



DFC NEWSLETTER

Spring 2010

SPOTLIGHT

Eat Fresh and Buy Local at the DFC Farmers Market

Farmers markets offer locally grown produce at the peak of its freshness and without the use of preservatives. The number of farmers markets has increased dramatically in the U.S. during the past two decades and they are one of the fastest growing forms of farm marketing in our nation.

We are pleased to announce that beginning June 24, 2010, the Denver Federal Center will be hosting a weekly market on Thursdays from 11:00 a.m. – 2:00 p.m. The market will run through the summer and early fall months (weather permitting).

The market will house approximately 40 local vendors that will provide fresh fruit and produce as well as locally made treats and other items. It will allow the DFC community to network and provide easy access to healthier food. DFC employees can walk to the market to grab a healthy lunch while doing their weekly grocery shopping.

Additionally, the farmers market will be open to the public because the DFC is an open campus. This allows businesses near the DFC to utilize the market and gives the DFC an opportunity to contribute to the community. The majority of farmers markets

around town are held on weekends when many people have conflicts with family outings and other activities. Initiating a weekday market provides the Lakewood community another option and the opportunity to make healthier decisions and reduce their carbon footprint. Visitor's access to the DFC is at Gate 1 (Kipling near Alameda) and Gate 4 (Union and Fourth Avenue).

The DFC Farmers Market will encompass all that Colorado has to offer — beautiful weather, an active lifestyle and great-tasting healthy food choices. In addition to promoting a healthy community, the DFC is also supporting local producers and business, ultimately helping to rebuild the Denver metro economy.

Mark your calendars for the market's Opening Day on Thursday, June 24 and stay tuned for more information about DFC Farmers Market.

The market is a collaboration effort between the General Services Administration (GSA) and Colorado Federal Executive Board (CFEB).

IN THIS ISSUE....

Spotlight

p 1

Environmental News

pp 2 - 3

What's Happening on the DFC?

pp 4 - 5

Agency Articles

p 6

DFC Redevelopment

p 7

DFC PV Project

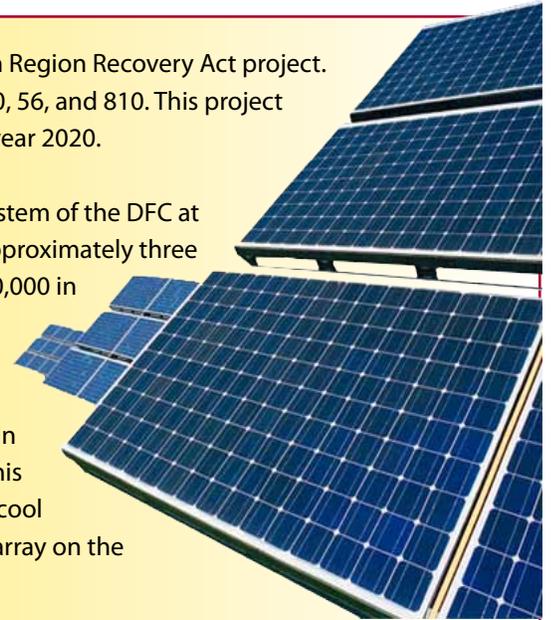
The Denver Federal Center (DFC) photovoltaic project is a GSA Rocky Mountain Region Recovery Act project. The project will incorporate roof-mounted, grid-tied PV systems to Buildings 20, 56, and 810. This project aligns with GSA's vision to make the DFC the most sustainable campus by the year 2020.

The photovoltaic systems will be tied into the existing electrical distribution system of the DFC at 13.8 kV. The combined capacity of the PV arrays on all three building roofs is approximately three megawatts. The arrays will generate 4,349,398 kWh per year, saving about \$300,000 in electricity cost annually. The PV arrays will cover about 19 acres of roof.

This will be a two-part project with the first phase being the design/build work including partial removal of the roofs on Buildings 20 and 56. These buildings, in turn, will receive partial roof replacements with a PV system installed on top. This roof replacement will upgrade the thermal insulation to R-50 and will install a "cool roof" design. The project also includes installing a roof-mounted photovoltaic array on the existing roof of Building 810.

Project goals include supporting economic recovery, providing job growth, stimulating photovoltaic energy development, reducing production costs, and continuing the transition from carbon-based energy to sustainable onsite production of renewable energy.

The benefits include reducing the demand for grid-supplied electricity and saving electrical utility costs of \$300,000 per year. This results in reduced electricity-generating emissions of carbon dioxide by 4,313 tons, sulfur dioxide by 5.31 tons, and nitrogen oxide by 6.4 tons annually.



Earth Day Expo Write Up



The 2010 DFC Earth Day Expo was held on Thursday, April 29 in Building 41 in the Remington Arms Room. The Expo was kicked off by Rocky Mountain Regional Administrator Sue Damour. She welcomed attendees and vendors and shared ways she has committed to living a sustainable lifestyle. Additionally, a group of GSA employees visited the childcare centers to create craft projects with the children. The craft projects included Earth Day-themed coloring pages and another activity using toilet paper rolls, paper towel rolls and recycled yarn.

With 22 vendors in attendance — including Dutch Valley Ranch who brought two alpacas, Pinwheel and Ransome — and over 150 attendees, the expo was a success. Other vendors present for this year's Expo included U.S. Green Building Council, Box Elder Creek Nurseries, Juice Plus, Colorado Open Lands, Pete's Electric Bikes, Small Planet E-Vehicles, and Xcel Energy. Each attendee received a Chico bag screen printed with the GSA sustainability logo and a magnet featuring energy saving tips.

Unfortunately, snowy morning weather cancelled the zero-waste BBQ and composting effort. The BBQ will be rescheduled at a later date. Attendees also had the opportunity to participate in the Denim Drop-off and shoe recycling. Denim collected will be shredded and used as insulation in Habitat for Humanity homes. Shoes will be shipped to EcoCycle in Boulder for recycling and reuse. Thank you to those who attended this year's Earth Day Expo!

Let's Talk Trash – What's New in Recycling Opportunities for the DFC

Reducing your carbon footprint will provide many benefits for a healthier and more cost-effective environment. This year GSA has added more opportunities for recycling throughout the DFC, including Electronics Recycling and CFL Light Bulb recycling.

Collection containers to recycle electronics are at Buildings 41, 67, 20 and 25. These bins provide an opportunity for employees to recycle small electronics conveniently. Unacceptable items include anything requiring refrigerant such as refrigerators, freezers and A/C units. The recycler will also accept CDs, old floppy disks and video tapes. Before disposing electronics, make sure to erase personal identification information off the hard drives. We will accept federal agency property, however, all regulations regarding property disposal apply. Contact your agency's personal property manager or the GSA Federal Acquisitions Office for information regarding proper disposal of these items. Agencies must submit a GSA Abandon and Destruction Letter with the GSA Regional Recycling Coordinator.

GSA encourages everyone to bring CFL light bulbs to the DFC for proper disposal. Acceptable light bulbs include spiral CFL bulbs, incandescent bulbs, spotlight bulbs, flood light bulbs, and vehicle headlight bulbs. Contact your building manager for bin locations and details.

GSA plans to install a new cardboard bailer at Building 810. Once the bailer is operational we will also add the building to our electronics recycling program. Both programs are anticipated to be operational by the end of summer.

GSA is excited to host an annual electronics collection event in June for employees, their families, friends and neighbors to recycle items from home. In FY2009, we collected over seven tons of material for recycling. Our next event is June 2, 2010, and the recycling vendor this year is Metech Recycling. Metech dismantles all electronics in their Denver facility before sending items to U.S.-based companies for remanufacture.

For additional information, please contact Marion Buntyn at marion.buntyn@gsa.gov or 303-236-8000 ext. 5252.



Conversion of Gate Two from Employee-only Entrance to Employee/Delivery Entrance

Due to the increasing number of deliveries at Gate One, we will move all deliveries from Gate One to Gate Two. Gate One will now have one visitor entry lane and two employee entry lanes. Starting Monday, May 3, 2010, Gate Two will remain an employee entrance but will now include deliveries. The hours of operation at Gate Two will be expanded to 6:00 a.m. – 6:00 p.m., Monday through Friday.

We will be distributing flyers at the Gate One delivery entrance to all delivery truck drivers letting them know of the changes. We ask that you please notify your delivery vendors about the change. Also, Gate Two is a right-in only entrance. Drivers will need to be traveling south bound on Kipling to enter Gate Two. They can exit Gate Two either north or south bound on Kipling.

DFC U.S. Department of State Facility

GSA awarded a design-build contract on behalf of the Department of State. This contract will use the State Department's American Recovery and Reinvestment Act (ARRA) funding to construct a new State Department facility at the DFC. The additional building space will be used to support the department's domestic and overseas administrative, diplomatic, and consular missions. In addition to the design and build contract, a separate construction management contract was awarded. The scope of the design and build phase of the project includes site preparation activities to the DFC's utility infrastructure improvement activities. The contract management agent will be involved in the design process to provide construction expertise, estimating and cost information, and functionality and constructability reviews. There will be a formal partnering process throughout the design and construction phases to promote successful project development and execution. The new building will become fully operational in late spring or early summer of 2012. Sustainability continues to be a primary objective for the Department of State in all our buildings. The goal for this project is to achieve a Leadership in Energy and Environmental Design (LEED®) v3.0 Silver Certification.

For more information, please contact Jen Beck, Project Manager at Jennifer.Beck@gsa.gov or 303-236-8000 ext. 2236



Property Management on the Denver Federal Center

Jennifer Martinez was recently named the Team 2 Property Manager on the Denver Federal Center. Her team oversees the building inventory in the DFC's mid-section: Buildings 40, 41, 44, 45, 46, 50, 52, 53, 54, 55, 710 and 720.

Jennifer began her career with GSA in 2001 after receiving her Bachelors of Science in Facilities Management from Colorado State University-Pueblo. She was the International Facility Management Association's Student of the Year in 2000 and she received her Real Property Administrator certification from BOMI International in 2007.

Jennifer's primary goal as the Team 2 Property Manager is to work with her tenants to jointly reduce energy consumption and improve building efficiency.

Patrick Haze continues to oversee the Team 3 Property Management team and Charlie Carruth remains in his role as the Lead Team 4 Property Manager. The individual buildings management inventories are below.

Team	Building Manager	Building	Work Cell
4	Patrick Campbell	1, 1A, 2A, 3A, 10, 11, 15, 16, 21, 21A, 21B	303-476-8819
4	Doug Baughman	6, 7, 78, 85B, 94, 95	303-941-1306
4	Aaron Way	20	303-775-9883
4	Adam Rankin	25, 47, 48, 49A, 49B, 49C, 49D	303-818-2238
2	John Huebner	40, 45, 46, 50, 52	303-905-6533
2	Ericka Branch	41, 44	720-413-4940
2	Jack Pontinen	53, 54, 55	303-229-0807
2	Dana Denning	64, 64A, 710, 710A, 720	303-204-0870
3	Denice Pacheco	56	303-941-1390
3	Lance Thompson	67	303-204-6950
3	Nic Pagano	75, 85, 85A	303-941-0854
3	Jamie Perdomo	810	303-328-1667

DFC Utilities Infrastructure Project

The most visible project for the past months has been the \$60 million DFC Utilities Infrastructure project that allows GSA to repair and upgrade the Center's outdated utilities infrastructure. This project will allow GSA to promote growth and development, as well as deliver a more reliable and safe working environment. The project is on schedule and targeted to be complete by 2012. Project updates and pictures are available at www.dfc-utilities.com.

Building Security Committee

On March 30, 2010, the Denver Federal Center reconvened the Building Security Committee (BSC), now known as the Facility Security Committee (FSC). Its function is to ensure the security and safety of the tenants, contractors and visitors entering the DFC on a daily basis by discussing, implementing or changing current security requirements that are not mandatory.

The FSC is comprised of one representative from each agency who works onsite at the DFC. Each representative has a basic understanding of either property management, finance, security, or a combination of the three. In addition, the FSC members either have decision-making authority or have a direct link to the person(s) within their respective agency who does. The FSC will meet quarterly to discuss topics related to the security of the DFC.

At the most recent meeting, a request by the General Services Administration (GSA) and the Federal Protective Service (FPS) was made to formalize consistency for the entry procedures for employees, contractors and visitors to the DFC. Part of this discussion centers around Homeland Security Presidential Directive-12 (HSPD-12) and its requirements on credentialing and accessing federal space. By standardizing this process each agency, as well as the contract guards (now known as PSOs), follows one set of guidelines to minimize screening times and mistakes.

Additionally, the GSA announced the beginning of the Physical Access Control Systems (PACS) migration, which began May 3, 2010, in Building 41. The PACS (key card system) migration is required to meet HSPD-12, Federal Information Processing Standard 201, and National Institute of Standards and Technology (NIST). These standards require a Smart Card (or similar technology) to be utilized for credentials, accessing agencies' IT tools, and for physical access to the facilities. All the current key card readers will need to be replaced during this migration. The migration will take approximately four years to complete because this region currently has over 75 facilities using the current system with more than 12 new systems coming on per year. GSA will be replacing perimeter and common-area key card readers, retaining repair and maintenance, which will be funded under the Building Specified Amortized Capital line item of the rent. For specifics, please contact Todd Tangye, GSA Regional Security Manager, at 303.236.8000 ext. 2357.

Lastly, information on the conversion of Gate 2 was announced. This conversion, took place on May 3, 2010, and Gate 2 became the delivery/commercial entry gate for the DFC. Notifications have been and will continue to be delivered to tenants and contractors regarding the upcoming change to allow for an additional employee entry lane at Gate 1.



Denver Federal Center Redevelopment Update

You may have noticed something a little different on the skyline near the Denver Federal Center recently. On May 1, over 2,000 people came out to watch the rollout of the new Regional Transportation District (RTD) West Corridor light rail bridge across 6th Avenue into the DFC. A time-lapse video of the 14-hour rollout can be found at www.rtd-fastracks.com/wc. This event marks just one of many exciting happenings in and around the site, signaling exciting changes for the future.

In early June, the first phase of the new St. Anthony Medical Campus will officially open its doors. OrthoColorado will be a unique, specialty hospital offering orthopedic and spine services. Following this first phase, the campus will grow to include a 222-bed replacement hospital for St. Anthony Central Hospital, two medical office buildings and a wellness center. The campus will embrace a spirit of collaboration with some of the best medical minds, experts and resources in the region. A very complementary neighbor to our DFC federal operations and tenants!

Sometime in late fall 2010, the existing Cold Spring park n' Ride bus facility will relocate to a new location along Center Avenue, just east of Union Boulevard. Work along the light rail line will continue, and in early 2013, the West Corridor line and our Federal Center Station will open. GSA is excited about providing new and enhanced public transit options conveniently located for our federal tenants on the DFC as well as the surrounding local community. GSA is also working closely with the City of Lakewood and other partners on a "Federal Center Connectivity" study, designed to plan and prioritize enhancements for moving pedestrians and vehicles in and around the area of the new transit station.

GSA continues to look for new and innovative opportunities to implement the redevelopment master plan, and provide increased amenities for our federal and local communities. GSA is developing a partnership with the City of Lakewood to provide open space and recreational uses in a suitable area. Stay tuned for additional information over the next 6–12 months.

The DFC recently received a prestigious award from the Jefferson Economic Council (JEC). The Chairman's Choice Award is a special award presented by JEC's Board Chair, honoring the contributions of an individual or organization directly effected the economic vitality and quality of life in Jefferson County. GSA would like to thank our federal tenants on the DFC. Without your patience, cooperation and enthusiastic partnerships as we forge ahead with our redevelopment of the site, this award — and our tremendous progress — would not be possible.

