

The Kansas Field Office Star



Director's Corner

By Darrell Patnode,
Kansas Field Office

It's been some time since we have done a newsletter so our office staff has put this together. I hope you enjoy it and find it useful. Feel free to contact me or any of my staff members with comments you hear regarding the newsletter.

Our Field Office has two buildings that achieved Energy Star designations in 2009 and 2010: The Robert J. Dole Courthouse in Kansas City, Kansas; and the Frank Carlson Federal Building and U.S. Courthouse in Topeka, Kansas. I would like to thank the efforts of our tenants, the operational and maintenance staff, the janitorial staff and our Field Office staff for your combined efforts in energy conservation.

All of our buildings were the recipients of American Recovery and Reinvestment Act (ARRA) funding. Projects at the U.S. Courthouse in Wichita and the Dole Courthouse have been completed. The estimated completion for work at the Frank Carlson Federal Building is July 2011. We have made several needed repairs which will result in more efficient buildings. We really appreciate your patience and cooperation while these projects were in progress.

Remember EARTH DAY Friday April 22



The Frank Carlson Federal Building & U.S. Courthouse is going GREEN

By Allen Scherr, Building Manager

No, they are not painting the bricks on the outside of the building green. As part of the American Recovery and Reinvestment Act, funds were provided to upgrade the facility heating, ventilation, cooling, plumbing and electrical systems.



(photo showing new air-handling equipment)

Boyd-Jones Construction of Omaha Nebraska was awarded the contract for \$1,847,700.00 on March 12, 2010. Much of the construction work has been subcontracted to local Topeka businesses. (continues pg. 2)

KANSAS Property Management

This newsletter is prepared for our tenants. Inside you'll find information regarding building projects, events and stories that impact your workplace. If you have any comments or suggestions regarding our newsletter, please feel free to contact GSA Property Management at

Topeka, Kansas — (785) 295-7700

Frank Carlson Going GREEN (cont. from pg. 1)



(photo showing new air handler UV light filters)

The Frank Carlson Federal Building & U.S. Courthouse American Recovery and Reinvestment Act (ARRA) project consists of four phases.

The first phase is to remove and replace four building air handling units and all related components. The new air handlers (fans) will not only have hospital grade air filters, but also germicidal ultraviolet lights (see left photo) to kill living organisms in the air passing through the air handlers. This technology provides building tenants a big improvement to the quality of the indoor air they breathe.

The second phase is now in progress to replace the ceiling air registers, HVAC duct, and Variable Volume Air (VAV) terminal

units in the NW and SE portions of the building. Along with the new ceiling registers comes new ductwork and control thermostats. Phase three will provide for and install advanced utility metering for all building energy and water sources. These new meters will allow for on-line, real time monitoring and reporting of building energy and water usage. This new data will enable GSA to respond to peak energy building demands and take further actions in reducing our utility and water use. Phase four consists of the replacement of four roof-top solar panels and all related components. The new solar panels will be used to preheat the building's domestic hot water, using the sun's energy which will in turn reduce electrical costs. Construction is estimated to be completed by June 2011.



Profile: Robert J. Dole U.S. Courthouse

By Bill McClain, Deputy Director

Look for a new and improved Dole courthouse exterior in the coming year. GSA Regional Office Project Manager, Jean Dodd is overseeing the design and construction of work to take place on the building's exterior. The project's scope intends to provide the building a facelift as well as improve its efficiency. The project's work items include:

- ◆ Refinishing all EIFS and soffits, wall finishes, sill at rooftop clerestory windows, doors, frames, rooftop galvanized ladders, and the rooftop steps.
- ◆ Replacing aluminum louver on the first floor and exterior soffit material. (continued on pg. 3)

Dole U.S. Courthouse Exterior Improvements (cont.)

Project Scope (cont.)

- ◆ Power wash exterior building wall panels and curtain walls
- ◆ Correct iron particle stains on the building exterior and plug as needed.
- ◆ Replace gaskets and seats at curtain walls, window, and fixed windows. Process may also include an infrared building scan and analysis for recommendations on best tactic to seal windows.

The project is currently underway and in the design phase, with the design kick-off meeting already taking place on March 14, 2011. A 50% design review is expected around April 25, 2011. The project's estimated completion date is targeted for late summer 2011.

INTRODUCING:

Bill McClain, Deputy Director of the Kansas Field Office

You may recognize Bill from the former hats he's worn with GSA, where he's worked since 1995. Bill served seven years as Air-Conditioning Mechanic with GSA, detailed to NARA, maintaining the facilities of the Eisenhower Center in Abilene, KS. In 2002 Bill moved to Topeka as the GSA Project Manager where he oversaw repair and alteration projects for Kansas. Bill now serves GSA in the position of Deputy Director of the Kansas Field Office, filling this role since July 2010. After serving five years in the active duty Air Force, working in the Civil Engineering Squadron, Bill continued his military career in the Air National Guard, eventually serving twenty years. Bill graduated from Kansas State University in 2000 with his Bachelor of Science degree in Technology Management.

Chris Poss, Project Manager Kansas Field Office

Chris Poss' extensive construction background and education (Pittsburg State University 2005 Bachelor of Science in Technology Major: Construction Management) has added tremendous value to the Kansas Field Office team since August 2010. Chris worked as framing carpenter in the summers while attending college. His projects were custom homes ranging from \$300,000 to \$1 million. Chris accepted an internship in 2004 with Pulte Homes of Chicago. After graduating from college Chris accepted a position of Superintendent with Pulte Homes of Chicago. (Awards - 2005 Community of the Year, 2006 co Superintendent of the Year) Chris made a transition in 2007 to Commercial Construction as a Project Manager. His projects ranged from \$350,000 to \$13 million.

DID YOU KNOW???

The mission of GSA's Public Buildings Service (PBS) is to provide a superior workplace for the federal worker and superior value to the American taxpayer. The vision is to be the best real estate organization in the world. PBS is the landlord of the civilian federal government, with a total inventory of over 345 million square feet of workspace for a million federal employees in 2,000 American communities. This comprises over 1,600 government-owned buildings, or approximately 55 percent of GSA's total inventory. The remaining 45 percent is in privately owned leased facilities.



KANSAS FIELD OFFICE PROJECTS

(by Chris Poss, Project Manager)

Several remodel/update projects are either underway or about to start in various Kansas locations. Read on to see if any will affect you!



GSA – Dole U.S. Courthouse

Repair, re-strip and seal parking lots. This project will consist of cutting and patching asphalt in poor condition. All of the parking lots will then be sealed and stripped. Estimated Start is Spring of 2011

GSA- Wichita U.S. Courthouse

Remove and replace the 4 exterior public entrance doors. Project will consist of replacing the exterior doors with new modern energy efficient doors. The new doors are being designed to replicate the doors that were originally installed when the building was constructed in the 1930's. Estimated Start Spring of 2011

GSA – Wichita U.S. Courthouse

Remodel conference room. Project will consist of remodeling the current basement level space into a new GSA conference room. The new design of the space includes cabinetry, electrical carpet and paint. Estimated start May or June of 2011

U.S. Coast Guard- Frank Carlson U.S. Courthouse

USCG Crews Lounge. Project will consist of remodeling the existing vacated FBI space into a Crew's Lounge for the USCG. New design of the space includes moving walls and doors, replacing carpet and adding a fresh coat of paint in the space. Estimated Start April 2011 .

Social Security Administration– CCTV Statewide

Install New CCTV Security System. Project consists of installing Closed Circuit TV security equipment in Hutchinson, Dodge City, Emporia, Hays, Independence, Lawrence, Manhattan, Pittsburg, Salina and Topeka. Pittsburg and Lawrence are the last two SSA offices requiring the system. Both facilities will be completed in the month of April.



Tenant Satisfaction Survey

The Tenant Satisfaction Survey is coming in May. 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. Submitting your completed Tenant Satisfaction Survey is key to letting your voice be heard! Look for a GSA associate to visit in May.

WORDS FROM WICHITA:

Brian Wohletz Returns From Military Deployments

(By Brian Wohletz)

I must say a huge thank you to Gary Kahle, from our Topeka office. Gary filled in for me during my absence this year, due to two military deployments with the Kansas Air National Guard. Gary did a great job filling in during my absence, and had his hands full with several building projects. Thank You Gary, and the rest of the GSA Kansas Field Office staff! You guys all stepped up to help make sure the tenants in Wichita were minimally affected during these major renovations.

My military deployments... I started 2010 out with what should have been a routine annual two week deployment to Guantanamo Bay Cuba. During that training I was able to gain experience in supervision of several building electrical projects on Gitmo, and a project that included clearing several acres of land covered in large cactus, rocks, and brush. We were nearly complete and getting ready to return home, when on Jan. 12 the earthquake struck Haiti. Once that happened, we accelerated the completion of our scheduled projects, and took on additional projects in preparation of thousands of refugees from Haiti to Cuba. This included setting up a refugee camp, from military assets that were being shipped in, almost immediately after the earthquake. During the buildup of the tent city, we were informed that we would be diverted to Port Au Prince airport in Haiti. After a few days, we arrived in Haiti late in the day on or around Jan. 20. We were the first and only CE unit on the ground initially. Our first night, after deciding where we would stay for the night, we set up camp on the ground near the runway and taxiways of the airport. Thankfully it didn't rain often in Haiti, because we slept on the ground with what we carried by hand. Although, we didn't sleep much due to all the C-130's, C-17's and cargo helicopters flying in and out all night. It was memorable to say the least. The following day we began early, clearing open areas on the Airport to set up another tent city, this time for our use and for as many other military personnel we could fit. It took us a few days to complete all that the kits included but we were able to get it done very quickly considering the small number of people we had working (40-50). During the same time we had a team setting up a deployable hospital (EMEDS) in the city of Port Au Prince. Driving to and from the EMEDS site was a real eye opener, to see the complete destruction the earthquake had caused. It was normal to see people living in makeshift tent cities inside the median strips of major roads into and out of the city. There were people in lines for food that were at least a half mile long or more. It was something that really made me appreciate what we have in the United States. We spent approx three weeks in Haiti and were replaced with a team of Civil Engineers from several guard units around the country. The majority of our unit arrived back home around the middle of February.

Many of us that went to Haiti were also scheduled to deploy in June and July for a six month deployment to Kuwait in support of Operation Enduring Freedom. I arrived in Kuwait on July 5, 2010 and returned home on Jan. 11, 2011. My role in Kuwait included being the Non Commissioned Officer in Charge (NCOIC) of our C.E. Power Production shop on night shift. Our tasks at night included preventive maintenance on all our base backup electrical power production equipment, and aircraft arresting system equipment. I'm fortunate to have been able to work nights, as the daytime temps were at or above 130 degrees on several occasions during our first couple months in country.

We were able to see some interesting things on the Air Base in Kuwait. This base is where Iraq had invaded in 1990, and overtook the Kuwaiti military. We were able to get inside several of the aircraft shelters that were occupied by Iraqis until the U.S. led Air attack on the base. It was interesting to see the size of holes the U.S. Air Force put into those hardened shelters that were then believed to be impenetrable. We also saw buildings which still had bullet holes from Iraqi firing squads used on Kuwaiti military officers. We worked with members of Air National Guard units from West Virginia, Illinois, and Iowa.

Personally, I'm glad to have 2010 behind us. It was a year of many experiences, and a lot of progress in the building. It is good to be back home, and getting everything back to normal again. I do look forward to wrapping up remaining projects from last year, and getting the 2011 projects underway.

RWA Changes In Effect On April 1, 2011...No Fooling! (By Lisa Burd)

Recently, a letter was circulated to inform agencies of a few new changes coming to RWAs (Reimbursable Work Authorizations). Following are the highlights of several changes in store for RWA forms and policies.



- The RWA Form 2957 was recently revised to include the Funding Agency Code (Block 15A) and the Funding Office Code (Block 15B) to comply with Federal Acquisition Regulation (FAR) requirements that contract actions be reported to the Federal Procurement Data System (FPDS). The Funding Agency Code and Funding Office Code can be obtained by contacting your agency's FPDS System Administrator and/or Acquisitions Community.
- Billing Type 7: Automated Credit Card and Billing Type C: Credit Card have been eliminated as options for RWA payment (formerly blocks 15A-15D). Agencies will still be able to pay with a credit card using option Billing Type N and will utilize the website www.pay.gov to pay GSA for goods and/or services rendered via RWA. For the most part, agencies will use only Billing Type O: IPAC Transaction and Billing Type N: Non-IPAC Transaction options for billing, with the exception of internal GSA customers and non-federal customers using Billing Types I: Interfund Transaction and P: Prepaid Transaction, respectively. It should be noted that Billing Type N can also be paid by a check mailed to GSA, in addition to credit card payment.

Mandatory use of the newly revised RWA GSA 2957 (REV. 2/2011) goes in effect April 1, 2011. Previous versions of Form GSA 2957 will no longer be accepted after this date. The updated GSA Form 2957 can be found on website www.gsa.gov/rwa or by going to the GSA Forms Library at www.gsa.gov/forms and searching for 2957.





EARTH DAY - APRIL 22 2011

WATER CONSERVATION

The Facts on Leaks:

- ◆ Leaks can account for, on average, 10,000 gallons of water wasted in the home every year, which is enough to fill a backyard swimming pool.
- ◆ The amount of water leaked from U.S. homes could exceed more than 1 trillion gallons per year. That's equivalent to the annual water use of Los Angeles, Chicago, and Miami combined.
- ◆ Ten percent of homes have leaks that waste 90 gallons or more per day.
- ◆ Common types of leaks found in the home include leaking toilet flappers, dripping faucets, and other leaking valves. All are easily correctable.
- ◆ Fixing easily corrected household water leaks can save homeowners more than 10 percent on their water bills.
- ◆ Keep your home leak-free by repairing dripping faucets, toilet valves, and showerheads. In most cases, fixture replacement parts don't require a major investment and can be installed by do-it-yourselfers.
- ◆ The vast majority of leaks can be eliminated after retrofitting a household with new WaterSense labeled fixtures and other high-efficiency appliances.
- ◆ A family of four uses 400 gallons of water everyday.

Here are a few steps you can take:

- ◆ Don't let the water run while shaving or brushing teeth. Turning OFF the tap while you brush your teeth can save 8 gallons per day.
- ◆ Take short showers instead of tub baths. A full bathtub can require up to 70 gallons of water, while 5-minute shower uses only 10 to 25 gallons.
- ◆ Keep drinking water in the refrigerator instead of letting the faucet run until the water is cool
- ◆ Scrape, rather than rinse, dishes before loading into the dishwasher; wash only full loads.
- ◆ Wash only full loads of laundry or use the appropriate water level or load size selection on the washing machine.
- ◆ Buy high-efficient plumbing fixtures & appliances.
- ◆ Repair all leaks (a leaky toilet can waste 200 gallons a day).
- ◆ Water the lawn or garden in the coolest part of the day (early morning is best).
- ◆ Water plants differently according to what they need. Check w/ local extension service or nurseries for advice.
- ◆ Set sprinklers to water the lawn or garden only—not the street or sidewalk.
- ◆ Use soaker hoses or trickle irrigation systems for trees and shrubs.
- ◆ Sweep outside instead of using a hose.



For more tips and information go to - <http://www.epa.gov/watersense/>



**AWARENESS IS GOOD
ACTION IS BETTER**

ACT NOW

**TOGETHER WE CAN
CREATE A GREENER FUTURE**

Turn off lights when not in use

Purchase ENERGY STAR lighting and equipment

Recycle and reuse materials

Share rides, drive a fuel-efficient car, and use public transportation

Conserve water and report leaks

Suggest energy saving improvements to your management



Take action today.

U.S. DEPARTMENT OF
ENERGY | Energy Efficiency &
Renewable Energy

For More Information
Contact the EERE Information Center 1-877-EERE-INFO (1-877-337-3683)
or visit www.energy.gov/informationcenter

www.energysavers.gov