

Mid-Atlantic FOCUS



A Newsletter for Clients of the GSA Public Buildings Service

Fall 2010

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David H. Ehrenwerth Regional Administrator of GSA Mid-Atlantic Region

On September 2, 2010, David H. Ehrenwerth was sworn in as the Regional Administrator of GSA Mid-Atlantic Region.

As Regional Administrator, Ehrenwerth oversees the federal government's real estate portfolio, procurement of goods and services, and information technology for Delaware, Maryland, Southern New Jersey, Pennsylvania, West Virginia and Virginia. The region also manages GSA Federal Acquisition Service activities in Europe, Africa and the Middle East. He is responsible for an inventory of nearly 850 government-owned or leased buildings and 1,000 employees.

"I am delighted to join the GSA team as Regional Administrator and am committed to providing all possible assistance to each of our clients," says Ehrenwerth. "Simply stated, our goal is to make certain that you possess the necessary and appropriate space and other tools to enable you to perform your critical functions. I look forward to working with you."

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David H. Ehrenwerth, Regional Administrator of GSA Mid-Atlantic Region

Rob Hewell From the Desk of



It was exciting to see so many of you at our Client Seminar for Sustainable Federal Workplaces held October 19-20 in Philadelphia. The event provided a wonderful forum for exploring how sustainability factors into workplace design. By sharing ideas and expertise among our

federal community and with our industry partners, we can work together to meet the goals of Executive Order 13514, Federal Leadership in Environmental, Energy, and Economic Performance. In this edition of *Focus*, you will read about GSA's Sustainability Plan, our aggressive greenhouse gas emission reduction measures, and our ultimate goal of achieving a zero environmental footprint.

GSA continues to lead by example, driving the market toward high-performance green products and services. In this edition of *Focus*, we highlight the Spottswood W. Robinson III and Robert R. Merhige, Jr., U.S. Courthouse in Richmond, VA, recently designated as a LEED® Silver Certified facility by the U.S. Green Building Council. You can also read about the *Green Power: Turn it On!* award from Citizens for Pennsylvania's Future celebrating GSA's commitment to clean energy through completion of a solar panel array installation at the Veterans Affairs Regional Office and Insurance Center in Philadelphia. We also invite you to learn more about the National Oceanic and Atmospheric Administration's climate modeling activities and the recent lease we awarded in Fairmont, VA, in support of their mission.

We remain committed to finding workplace solutions that support the missions of our clients while demonstrating leadership in environmental, energy, and economic performance. That commitment is deeply rooted throughout our organization, which now includes David H. Ehrenwerth as our new Regional Administrator. We are very fortunate to have someone with his credentials joining our GSA team and I invite you to read more about him in this edition of *Focus*. ♦

Rob Hewell
Regional Commissioner
Public Buildings Service
GSA Mid-Atlantic Region

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David H. Ehrenwerth Regional Administrator of GSA Mid-Atlantic Region

Ehrenwerth previously served as managing partner of the Pittsburgh office of the K&L Gates LLP international law firm. During his 35-year legal career, Ehrenwerth's practice focused on real estate development, finance and urban redevelopment projects. Prior to joining K&L Gates, Ehrenwerth served as an Assistant Attorney General of Pennsylvania and as Assistant Counsel for the Pennsylvania Crime Commission.

"David Ehrenwerth will be a tremendous addition to the GSA leadership team as we work to create a greener, more efficient, more cost-effective, more open, and more responsible government for the American people," says GSA Administrator Martha N. Johnson. "His commitment to public service and his experience in real estate and urban development will be invaluable to GSA as we pursue this effort in the Mid-Atlantic Region."

"I am delighted to join the GSA team as Regional Administrator and am committed to providing all possible assistance to each of our clients."

— David H. Ehrenwerth
Regional Administrator
GSA Mid-Atlantic Region

Ehrenwerth has a long history of community service and civic engagement. He has served as Chairman of the Board of Montefiore University Hospital and as a member of the Board of Governors of the Pennsylvania Economy League. He has also served on the Pennsylvania Board of Vocational Rehabilitation as well as the Pittsburgh Symphony. In addition, he has been a member of the Boards of Presbyterian University Hospital and the Jewish Healthcare Foundation. Ehrenwerth also has been an advisor to numerous candidates and elected officials and currently serves as Co-Chair of the Thornburgh Forum for Law and Public Policy at the University of Pittsburgh.

Ehrenwerth received a Bachelor of Arts degree from the University of Pittsburgh and a Juris Doctorate from Harvard Law School. ♦

Lease Awarded to Support NOAA Climate Modeling Activities

On August 31, the Public Buildings Service (PBS) Mid-Atlantic Region awarded a lease to Vertex Non-Profit Holdings, Inc. for 54,157 rentable square feet in the I-79 Technology Park Research Center in Fairmont, WV, to house the National Oceanic and Atmospheric Administration (NOAA) Environmental Security Computing Center (ESCC), a Recovery Act funded project.

This lease award will provide NOAA a facility with significant building infrastructure and other necessary tenant improvements capable of supporting one of the new government-owned supercomputers. This operation is critical to NOAA's efforts to establish the foundational computing capability for the National Climate Service. Also, on July 30, MBP/AECOM in conjunction with sub-consultant, X-nth, were awarded \$1M for construction management services during the build-out of the ESCC.

NOAA Chief Administrative Officer William F. Broglie wrote to GSA, "I want to express my sincerest appreciation for the support and assistance provided to NOAA over the past year in advancing the lease acquisition for the Recovery Act funded high

performance computing center to the point of lease acquisition award. This has truly been a team effort, with exceptional support by GSA."

"This has truly been a team effort, with exceptional support by GSA."

— William F. Broglie
NOAA Chief Administrative Officer

This ESCC will be completed by summer 2011. The GSA project team continues to work closely with NOAA, existing building tenants and contractors to deliver quality space in the I-79 Technology Park Research Center so NOAA can achieve their mission. 

Lease facility to house NOAA's future Environmental Security Computing Center located in Fairmont, WV



Veterans Affairs Recovery Act Project Receives Award for Promoting Clean Energy

The GSA Mid-Atlantic Region and the Veterans Affairs (VA) Regional Office and Insurance Center in Philadelphia recently received a *Green Power: Turn it On!* award from Citizens for Pennsylvania's Future (PennFuture). GSA and VA received this award for the Recovery Act solar panel installation and roof replacement project at the Center.

After touring this solar panel and roof replacement project, the office of Philadelphia Mayor Michael A. Nutter was so impressed with the project that they nominated GSA and VA to receive this award. Following the award ceremony, GSA Regional Administrator David H. Ehrenwerth met with Mayor Nutter to discuss GSA's green efforts in Philadelphia and other Regional initiatives.

The PennFuture awards annually recognize individuals and organizations for their work in promoting clean energy in the state. PennFuture's *Green Power: Turn it On!* campaign is a multifaceted, multiyear campaign aimed at building the renewable energy market in the state. PennFuture itself is a statewide public interest membership organization that works to create a just future where nature, communities and the economy thrive. ♣



GSA Regional Administrator David H. Ehrenwerth (on right) meets with Philadelphia Mayor Michael A. Nutter to discuss GSA's sustainability efforts.



GSA Regional Administrator David H. Ehrenwerth (on left) accepts the Green Power: Turn it On! award from Citizens for Pennsylvania's Future for the Veterans Affairs Regional Office and Insurance Center in Philadelphia.

Photo courtesy of PennFuture

Fire Safety

October was Fire Safety Month, and served as an important reminder of the impact fire can have in our homes, businesses, and community. The Public Buildings Service (PBS) Fire Protection Engineering and Life Safety Program ensures that fire protection is a key element for all regionally owned and leased facilities, as well as new construction and renovation projects.

The Fire Protection Engineering and Life Safety Program's primary responsibility is to create a safe and healthy workplace that provides uninterrupted performance of essential services for our client agencies, so they can achieve their important missions. The program focuses on:

- ❖ Providing consistent cost-effective fire protection engineering requirements that are implemented nationwide
- ❖ Managing the safety risk to our client agency occupants and building inventory
- ❖ Increasing GSA's fire protection engineering leadership role nationally in the public and private sectors to assure use of industry best practices and to optimize the use of taxpayer resources
- ❖ Increasing customer satisfaction and maximizing the value of our federal building inventory

Nationally, the program develops codes and standards used by GSA to achieve best value protection for design and construction activities. They are responsible for operation and maintenance activities for GSA's inventory of buildings, and for providing best value maintenance for our client agencies.

In the Mid-Atlantic Region, our team of Fire Protection Engineers (FPE) constantly reviews building inventory to make sure our facilities meet up-to-date fire codes. They provide technical advice to project teams involved in new construction and renovation projects.

The regional FPEs coordinate with PBS offices to ensure that consistent and appropriate fire protection requirements are included in all design guides and related policies. They support our client agencies as they develop safety awareness programs to prepare their employees in the case of an emergency.

Mid-Atlantic Region's FPEs would like to remind our client agencies that all building-related projects need to be reviewed for any potential life safety concerns, at both federal and leased facilities. Any new construction or renovation of federally-owned space must be reviewed and inspected by a GSA FPE, who will issue a Certificate of Occupancy once the project is complete.

Please contact our team of Fire Protection Engineers for more information. 

Dave Kriebel
david.kriebel@gsa.gov (215) 446-4610

Vince Esposito
vince.esposito@gsa.gov (215) 446-4620

Ryan Schartel
ryan.schartel@gsa.gov (215) 446-4675

Fire Safety Tips:

- ❖ Each year 3,000 people in the U.S. die in house fires. Smoke alarms cut the risk of dying in a home fire in half.
- ❖ Almost two-thirds of home fire deaths resulted from fires in homes with no smoke alarms, or where smoke alarms weren't functional. Test your smoke alarms each month, and change the batteries at least once a year.
- ❖ Install smoke alarms on every level of your home (including basement), outside each sleeping area, and inside every bedroom.
- ❖ Routinely check electrical appliances and wiring.
- ❖ Ensure that candles are encased in sturdy metal, glass or ceramic holders. Place them where they cannot be easily knocked down; never leave burning candles unattended.
- ❖ Develop an escape plan with your family in case of a fire, including exit routes and a safe place to meet outside.



Clients Welcomed To A Seminar Discussing Workplace Sustainability

On October 19–20, a group of over 50 GSA clients along with industry and community partners attended a seminar in Philadelphia on Sustainable Federal Workplaces. The event, sponsored by the Mid-Atlantic Region PBS Office of Client Solutions, provided federal agency representatives with a forum for exploring opportunities to incorporate sustainability into workplace design.

By sharing expertise in how sustainability factors into workplace design, we can work together to meet the goals of Executive Order 13514, Federal Leadership in Environmental, Energy, and Economic Performance.

GSA has a wealth of sustainability experts that are poised to help our client agencies create green workplaces. During the seminar, Kevin Kampschroer, Director of the GSA Office of Federal High-Performance Green Buildings, discussed the latest developments in sustainable design as well as the history of sustainability, and the regulations, goals and technology associated with it.



Kevin Kampschroer, Director of the GSA Office of Federal High-Performance Green Buildings, discussing the latest developments in sustainable design.

Lance Davis, GSA Architect and Sustainability Expert and Dianne Juba, GSA Interior Designer discussed the mandates of Executive Order 13514. From developing a strategic sustainability performance plan to working on a public sector protocol for greenhouse gasses, the federal government is changing the way the building industry implements and measures sustainability.

There are interior finishes and furnishings options available in the marketplace that meet the mandates of Executive Order 13514. GSA can help our clients through the process of making selections that adhere to the requirements of bio-based content and energy savings through the manufacturing and distribution process.



IRS Lead Project Manager Jennifer Bischoff (left) and GSA Account Manager Dorothy Grosick meet to discuss the IRS 30th Street renovation project presentation.

GSA also understands the value of calling on industry experts to gain a more complete understanding of our role in leading the greening of the government. Leah Erikson, EdD, Temple University Real Estate Institute Instructor discussed what it means to be “green” and the financial and emotional cost of our participation in the “green” movement as it relates to the environment, our homes and workplaces and in our everyday lives.

“I thought the conference was great...I especially enjoyed the information [on greening federal workspaces] from Ms. Juba,” commented Terrence Proctor, Space Management Specialist of Facilities and Support Services Staff for the Executive Office for United States Attorneys. “Hopefully we can incorporate the new

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green specifications into our design guide. All of the information presented was very helpful in understanding the green initiatives that the administration is working on.”

Seminar attendees explored an exhibit hall filled with GSA regional experts from PBS, the Federal Acquisition Service, as well as vendors showcasing “green” programs, products and furnishings available to incorporate into home or office.

The seminar concluded with a tour, led by Jennifer Bischoff, Lead Project Manager for IRS, Real Estate and Facilities Management, of the Philadelphia Internal Revenue Service (IRS) 30th Street project. “It has been an honor and a privilege to be part of a project which will positively impact the work life of thousands of government employees,” Bischoff states. “The IRS employees deserve this Class A office building.” A model of

adaptive reuse, the historic Post Office Building was renovated to consolidate the majority of the IRS facilities in Philadelphia into approximately 900,000 rentable square feet of state-of-the-art office space and is nearing a LEED® Silver certification. Those touring the facility learned how IRS and GSA collaborated on the portfolio planning, and how the project team worked through the space planning and technical challenges of the building while preserving unique and historic building features.

“The seminar was a great opportunity to gather with our clients and discuss a topic important to all of us,” says Pat Zucca, GSA Lead Regional Account Manager. “It allowed us to step away from the day-to-day office environment and explore opportunities for sustainability in the federal workplace.”

“All of the information presented was very helpful in understanding the green initiatives that the administration is working on.”
— Terrence Proctor
*Space Management Specialist,
Facilities and Support Services Staff,
Executive Office for
United States Attorneys*



Clients and vendors meet at the Seminar Exhibit Hall to learn more about sustainable products that are available for their workplaces.

Richmond Courthouse Receives LEED® Silver Certification

The Spottswood W. Robinson III and Robert R. Merhige, Jr., U.S. Courthouse in Richmond, VA was recently awarded with a Leadership in Energy and Environment Design (LEED®) Silver Certification by the U.S. Green Building Council (USGBC).

The LEED Rating System was designed by the USGBC to encourage and facilitate the development of more sustainable buildings across the country. LEED provides a concise framework for identifying and implementing measurable green building design and construction solutions for a project. The Richmond Courthouse project team employed green strategies to save energy, reduce construction waste, enhance building systems efficiency, and improve indoor environmental quality.

Substantially complete in June 2008, the 364,000 square foot courthouse houses the U.S. Courts and other judiciary agencies. The project is noted for several features that led to the LEED Silver certification, including the use of low volatile organic compound (VOC) adhesives and sealants, carpet, and composite woods.

Other features of the design and construction of the Richmond Courthouse include:

- ❖ The Heating, Ventilation, and Air Conditioning (HVAC) system uses energy recovery technology to recover waste energy and uses it to heat and cool the building, reducing energy costs
- ❖ 48% of the total building materials for the project were manufactured using recycled materials
- ❖ 70% of the total building materials were sourced within the region
- ❖ The project diverted 69% (13,996 tons) of onsite-generated construction waste from the landfill
- ❖ “Green” operations are now implemented in the courthouse, including greener cleaning methods and an integrated pest management program

“GSA’s commitment to greener design... extended...into construction, where the construction team stayed focused on their goals with missionary zeal.”

— *Kendrick McCabe*
LEED Coordinator
Jacobs Engineering Group

“The entire design and construction team is pleased to see this building receive the LEED Green Building Award we know it deserves,” stated Jacobs Engineering Group’s Kendrick McCabe, the project’s LEED Coordinator. Jacobs Engineering Group served as Construction Manager for the project. “GSA’s

commitment to greener design and construction extended from the deconstruction of the previous buildings on the site through design and into construction, where the construction team stayed focused on their goals with missionary zeal.”

The seven-story Richmond Courthouse was recently appropriated funds through the American Recovery and Reinvestment Act to install a solar panel system on the roof. This 132 kilowatt array will produce 167,000 kilowatt hours (kWh) of electricity for the building each year, reducing the facility’s

fossil-fuel energy consumption and carbon dioxide emissions. This is equivalent to the CO2 emissions from almost 13,500 gallons of gasoline or the electricity used by 14.6 homes. ♣



Spottswood W. Robinson III and Robert R. Merhige, Jr. U.S. Courthouse, Richmond, VA

Ask a RAM

QUESTION:

What constitutes an “incidental basis” for utilities in federally-owned space?

ANSWER:

An “incidental basis” is an unplanned or nonrecurring use of office space outside the established standard operating hours and when such use of assigned space does not significantly increase utility consumption. An example of this would be if an employee comes in on a Saturday for a few hours, or comes in early or stays late on a normal Monday through Friday workday, with no additional support required.

Public Buildings Service (PBS) tenant agencies may use their assigned space and supporting automatic elevator systems, lights, and small office and business machines on an incidental basis outside of the 10 hours of standard operation without additional charge, unless specified otherwise in the Occupancy Agreement. This is subject to the limitations required by the building control systems or planned outages associated with scheduled system maintenance.

When building management personnel are required to activate heating, ventilation and air conditioning or override programmed lighting or other systems, or tenants are working on a recurring basis, then it is no longer considered incidental and an **Overtime Utilities Reimbursable Work Authorization (RWA) is required.**

Please contact your PBS Regional Account Manager if you have any questions or concerns. 

PBS Regional Account Managers

Pat Zucca, Lead	pat.zucca@gsa.gov	(215) 446-2889
Dorothy Grosick	dorothy.grosick@gsa.gov	(215) 446-4569
Peggy Murr	peggy.murr@gsa.gov	(215) 446-2888
Pedro Viera	pedro.viera@gsa.gov	(215) 446-4534

GSA's Sustainability Plan and Zero Environmental Footprint Goal

To meet the requirements outlined in President Barack Obama's Executive Order 13514, agencies across the federal government are releasing sustainability performance plans specifying the steps they will take to lower their agency's greenhouse gas emissions. GSA, a lead agency in two major initiatives under the Executive Order, declared its long-term goal of reaching a zero environmental footprint (ZEF) and released aggressive greenhouse gas reduction measures, laying out how the agency will reduce its overall greenhouse gas emissions (GHG) by 30% by 2020.

GSA plans to eliminate its impact on the natural environment and use its government-wide influence to reduce the impact that the federal government has as a whole on the environment. The GSA Sustainability Plan outlines initiatives that will minimize and offset GSA's consumption of energy, water, and other resources and eliminate all waste and pollution in all GSA operations and activities.

The GSA Mid-Atlantic Region is actively educating its employees on sustainability and engaged them in a seven-week educational campaign this past summer that culminated in a region-wide event featuring guest speakers, sustainable vendors, and an environmental awards program. Kevin Kampschroer, Director of the GSA Office of Federal High-Performance Green Buildings, stated, "The current administration has put an emphasis on the federal government to lead by example in greenhouse gas measurement and mitigation because 40% of the nation's annual energy use comes from buildings."

GSA is increasing its investment in energy and water conservation projects across its inventory of owned federal buildings, designing all new federal buildings to deliver energy

performance that is at least 30% better than industry standards for energy efficiency, and introducing new education and awareness initiatives to motivate tenants, contractors, and GSA employees. GSA is establishing a pilot program to gather feedback and insight from industry partners on best practices, challenges, and advantages realized through greenhouse gas reporting initiatives.

GSA's Federal Acquisition Service (FAS) Integrated Workplace Acquisition Center (IWAC) provides furniture, furnishings, flooring, office equipment, audio-visual and exercise equipment, and related services for office, residential, dormitory, industrial, healthcare and educational settings to federal customers worldwide. IWAC leverages over \$3 billion in sales each year, and over 2,000 vendor partners that are encouraged to help the federal government move closer to ZEF. Many vendors on the FAS Schedule have incorporated the federally-required sustainability practices into their commercial practices as well, further expanding GSA's influence. IWAC has long been an advocate of green practices and recycling, and under GSA Administrator Martha N. Johnson, has doubled its efforts to strive for ZEF not just at GSA, but through vendor partners and client agencies.

The Federal Strategic Sourcing Initiative provides easy access to common procurement vehicles that offer greater volume discounts, increase business intelligence, encourage best practice solutions, and lead to better purchasing decisions. Through leadership on Strategic Sourcing, GSA can streamline processes and leverage the federal government's buying power, ultimately making government more efficient.



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Domestic Delivery Services: GSA has awarded a blanket purchase agreement (BPA) to UPS that meets federal strategic sourcing goals and saves money.

Office Supplies: GSA has partnered with leading providers of paper, toner and general office supplies on BPAs that offer significant discounts over the prices already available on GSA's Schedule 75 for Office Supplies.

Wireless Telecommunication Expense Management (TEM) Services: GSA offers comprehensive wireless TEM services to streamline the ordering and management of wireless devices and services.

These programs provide easy access to acquisition tools that will drive down the cost for each of these commodities. These tools can help our clients to achieve cost savings, operational benefits, and improved fulfillment of socio-economic goals. Please visit www.gsa.gov/fssi for more information on these Strategic Sourcing Initiatives.

Through example, GSA is serving as a green proving ground that demonstrates the viability of new green technology and



A representative from eForce Recycling talks with GSA employees about the company's innovative commercial recycling solutions.

practices. We are leading with our expertise to drive the market for high-performance green products, services, and solutions that support the missions of our clients while meeting or exceeding their sustainability goals. GSA continues to strive for performance excellence, continuous improvement, and the elimination of waste in all of its operations. ♣

“The current administration has put an **emphasis** on the federal government to **lead by example** in **greenhouse gas measurement** and **mitigation** because **40%** of the **nation's annual energy** use **comes from buildings.**”

— *Kevin Kampschroer*
Director of the GSA Office of Federal High-Performance Green Buildings



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 The Strawbridge Building
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pbsfocusnewsletter@gsa.gov
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