

GSA recently added three U. S. Census offices to our lease inventory. The Census offices are strategically located in the Crestwood Center in Crestwood Mo., The Mark Twain Mall in St. Charles, Mo. and on Silver Springs Road in Cape Girardeau, Mo. The leases totaling close to 22,000 square feet of rentable floor space will house approximately 150 employees. The leases are short-term leases, meaning they will expire within 15 - 18 months; however, they still includes similar amenities as full-term leases such as janitorial, utilities and maintenance.

The U.S. Census counts every resident in the United States, and is required by the U.S. Constitution to take place every 10 years. The 2010 Census will help communities receive more than \$400 billion in federal funds each year for things such as: hospitals, job training centers, schools, senior centers, bridges, tunnels and other public works projects, and emergency services. To find out more about the U.S. Census, please visit their website at: <http://2010.census.gov/2010census>.

2010 Tenant Satisfaction Survey Information—We Strive for 5!

by: Kim Brammeier, Building Management Specialist



The St. Louis East Field Office will distribute and collect the GSA Tenant Satisfaction Surveys in May 2010. The TSS is conducted annually and each property is surveyed once every three years. It rates customer satisfaction with office space in areas such as first impressions, indoor environment, cleaning, maintenance, security, and staff, on a scale of 1-5.

The St. Louis East Field Office team includes Kris Hundsdorfer, Sharon Schuler and Kim Brammeier for the Eagleton and Cape Courthouses and Nancy Todd and Bettye Smith for leased facilities. We can be reached by phone at 314-539-7305.

The survey helps improve tenant communications and building services. It also helps GSA determine which projects will best serve our customers' needs. We look forward to your feedback! This year we will be surveying agencies at the following locations:

- 111 South 10th St., St. Louis, MO
- 555 Independence, Cape Girardeau, MO
- 111 Corporate Dr., Earth City, MO
- Two City Place Drive, St. Louis, MO
- 4365 Chippewa, St. Louis, MO
- 717 N 16th St., St. Louis, MO
- 11475 Olde Cabin Rd, Creve Coeur, MO
- 1224 Fern Ridge Pkwy, Creve Coeur, MO
- 10801 Pear Tree Ln., St. Ann, MO
- 2222 Market, St. Louis, MO
- 317 South 16th St., St. Louis, MO
- 1114 Market St, St. Louis, MO
- 4850 Lemay Ferry Rd., St. Louis, MO

St. Louis East Field Office News & Notices



Richard Sanders is the new project manager for the St. Louis East Field Office. Rich began his career with GSA as a facility operations specialist in Cape Girardeau, Mo. in 2007. Rich has three children and enjoys fishing, music and the arts. Rich is pleased to be part of the GSA family and looks forward to serving the tenants.



Zandra Spence retired from the St. Louis East Field Office in January 2008. She worked at the RAY Building as an administrative specialist. After enjoying about a year and a half of retirement she returned in May to GSA as a contractor word processor with Exhibit Arts Management Services.

Zandra originally wanted to travel after retirement, but now that her two granddaughters live with her she decided she would like to be working again. Zandra stated "I enjoyed the work and the people I worked with, so when the opportunity came to work for GSA again I figured it would be a good fit." Welcome back, Zandra!



The St. Louis East Field Office welcomes Jim Artime, facility operations specialist at the Rush H. Limbaugh Sr. U.S. Courthouse. Jim spent more than 30 years as the production and maintenance manager at Hart Schaffner and Marx Clothing in Cape Girardeau, Mo., prior to the plant's closing in 2008. He brings extensive facility management experience to GSA in his first federal job.

Jim and his wife Margaret live in Benton, Mo., where he is a member of the city council. They enjoy spending time with son Tommy, daughter-in-law Michele, daughter Amy, son-in-law Chris, and 8-month-old grandson Jonah.

Season's Greetings!

From our GSA family, have a safe and wonderful holiday season. We look forward to providing you with excellent building services throughout the year. If there is something we can do to improve your office environment, please contact us. Your satisfaction is our number one priority.

Holiday Decorating Guidelines

- Please ensure all decorations are safely displayed and do not harm the building's interior finishes.
- Do not damage doors or wall finishes.
- Avoid fire hazards such as lighted candles, open flames or high-heat producing devices.
- Utilize non-combustible or flame-retardant materials in decorations and displays.
- Keep decorations and displays free and clear from any exits or access to exits.
- Non-combustible artificial Christmas trees are permitted in any size. Natural Christmas trees may be brought into buildings for no longer than two weeks, provided they stand in water and are clear of any exit or exit lobbies.

Eagle's Nest, Sodexo Cafeteria and Jazzman Café Holiday Hours

	December 24	December 25 & January 1	December 31
Eagle's Nest:	7 a.m.—10 a.m.	CLOSED for federal holidays	7 a.m.—10 a.m.
Sodexo:	6 a.m.—9:30 a.m., 10:45 a.m.—1:30 p.m. (<i>grill & deli only</i>)	CLOSED for federal holidays	6 a.m.—9:30 a.m., 10:45 a.m.—1:30 p.m.
Jazzman Café:	CLOSED	CLOSED for federal holidays	CLOSED (<i>reopen 1/5/2010</i>)

St. Louis East Field Office Contact Information

Thank you for picking up the latest edition of the Downtown Informer, your premier source of information regarding building projects, events and stories that impact your workplace. You may also read this newsletter online at: www.gsa.gov/stlouisfo.

Public Buildings Service 314-539-7305

RAY BUILDING

True Blue (custodial) 314-621-3045
FedServ (mechanical) 314-621-8205

HANNIBAL COURTHOUSE

Learning Opportunities (custodial) 573-406-7583
Commercial Ag & Electric (mechanical) 573-795-2298

Federal Acquisition Service 314-539-3491

EAGLETON COURTHOUSE

ATI-TAI (custodial) 314-588-9710
LB&B (mechanical) 314-621-2525

LIMBAUGH COURTHOUSE

VIP Industries (custodial) 573-225-6621
LB&B (mechanical) 573-339-0698