

The Nebraska Tenant Times



Director's Corner

By Mike Sisk,
Nebraska Field Office
Director

Welcome to our new and improved newsletter. This is our first edition in some time. We hope you find it useful. Please feel free to contact me or any of my staff members with comments you have regarding the newsletter.

We are very excited that our Field Office has two buildings in its inventory that achieved ENERGY STAR® designations: the Robert V. Denney Federal Building and U.S. Courthouse in Lincoln and the Federal Building, U.S. Post Office and Courthouse in North Platte.

These buildings, according to ENERGY STAR standards, demonstrate GSA's commitment to energy conservation. Of course the tenants played big roles in helping us to achieve these ratings. For those contributions, my staff and I applaud you.

All of our buildings received American Recovery and Reinvestment Act funding and many projects are under way. The funds will be used to make some needed repairs and to make our buildings more energy-efficient.

Communication and coordination is key for these projects to be successful. We are committed to minimizing the impact on our customers, but some disruption is unavoidable. As the projects evolve, your building manager will keep you informed of the progress.

New Utility Meters Will Track Energy Usage in Real Time at the Zorinsky Building

By Dan Rankin, Property Manager

To actively manage energy consumption, GSA Public Buildings Service is installing Smart Meters in the Edward Zorinsky Federal Building.



Smart Meters provide building management with detailed data on how much energy the building consumes. Energy usage can be measured by the hour or even by the minute. The meters at the Zorinsky Building will show how much chilled water is used to cool the building, how much steam is used to heat the building and how much electricity is consumed.

The meters will report back to GSA's Central Office to provide a real-time overview of energy consumption in federal buildings across the nation.

Smart Meters are an important tool in achieving the energy cuts mandated in the Energy Policy Act of 2005 and the Energy Independence and Security Act of 2007.

Nebraska Property Management

This newsletter is your premier source of information regarding building projects, events and stories that impact your workplace. If you have any suggestions regarding our newsletter, please feel free to contact GSA property management.

Omaha (402) 221-4725
Lincoln (402) 437-5436
North Platte (308) 532-8550

ENERGY STAR Profile: Robert V. Denney Federal Building and U.S. Courthouse

By Leslie LaMar, Communication Specialist

The Robert V. Denney Federal Building and U.S. Courthouse in Lincoln, Neb., earned a 2009 ENERGY STAR Building Label. An ENERGY STAR-qualified facility must meet strict energy performance standards and earn a score of 75 or higher on the Environmental Protection Agency's 100-point scale. The Denney Federal Building received an 87 rating.



To save energy, GSA installed high-efficiency motors in the facility's elevators and upgraded the elevators' old tubes to electronic controls. The domestic water pump, condensate return pump and sewage ejection pump motors were replaced as well.

GSA Building Managers Chuck Korytowski and Gina Durr made a key change with operations and maintenance contractor LB&B Associates to phase the start-up of facility equipment. This reduced the building's peak electrical demand and utility costs.

People make it possible

GSA's Nebraska associates pursue an energy-saving partnership with tenants to boost savings. The tenants of the Denney Building played a role in helping to reduce energy use at the facility.

Durr also earned the Building Operator Certification from the Midwest Energy Efficiency Alliance. These certifications are awarded in more than 20 states to professionals who complete training and demonstrate skill in energy-efficient building operations and equipment maintenance.

The future of energy at Denney

GSA plans to install new high-performance heating, ventilation and air conditioning components; boilers; chillers; hot water pumps; and water-reducing restroom fixtures. The agency will also replace the air handling units' steam heating coils with new hot water coils. A lighting retrofit, new cooling tower, upgraded energy management and control system, and low voltage transformers with Harmonic mitigation round out GSA's energy plans.



Building Profile: Grand Island Federal Building

By Andy Young, Facility Operations Specialist

There has been a lot of work happening at the Grand Island Federal Building. Several exterior renovations were completed, including the replacement of the front entrance door, front entrance steps, and sidewalks on the north and east side of the building. A new accessibility ramp on the east side of the facility and landscaping on the north were also installed.

A new project just underway includes replacing air handlers; upgrading heating, ventilation and air conditioning system; and installing new second floor lighting.

We extend our thanks to the tenants for all of your cooperation and patience during these projects!



ENERGY STAR Profile: North Platte Federal Building, U.S. Post Office and Courthouse

By Leslie LaMar, Communication Specialist

The Federal Building, U.S. Post Office and Courthouse in North Platte, Neb., earned the 2009 ENERGY STAR Building Label by scoring a 93 on the Environmental Protection Agency's 100-point scale. The North Platte Federal Building is one of 10 GSA Heartland facilities to receive the ENERGY STAR recognition.

GSA upgraded facility chiller units and installed new energy-efficient motors for cooling tower fans, chilled water pumps, hot water pumps and condensing pumps. A new reflective roof and electric switchgear were also installed.

These and other energy improvements decreased the North Platte Federal Building's overall energy usage by 17.1 percent from its 2003 baseline figures. The facility lowered utility bills and increased tenant comfort and satisfaction.

GSA's energy efforts in North Platte do not end with equipment upgrades. Facility Operation Specialist Andy Young earned the Building Operator Certification from the Midwest Energy Efficient Alliance for his knowledge and skill in energy-efficient building operations and equipment maintenance.

The future of energy in North Platte

Future equipment installations and upgrades include a new energy management control system, new water-saving restroom fixtures, new boilers, and new cooling tower. Facility management will also alter property landscaping to include more native grasses and reduce watering.

Denney Federal Building Plumbing Improvements Project

By Gina Durr, Property Manager



The plumbing fixtures in the restrooms of the Denney Building are original to the facility, and while they have held up well for more than 35 years, there has been considerable advancement in technology during this time period. There is more concern now for water conservation and sanitation, and these considerations will be incorporated into a plumbing improvements project.

New toilets will have a dual-flush automatic sensor which will reduce water usage and liquid and paper waste. The sinks will have sensor-operated faucets which will allow for water savings and hands-free usage. There will also be an option to use paper towels or a fast-drying hand blower.

Currently, there are between four and seven sinks in each restroom. These will be replaced with a quartz composite counter top with recessed sinks, allowing space for personal belongings. Above the counter will be a full-length mirror spanning the length of the counter top. Lastly, trash receptacles will be placed near the restroom exits for sanitary purposes.

This project will be one of many that will help bring the Denney Building into the 21st century, and we are excited to get started on construction. The project has been awarded to Boyd Jones Construction and 100 percent design is pending. Updates will be shared at monthly tenant agency meetings.



Welcome to the 21st Century—TODAY

By Justin Panasiuk, Property Manager

The Roman L. Hruska U.S. Courthouse in Omaha, Neb., is being retrofitted to maintain its relevance in the 21st century. The facility is targeted to receive \$2.6 million in American Recovery and Reinvestment Act funding for design, contingency and construction projects. ARRA projects are part of a broader national plan to create jobs, rehabilitate the economy, and improve the infrastructure and efficiency of federal facilities.



The ARRA project at Hruska will include three phases. The first phase of the project involves roof replacement. The second phase will optimize utility and heating, ventilation and air conditioning operations to maximize energy conservation. And the third phase will implement advanced metering for water and all energy sources.

Roof replacement involves inspecting roofing insulation and replacing any materials that show signs of moisture. A white, high-performance, modified asphalt roof membrane will then be installed.

During the second and third phases of the project, new meters, controls, computer equipment, and an advanced metering system will be installed. These systems will support features and functionality related to energy use management, procurement and operations.

These projects were recommended by an energy study and report completed in conjunction with Omaha Public Power District and the University of Nebraska-Omaha. As these projects progress, updates will be available through the tenant board meeting minutes or direct e-mails.

Tenant Satisfaction Survey

By Martha Myles, Administrative Specialist

Just as spring comes every year, so does the Tenant Satisfaction Survey, which GSA utilizes as a tool to better-serve tenants and customers. GSA surveys a portion of its tenants annually, but individual properties are only surveyed once every three years.



The survey requests feedback on such areas as cleaning, security, maintenance, space, staff responsiveness, and environment. GSA values your input and suggestions. Please provide your feedback if you receive a survey this year.

GSA continuously looks at how to improve our communication and services. Submitting your

completed Tenant Satisfaction Survey is key to letting us know what you really think! Look for a GSA associate to visit in May.

Locations that will receive a 2010 survey include the following:

- Federal Building at 203 W. 2nd St., Grand Island, Neb.
- Zorinsky Federal Building at 1616 Capitol Ave., Omaha, Neb.
- Federal Building, U.S. Post Office & Courthouse at 300 E. 3rd St., North Platte, Neb.
- Denney Federal Building & Courthouse at 100 Centennial Mall North, Lincoln, Neb.
- Social Security Administration at 9239 W. Center Rd., Omaha, Neb.
- Citizenship and Immigration Services at 1301 W. Highland Blvd., Lincoln, Neb.
- Citizenship and Immigration Services at 1717 Avenue H, Omaha, Neb.
- Federal Bureau of Investigation at 4411 S. 121st Ct., Omaha, Neb.
- Social Security Administration at 20 & 40 Arena Way, Council Bluffs, Iowa