

# The Downtown Informer



## Administrator Johnson Visits STL



GSA Administrator Martha Johnson and Regional Administrator Jason Klumb visited St. Louis in September, touring a high-efficiency lighting manufacturer, taking part in Energy Listening Sessions and visiting with GSA field office personnel.

Administrator Johnson, along with Chief Sustainability Officer Stephen Leeds traveled to St. Louis and joined Regional Administrator Jason Klumb and Heartland Energy Program Specialist Chris Cockrill at an Energy Listening Session. These sessions were held around the country this summer and fall to solicit input from a broad selection of experts in the alternative energy field to help inform GSA's policy implementation around the use and purchase of energy.

The key question Administrator Johnson asked these experts: how can GSA use its purchasing power and position in the energy market to create brand new clean alternative energy generation capacity, grow jobs and support economic growth?

Following the Energy Listening Session, Johnson, Klumb and Leeds traveled to Lighting Efficiency Designs, LLC to tour their manufacturing facility. This company manufactures the light housing of MidAmerica Solar's TWIN street lamp. The TWIN system is an off-the-grid solar/wind powered street lamp. Mid-America Solar is currently in the process of getting the technology on the GSA Schedule. Johnson, Leeds and Klumb spoke with MidAmerica executives about how the American Jobs Act will help their business thrive and create new jobs in the St. Louis area and across the country.

Later, Johnson, Klumb and Leeds met with FAS and PBS field office personnel at the Robert A. Young Federal Building. Klumb then toured the Thomas F. Eagleton U.S. Courthouse to see the water damage from the water line break in August, and to meet with the Clerk of the Courts.



Lastly, Michael Robertson, GSA chief of staff, joined Administrator Johnson and Klumb as they attended the White House Business Council Roundtable. Following that meeting, Johnson, Klumb and Robertson met with Enterprise Holdings, which owns and operates a fleet of 1.25 million vehicles worldwide and are engaged in a number of fuel efficiency and advanced vehicle initiatives. With more than 210,000 vehicles in GSA's managed fleet, GSA is seeking to achieve President Barack Obama's goal of reducing petroleum use in the federal fleet and move the federal government to 100 percent alternative fuel vehicle purchases by 2015.

## Meyer Bids Fond Farewell to GSA



After more than 33 years of federal service, I have decided to retire, effective December 2. Making this decision was not easy. I love my job with GSA and enjoy the daily challenges! Most of all, I enjoy working with the numerous federal tenants my office supports.

Since joining GSA in September 2000, there have been numerous changes within the St. Louis East Field Office. 1114 Market, 1520 Market, and the Old Post Office being taken out of GSA inventory was good for GSA and the agencies we service since they no longer provided adequate office space. Both the Eagleton and Limbaugh courthouses were constructed. The Robert A. Young Building has undergone extensive interior and exterior renovations. Hopefully, the majority of the construction activities will be complete when I leave in December!

I feel blessed for having had such an awesome job during the past 11 plus years with GSA! This is directly attributable to three factors. First, the field office staff is second to none! What makes them unique is their ability to work as a team in their relentless desire to provide superior service to our tenants. Operational issues occur daily, but these individuals are focused and do everything possible to resolve tenant issues efficiently and expediently. They support each other, often at the expense of increasing their workloads! They epitomize teamwork at its best! Secondly, our support from the GSA Regional Office continues to be exemplary! Many operational issues we face locally are beyond our staff's capability. The recent Eagleton flood situation is a prime example. Regional Office responded immediately to our request for support, providing not only contractual but project management support of the highest caliber! Our local Regional Office support in realty, portfolio, communications, and supply and telecommunications is over the top!

Last but not least, I feel indebted to the customer agencies that we serve. During my tenure with GSA, every agency has dealt with our office in a professional manner and have been understanding when we encountered facility issues, working with GSA to find solutions. The top award for this category goes to the Courts, since we have had considerable issues concerning the courthouses – the Eagleton flooding being the most recent! Without this positive customer interaction, my job and the jobs of my associates would be considerably more difficult! Farewell to all and may God bless each of you!



### Also in this Issue:

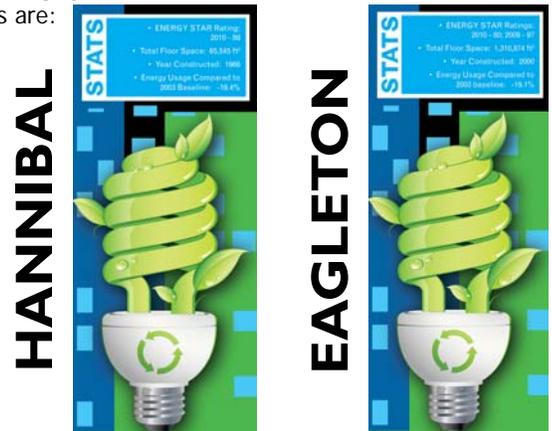
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## Two of Eleven Heartland ENERGY STAR® Facilities are in St. Louis East

by: Leslie LaMar, GSA Communications Specialist

Eleven Heartland buildings earned the prestigious 2010 ENERGY STAR® Building Label from the Environmental Protection Agency – that's up from nine buildings in 2009. Having multiple ENERGY STAR facilities is a highly-visible indicator of the Heartland's commitment to energy conservation. This year's ENERGY STAR facilities and their scores are:

- Carlson Federal Building - 84
- Robert Denney Federal Building - 81
- Des Moines Courthouse - 76
- Robert Dole Courthouse - 79
- **Thomas Eagleton Courthouse - 80**
- Grand Island Federal Building - 86
- **Hannibal Federal Building - 89**
- Roman L. Hruska Courthouse - 75
- Iowa City Post Office - 81
- Neal Smith Federal Building - 87
- North Platte Federal Building - 93



Region 6 strives meet the goal of reducing energy use in government buildings by 30 percent by 2015. ENERGY STAR facilities are less expensive to operate, cause fewer greenhouse gas emissions, and meet strict energy performance standards.

## Eagleton Projects

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

During the past year, we encountered unique challenges at the Eagleton Courthouse. With the devastation that occurred when the water line connection failed on the 17th floor in late August, an ongoing vigorous effort became necessary in order to restore the facility. Damaged drywall and finishes have been removed from the courtrooms and adjacent spaces. J.E. Novack was engaged as the demolition contractor to remove materials damaged from the water intrusion. The removal of the south prisoner and judges' elevator shaft walls is ongoing. J.E. Novack has removed 99% of the damaged materials. GSA also hired an environmental firm, Terracon, to analyze air samples and advise GSA concerning appropriate remedial actions. These actions will minimize the risk of environmental health issues. To date, the overall results of the air samples taken have been favorable.

GSA awarded a contract to JE Dunn to repair the damaged areas and restore the affected spaces to their original condition. GSA sincerely regrets any and all inconveniences incurred by our tenants.

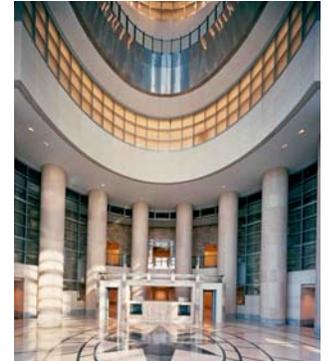
In September 2011, GSA achieved a milestone by completing the American Recovery and Reinvestment Act project at the Eagleton Courthouse. This project included new variable frequency drives for the chillers, cooling towers and water booster pump systems. The new innovative technology, Hartman LOOP, has been operating successfully to utilize the most efficient sequencing of the HVAC system to meet real-time building load cooling needs.

Major components of the ARRA project included upgrades to the centralized lighting control system, energy management control system (EMCS) and meter system. The data collected on electric, steam and water usage with these systems are monitored locally, and from the GSA Central Office. This data will optimize the facility operation.

As the winter months approach, GSA will continue the installation of the new elevator for the empty shaft adjacent to the freight elevator. The new elevator will provide access from floors B2 to level 28. Since the freight elevator shares an open shaft with the new elevator, work is being performed after normal working hours to ensure the safety of the construction workers. The freight elevator cannot be operational during installation of the new elevator.

Team Four is continuing their efforts to design a new roof anchor system to access the facade of the courthouse. This project will modify, upgrade and replace portions of the system for compliance with new IWAC/ANSI guidelines. As part of the new design, Team Four and their consultant Entek Engineering is proposing to re-weld the existing pedestals to support a new davit system and a custom powered platform. A new monorail system at the base of the dome is included in the design.

Hof Construction is building new offices for the U.S. Marshals Service on the southeast area of the fifth floor. Work is scheduled to be complete in the spring of 2012.



## GSA Launches Composting Program in RAY Building Cafeteria

by: *Lori Spiegel, Building Management Specialist, Robert A. Young Federal Building*



The General Services Administration launched a composting program in the Robert A. Young Federal Building cafeteria, Café 1222, in September 2011. Clearly marked containers for compost, bottles and cans, and trash are staged at the tray drop off area. There are also composting containers set up in the dish room and kitchen area for food scraps. A composting company removes the compost waste - food scraps and paper products - from the 13th Street dock several times per week.

All plastic and glass bottles and aluminum cans go into the bottles and cans container, in which Sodexo already had scheduled pickups. Styrofoam containers, bowls and cups, foil food wrappers, plastic bags, plastic wrap, straws, and plastic utensils, lids and cups are not recyclable and should be discarded in the trash container.

Sodexo, the food service provider for the RAY Building, has numerous measures in place to *go green*. The café offers paper boats with no liners and limits the use of Styrofoam containers. It also offers flatware and china for the dining in customers. Its reusable mugs, bottles, and take out bags are featured to eliminate the need for single-use containers.

Composting food scraps is a better use of organic resources and recycling bottles and cans reduces the amount of garbage and trash that ends up in our landfills. GSA and Sodexo are committed to providing a more sustainable operation in the RAY Building for its customers and the public through these recycling measures.

## RAY Building Projects

by: *Tom Yochim, Senior Building Manager, Robert A. Young Federal Building*

It has been the busiest project year the Robert A. Young Federal Building has experienced since the building renovation in 1987. The Recovery Act projects are nearing completion. I know you are all as happy about that as we are. We have a new state of the art mechanical controls system as well as a lot of new mechanical equipment. In addition, we have upgraded exterior lighting, new lighting controls and new advanced meters to monitor our decreasing energy usage. Energy usage is already down considerably. The RAY Building is now generating some of its own power with the new photovoltaic cells (*shown right*) on the roof. The system is capable of generating 140kw of electricity. In addition to the mechanical equipment, we have installed new water-saving commodes, urinals and drinking fountains. We have already experienced a 5 percent water reduction in the first quarter.



The other Recovery Act project to tuckpoint the outside of the RAY Building and replace all the windows is also near completion. This has also provided a number of benefits. We no longer have leaky windows. The windows appear just as they did when the building was built in 1931. They are double-pane, insulated, energy efficient windows that are also blast rated. The tuckpointing, together with the new windows, makes the building envelope very tight, providing additional energy savings.

The RAY Building also has a number of tenant projects ongoing this year. The first and largest is the Immigration Customs Enforcement/Enforcement Removal office. They are expanding on the first floor. Construction is underway with a completion time frame of August 2012.

This project will coincide with a sallyport to be built for ICE in 2012 on the west side of the building. A sallyport is a secure building where ICE can park their prisoner transport vehicles. ICE also has their Homeland Security Investigations group expanding on the 7th floor. We look forward to housing them after the expansion.

We have a new agency moving into the RAY Building. Please join me in welcoming the Small Business Administration to the RAY Building. SBA will be moving into the 10th floor in the middle of December. We look forward to working with them.

We have two other agencies expanding in 2012: the Federal Protective Service and the Department of State, Diplomatic Security. We look forward to working with both of them on their new space renovation.

Thank you for giving us the opportunity to serve you this year. Have a Merry Christmas!!

## Rush Hudson Limbaugh Sr. U.S. Courthouse Projects

by: Sharon Schuler, Building Management Specialist, Limbaugh Courthouse



There are many projects underway at the Limbaugh Courthouse along with several studies occurring this year. The Fan Terminal Unit Access project will design a system to safely access 47 terminal units located above the dropped ceiling on the third and fourth floors that are not accessible to maintenance staff without tremendous disruption to the tenant's daily operations. The project will install a system of platforms and lower some of the units, so maintenance staff has a safe method to access the terminal units for preventive maintenance and serviceability purposes. Teng and Associates is the A/E firm tasked to design the system. Novack Construction was awarded the CMC Method 2 contract, which includes pre-construction design services and construction. The project is currently in design and construction is scheduled to begin in a few months.

The GSA Art in Architecture program commissions the nation's leading artists to create large-scale works of art for new federal buildings. The courthouse will be enhanced with the artwork of artist Kent Bloomer as part of the program. Artists who receive federal commissions work with the design team – comprised of art professionals, civic and community representatives, and the project's lead design architect – to ensure that the artworks are meaningfully integrated into the overall courthouse design. Kent Bloomer's design concept is a decorative frieze to be installed onto the cornice band in the atrium. The frieze will consist of sculptures that represent the Courts and State of Missouri related motifs. GSA is currently in the process of awarding Option 1 to Bloomer to finalize the design concept.



A project was awarded to Canedy Signs to install the building namesake, Rush Hudson Limbaugh Sr. U.S. Courthouse, onto two areas of the courthouse exterior. One sign will be installed above the seal on the exterior of the building and another sign installed on a wall near the circle driveway. All of the signs are scheduled to be installed by November 30.

Team Four Architects has concluded the study of the spray-on material that caught fire during a construction project last year. The final report indicated that the material that caught fire was overspray from the acoustical material that is meant to inhibit noise transmission between floors. Adjacent fireproofing material did not catch on fire and is installed properly. The acoustical material is only installed on the 4th floor ceiling deck and the basement ceiling deck. As recommended by the A/E firm and the National Fire Protection Agency guidelines, GSA has improved and expanded the hot-work procedures for the building to prevent future fires.

Multiple studies have been awarded to Teng and Associates at the building. The first group of studies focuses on improving the energy efficiency of the building automation system. Specifically, the projects include programming modifications to improve functionality of the system, setting up trends to monitor energy use, installing advanced meters on water and electrical systems; and to conduct point to point functional testing of system components to discover any erroneous programming. These efforts will ensure the building automation system is operating in the most energy efficient manner while maintaining tenant comfort.

The final two studies delve into the operation of the electrical and humidification systems. The intent of these two projects is to identify operational issues that hinder the design intent, safe operation, and energy efficient operation of these systems. In turn, the issues will be used to develop scope of work for future projects based on availability of funds. The electrical portion includes coordination, short circuit and arc-flash study. The humidification study will help to identify the causes related to the inability of one air-handler to supply proper humidification set-points to the building.

## Commitment & Generosity Drives 50 Years of CFC Success

by: Laura Neuman-Howe, Earth Share of Missouri serving the Gateway CFC

The Gateway Combined Federal Campaign celebrated 50 years of giving by hosting a charity fair in the Robert A. Young Federal Building on October 20. More than 550 federal employees attended and interacted with 22 representatives of non-profit organizations. More than 275 charities were represented at the event.

An important feature of the CFC is that donors can designate exactly which charities will receive their contributions, and this event helped many people learn about some great programs. With more than 2,900 charities listed in this year's Gateway CFC, there is something that everyone can consider supporting. Charities endure a rigorous evaluation process by the U.S. Office of Personnel Management and must reapply each year to maintain their status.

Last year, 10,216 donors in the Gateway CFC region pledged \$3.25 million to 1,810 charities. The goal this year is to "do it again!" These funds supported local food banks, homeless shelters, educational opportunities, child care, health care, medical research, parks and trails, counseling, abuse prevention, ecosystems and animals.

The campaign runs through November 30, and payroll offices must receive allocation information by December 15 for it to be implemented with the first pay cycle in January 2012. Federal employees in our region can contact the Gateway CFC at (314) 621-6182 or visit [www.GatewayCFC.org](http://www.GatewayCFC.org) to learn more about how they can make a meaningful difference.



## Hannibal Federal Building Chosen for LEED Existing Building Certification

*by: Nancy Todd, Building Management Specialist*

The first phase of the Leadership in Energy and Environmental Design Existing Buildings Operations and Maintenance volume certification process is complete, and the Heartland has selected seven buildings to move forward in the program.

The PBS sustainability team and field office associates recently analyzed the facility characteristics and environmental performance of several Region 6 buildings in comparison with the program criteria. The Heartland candidates for LEED® EBOM:

- Neal Smith Federal Building, Des Moines, Iowa
- Sioux City Federal Building and Courthouse, Sioux City, Iowa
- Robert Dole Courthouse, Kansas City, Kan.
- Federal Building and U.S. Post Office, Hannibal, Mo.
- Charles Evans Whittaker Courthouse, Kansas City, Mo.
- Robert Denney Federal Building and Courthouse, Lincoln, Neb.
- Federal Building and U.S. Post Office, North Platte, Neb.



### The next steps

Field office personnel at the seven selected buildings will now undergo a three-month preparation period and will view approximately 12 educational webinars to get ready for the LEED® EBOM testing. After the preparation period there will be a 3-month performance and documentation period. Then Central Office will perform a final review before submitting certification documents to the U.S. Green Buildings Council in spring 2012.

Other Region 6 buildings that participated in the gap analysis and were under consideration for the LEED® EBOM process include the Frank Carlson Federal Building and the Thomas F. Eagleton U.S. Courthouse.

GSA is using LEED® EB certifications as a way to improve the environmental performance of the portfolio over time. The certification process is expected to be complete in April 2012, with certification to follow in the summer.

## Energy Savings Tips in St. Louis East Leases

*by: Bettye Smith, Lease Administration Specialist*

Executive Order 13423 directed federal agencies to reduce energy consumption by three percent per fiscal year through 2015. Furthermore, agencies are instructed to use energy-efficient, water-efficient and sustainable practices to reduce greenhouse gas emissions and pollution.

Although GSA has taken great steps to meet these mandates in federally-owned buildings and new leases, existing leased facilities are still lagging behind. The biggest reason is that we can't spend federal dollars to retrofit leased facilities with energy-efficient devices and we must rely on the building owners to implement these initiatives. Many lessors may not realize the value in retrofitting their buildings. This is especially true in leased facilities where the utilities are paid by the government. However, we can still help meet or even exceed the goal by following these smart energy choices:

- Switch off all unnecessary lights and turn off lights when you leave at night.
- Use natural lighting or daylighting. When feasible, turn off lights near windows.
- Use task lighting; focus the light where you need it, to directly illuminate work areas rather than entire workspaces.
- Use energy efficient ENERGY STAR® products.
- In the winter months, open blinds on south-facing windows during the day to allow sunlight to naturally heat your workspace. At night, close the blinds to reduce heat loss.
- Unplug equipment that drains energy when not in use (i.e. cell phone chargers, fans, coffeemakers, printers, radios, etc.).
- Turn off photocopiers at night. Purchase printers and fax machines with power management features and use the features.
- Save paper. Photocopy only what you need. Always print on both sides or use the blank side as scrap paper.
- Carpool, bike, or use mass transit when commuting to work.
- Report leaky faucets or toilets to your facility representative, as they can use up to 500 gallons of water per day.

One of the biggest energy robbers is the use of personal appliances plugged into systems furniture. Do not use space heaters, microwaves, coffee pots, or refrigerators at your desk. These appliances not only drain energy but, more importantly, they are fire hazards when not plugged directly into a wall outlet and preferably, a dedicated circuit.

Remember--these tips not only help us save energy and taxpayers' dollars, but they can also be put to use in our home as well. For additional energy savings and water conservation tips, please visit: [www.epa.gov/watersense](http://www.epa.gov/watersense) and [www.eere.energy.gov](http://www.eere.energy.gov)

## St. Louis East Field Office News & Notices



The St. Louis East Field Office welcomes two to their team: Dale Storey, facility operations specialist, and Angela Heliker, administrative support with Exhibit Arts.

Both hail from the St. Louis metro area and are excited to join the field office team. Angela previously worked in the medical field and looks forward to meeting new people and learning GSA business. Her sister, Denese Evans, also works for GSA as a personnel security assistant at the Goodfellow Federal Center and told Angela she should pursue working for GSA.



Dale served in the U.S. Navy and has a degree from Ranken Technical College. He previously worked as a plumber and mechanic at the Eagleton U.S. Courthouse with operations and maintenance contractor LB&B Associates before accepting the FOS position. Dale will be conducting work inspections and provide technical support for the building manager, Kris Hundsdorfer.

In their spare time, they both enjoy rooting for the Cardinals and spending time with their families. Welcome to Angela and Dale!



Matt Hemann began in March 2011 as the new Building Management Specialist at the Thomas F. Eagleton Courthouse. Matt began his career with GSA in March 2008 as a Facility Operations Specialist at the Robert A. Young Federal Building in St. Louis. Matt enjoys hunting/fishing and riding four-wheelers. He also enjoys spending time with his wife Traci and their two sons Zach and Josh riding bikes, going for walks/hikes, and water sports. He has made some new friends at the Eagleton Courthouse and is looking forward to all the new challenges of this new position.

### 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 Café 1222 Holiday Hours

|               | December 23    | December 26 & January 2     | December 30      |
|---------------|----------------|-----------------------------|------------------|
| Eagle's Nest: | 7 a.m.—11 a.m. | CLOSED for federal holidays | 7 a.m.—1:30 p.m. |
| Sodexo:       | TBD            | CLOSED for federal holidays | TBD              |
| Café 1222:    | TBD            | CLOSED for federal holidays | TBD              |



### 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](http://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  
 Wilson 5 (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