

Mid-Atlantic FOCUS



A Newsletter for Customers of the GSA Public Buildings Service

Spring 2008

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Focus on the Web at: www.gsa.gov/midatlanticfocus

New U.S. Courthouse Opens in Newport News, Virginia

On February 7, GSA joined the U.S. District Courts for the Eastern District of Virginia in a Ribbon Cutting Ceremony for a new U.S. Courthouse in Newport News, Virginia. Nearly 90 guests gathered in the 4th floor District Courtroom to hear remarks from PBS Assistant Regional Administrator Rob Hewell, Chief Judge James R. Spencer, and keynote speaker District Judge Rebecca Beach Smith. Judge Smith's keynote address opened with, "This is a grand day—a grand day for the Court, for the citizens of the Peninsula, for the members of the Bar of the Peninsula, and for the litigants of the Peninsula."

This project began in 2003 when GSA, the Courts, and the U.S. Marshals Service (USMS) conducted a feasibility study on the existing Post Office and Courthouse (POCH) in Newport News to determine if the facility could be renovated to incorporate the latest courthouse security and programmatic standards. The Feasibility Study deemed the POCH could not be reconfigured

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*U.S. Courthouse
Newport News, Virginia*




From the Desk of the ARA



The GSA Public Buildings Service (PBS) acts on behalf of federal agencies with workspace needs, helping them identify their requirements and acquire appropriate space. As the nation's largest real estate organization, PBS provides workspace for more than 1.2 million federal employees, approximately half of whom are currently located in leased space. Our inventory includes 7,100 leased properties across the country, totaling more than 175 million square feet.

PBS leases space when leasing is the practical answer to meeting federal space needs. When neither the federal inventory nor the marketplace have adequate or appropriate space available, lease construction—the procurement of “build-to-suit” space—can be a viable option for meeting federal requirements in a timely fashion, at the best value for the taxpayer.

In this edition of *Focus*, you'll read about the recent opening of two new lease-construct facilities in the Mid-Atlantic Region—a U.S. Courthouse in Newport News, Virginia and a U.S. Coast Guard National Maritime Center in Martinsburg, West Virginia. Both are prime examples of how lease construction can, under the right circumstances, help efficiently and economically meet the security and programmatic requirements of federal agencies.

The key to identifying the best solution for meeting individual federal agency space requirements continues to be strong collaboration with our federal, community, and industry partners. 


Rob Hewell
Assistant Regional Administrator
Public Buildings Service
Mid-Atlantic Region

2008 PBS Tenant Satisfaction Survey

The GSA Public Buildings Service (PBS) will be surveying tenants in select PBS owned and leased facilities throughout the nation this spring. The Tenant Satisfaction Survey was developed to elicit tenant feedback regarding their work environment experiences. Topics include building cleanliness, indoor air quality, security, alterations, and overall satisfaction with your space and with PBS.

The survey will be sent by mail, but will also include instructions for completing the survey online. Either paper or web version takes about 10 minutes to complete.

Tenant feedback provides PBS with accurate and timely information to use in our continuing effort to better serve our customers. To find out if tenants in your facility will be surveyed this year, please visit www.gsa.gov/midatlanticsurvey and click on the document titled *Mid-Atlantic Buildings in the Tenant Satisfaction Survey*.

If your building is scheduled to be surveyed this spring, we hope to hear from you. Thank you in advance for your time and feedback. 

The screenshot shows the GSA website's 'Workplace Surveys' page. The page title is 'Workplace Surveys' and it includes introductory text about the survey. A table at the bottom lists documents, with one entry circled in red:

Doc ID	Name	Format	Size	Publish Date
	Mid-Atlantic Buildings in the Tenant Satisfaction Survey Buildings to be surveyed in 2008, 2009, and 2010	PDF	41k	3/25/2008

New U.S. Courthouse Opens in Newport News, Virginia

to meet the standards. In 2004, GSA, the Courts and the USMS—through a great deal of analysis—determined that developing a build-to-suit leased courthouse would make the most economic sense and provide for all courthouse requirements.

“This beautiful new courthouse makes the process of judging...move forward in the city of Newport News and the surrounding areas of the Peninsula.”

— *The Honorable Rebecca Beach Smith
District Judge for the
Eastern District of Virginia*

GSA partnered with the City of Newport News in search of land parcels which could be developed. GSA conducted various environmental and historical analysis to ensure the selected property would result in no adverse affect on the surrounding community. In February 2006, construction of a 40,000 square foot built-to-suit leased U.S. Courthouse was awarded to developer and owner Scannell Properties of Indiana, in association with design firm Leo A. Daly and general contractor Kiewit Building Group, both from Omaha, Nebraska. Construction began in January 2007, with Jacobs Facilities, Inc. providing construction management services throughout this project.

“This facility’s design required a sensitive balance among innovative architecture, context of placement within the community, implementation of physical security requirements, and fiscal responsibility,” said PBS Assistant Regional Administrator Rob Hewell. The design incorporates architectural elements and styles that correspond to the surrounding buildings without compromising the roles and duties of the Courts. Materials were selected to match those of adjacent properties, some of which are on, or may become part of, the National Register of Historic Places.

The Courthouse contains two courtrooms with the latest technology, judges’ chambers, a grand jury hearing room, U.S. Marshals office, secured prisoner movement, holding cells, and additional federal office space for the U.S. Attorneys Office and the Federal Public Defender. The four-story facility redeveloped a sparsely utilized property, and is the first new building under a redevelopment plan commissioned by the City of Newport News. It acts as an anchor to revitalize and transform

the downtown into a civic area. The Courthouse, with USMS presence, enhances overall security and safety in the area.

“This beautiful new courthouse makes the process of judging—which requires reasoning, discipline, compassion, and grace—move forward in the city of Newport News and the surrounding areas of the Peninsula,” said Judge Smith.

The goal for this new Courthouse was to economically achieve necessary security and programmatic requirements while creating a public space where the community would feel welcome, safe, and professionally served. “The General Services Administration, through Rob Hewell, the PBS Assistant Regional Administrator, and his regional staff, has made our new Courthouse the model for the entire United States under the GSA’s build to lease program,” said Judge Smith. “Everyone in this process—from the GSA, to the judges, to the local leaders, to the members of the Bar, to the public, to the contractor, to the architect—have made this grand day possible.”



(Left to right) *The Honorable James R. Spencer, The Honorable Rebecca Beach Smith and PBS Assistant Regional Administrator, Rob Hewell all offered remarks at the Ribbon Cutting Ceremony in the District Courtroom of the new U.S. Courthouse in Newport News, VA.*

New U.S. Coast Guard Facility Provides Mission-Critical Services Nationwide

In January 2008, the U.S. Coast Guard National Maritime Center (NMC) moved into their new lease construction facility in Martinsburg, West Virginia. This new office will allow the Coast Guard to meet their mission goals in a modern, secure, and environmentally sustainable facility.

The U.S. Coast Guard came to GSA with a request for a new facility to house a reorganization of a central agency mission—merchant mariner credentialing—through their Mariner Licensing and Documentation program. The merchant mariner credential is a professional license for crewmembers of U.S. ships. The Coast Guard processes merchant mariner credentials nationwide at 17 Regional Examination Centers (RECs). This facility will consolidate credential processing operations at the NMC, allowing the 17 RECs to serve as a “storefront” for customer service operations.



Newly constructed leased facility for the U.S. Coast Guard National Maritime Center in Martinsburg, West Virginia




Textured glass panels are used in the NMC to fill interior spaces with natural light.

The NMC is a 60,000 square foot facility that houses the Licensing and Documentation Program, which relocated the National Headquarters from Arlington, Virginia. By consolidating their operations, the NMC will streamline the evaluation of applications and the processing of merchant mariner credentials. GSA and the Coast Guard worked in partnership to construct this facility with developer JDL Castle of North Carolina, Mackie Johnson Architects of North Carolina, Bristol Group Construction of Kentucky and construction management firm MBP Construction Engineering, Inc. of Virginia.

In this instance, a new lease construction location was the appropriate solution because the Coast Guard needed to consolidate their operations in a relatively short time frame, and a 60,000 square foot location was not available in the designated geographic area. GSA provided project expertise to manage the new construction as well as space planning, furniture procurement, and move coordination services.

GSA also facilitated LEED certification (Leadership in Energy and Environmental Design, sponsored by the U.S. Green Building Council) that recognizes this new facility as a high-performance sustainable building. As with all new GSA construction projects, this project was required to be LEED certified. LEED certification is granted on a “points” system—the facility must meet minimum points accumulation in specific categories to gain certification.

The developer used low maintenance and low water usage plants for “green” landscaping. A physical security barrier for the building includes strategically located large rocks that were a part of the building site’s natural landscape prior to construction. From the beginning of the project, federal and private sector partners made it a goal to achieve LEED Gold certification. Currently, the project has enough “points” for LEED Silver certification while still working towards the LEED Gold rating. Only a dozen leased facilities across the nation have achieved either Silver or Gold certification.

“By managing the construction of a new facility, GSA has allowed the U.S. Coast Guard’s National Maritime Center to continue our mission of issuing credentials to fully qualified mariners,” says NMC Program Support Division Chief Jeffrey Brandt. “The new NMC facility helps us to achieve this mission in the most effective and efficient manner possible; assuring a safe, secure, economically efficient and environmentally sound Marine Transportation System.” 



This large multi-purpose room can also be divided into smaller spaces, providing training, meeting, and conference space for the U.S. Coast Guard.

Master Plan for Modernization of NASA Langley Research Center

The National Aeronautics and Space Administration (NASA) and GSA have joined forces for the design and construction of a \$200 million facility improvement project at the NASA Langley Research Center (LaRC) in Hampton, Virginia. GSA and NASA have developed a Master Plan for modernizing the facilities and infrastructure at NASA LaRC, while simultaneously reducing the Center's operations and maintenance costs.

The LaRC is a unique campus setting with clusters of small brick buildings, several hangar style buildings, and various sphere-shaped facilities that house different wind tunnels for supporting NASA's core research operations. In 2004, NASA asked GSA for assistance to renew their current facilities at Langley, improve their mission performance capabilities, and ensure quality of life for Center residents. If left untouched, two-thirds of the LaRC facilities will be over 50 years old by 2012, and in need of major repair or replacement.

"GSA provides a wealth of knowledge and expertise in designing and constructing federal buildings," said NASA LaRC Project Manager Tom Quenville. "NASA wants to take advantage of the experienced personnel, process, and procedures that have been put into place by GSA to streamline this process."

GSA partnered with NASA, architect Leo A. Daly, and real estate consulting firm Bolan Smart, to develop a strategic concept Master Plan titled "NewTown." The "NewTown" project includes construction of six new buildings (three laboratories, two administrative office buildings, and a joint-use facility), renovation of two buildings, and demolition of 10 obsolete buildings.

To implement the Master Plan, GSA and NASA selected an architectural/engineering firm with experience in designing the myriad of buildings required in the Master Plan, as well as a construction management firm dedicated to providing program management. As part of the selection criteria, the team utilized

a "charrette option," in which design teams demonstrated their strategies and approach. The charrette was evaluated independently of the other selection factors and was conducted by a professional advisor and a charrette jury, appointed by the GSA Office of the Chief Architect. GSA and NASA selected DMJM Design of Arlington, VA as the design firm for the "New Town" project, and Hill International of Washington, DC for Program Management.

"GSA provides a wealth of knowledge and expertise in designing and constructing federal buildings."

— Tom Quenville, LaRC Project Manager

campus. Construction is scheduled to begin in April 2009, and the facility will be constructed to meet the U.S Green Building Council's LEED (Leadership in Energy and Environmental Design) certification. LEED certification is designed to encourage and facilitate the development of more sustainable


The first "NewTown" project includes construction of an approximately 100,000 square foot Administrative Office Building on an existing open site near the entrance of the LaRC

buildings. The certification recognizes achievements in sustainable site, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. As part of this project, NASA also plans to demolish two existing buildings to accommodate construction of a new 55,470 square foot Sensor Instrument Laboratory.



NASA Langley Research Center (LaRC) campus in Hampton, Virginia

The team is also starting on the second project, construction of the Integrated Services Building, which is a new joint-use facility on the LaRC campus. The team has completed a Program Development Study for this 90,000 square foot facility which will host a fully-serviced cafeteria, conference/training rooms, general office space, and space to support media publication services of LaRC.

"Everyone at NASA is very excited to see this modernization effort begin and we thank GSA for their help in making this concept a reality," said Quenville. "We look forward to a long and mutually beneficial relationship." GSA and NASA hope to complete the entire "NewTown" project over the next 15 years. 

U.S. Courthouse Renovation in Pittsburgh Recognized with Building Excellence Award

The Master Builders' Association of Western Pennsylvania (MBA) honored the renovation project team for the historic U.S. Courthouse in Pittsburgh, PA, with a Building Excellence Award. The award was given during the MBA's Construction Industry Evening of Excellence, held February 28 in Pittsburgh.

The event unites firms and individuals that are transforming Western Pennsylvania, honoring projects that exemplify excellence in construction. The MBA recognized project teams for design and craftsmanship, project teamwork, innovation, meeting difficult challenges, client satisfaction, and integration of green building practices.

The U.S. Courthouse renovation combined elements of historic restoration and new construction. Six new courtrooms were added within two existing light wells, and five historic courtrooms were renovated while the courthouse continued serving the community. Many of the public areas throughout the building were also restored.

"We were impressed with the attention to detail," said juror Michael Schade of the American Institute of Architects, "and the organization required to manage the construction of the overall project."

The U.S. Courthouse, originally built in 1934, is listed on the National Register of Historic Places and is part of Pittsburgh's Central Downtown Historic District. [F](#)



Ask a RAM

Architectural Barriers Act Accessibility Standard

QUESTION: How does the new Architectural Barriers Act Accessibility Standard (ABAAS) impact design of my agency's workplace?

ANSWER: The Architectural and Transportation Barriers Compliance Board recently revised its accessibility guidelines for the renovation and construction of facilities covered by the Architectural Barriers Act of 1968 (ABA) and the Americans for Disabilities Act of 1991 (ADA). The new Architectural Barriers Act Accessibility Standard (ABAAS), which went into effect May 2006, provides uniform standards for the design, construction, and alteration of buildings for physically handicapped employees.


ABAAS replaces the Uniform Federal Accessibility Standards (UFAS), and organizes standards previously split between ABA and the ADA into a common set of guidelines. Under the ABAAS guidelines:

- All federally owned and leased space solicited after May 2006 must comply with the new accessibility standards.
- Any pre-existing federally owned facility that undergoes future alterations or renovations must become ABAAS compliant at the time of alterations/renovations.
- Any existing leases that incorporate a follow-on lease must achieve ABAAS compliance at the time of awarding the follow-on lease.

Several accessibility requirements have been updated under the new ABAAS guidelines. Some changes to federal facilities include:

- Wheelchair-accessible public telephones with TTY (for the hearing impaired) are required.
- One of every 6 (instead of every 8) accessible parking spaces must accommodate a van.
- Standing access and wheelchair-accessible drinking fountains (or an appropriate dual unit) are now required.

In January 2008, 188 employees from the GSA Mid-Atlantic Region were trained in the new standards. Training exercises included field visits to check facilities for compliance.

Visit www.access-board.gov/ada-aba for more information on the new ABAAS requirements and how they might impact your space. Please contact GSA Mid-Atlantic Region Accessibility Officer **Doug McCone** at (215) 446-4513 or douglas.mccone@gsa.gov with any questions you may have, or feel free to contact your PBS Regional Account Manager. 

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Coming Soon: New Telecommunication Service Coverage for the Mid-Atlantic Region

The Mid-Atlantic Federal Acquisition Service (FAS) anticipates a third quarter FY08 award of new telecommunications contracts. This will make it easier for all GSA Mid-Atlantic Region customer agencies to get the technology that they need, at competitive pricing, with GSA support in ordering, management, and bill processing. The Local Services Acquisition (LSA) Program, also known as the "Statewide Program," will provide contracts including voice, data, and internet access services.

Currently, FAS provides contracted local dial-tone services in 14 Mid-Atlantic metropolitan areas, and in some cases, only portions of those metro areas. These arrangements don't cover many of the suburban or rural locations our customer agencies occupy, or some of the latest technologies in demand. The new "Statewide Program" will include "statewide footprints" covering all metropolitan, suburban, and rural areas (including military bases) within GSA Mid-Atlantic Region. Some telephone system equipment will also be available through these contracts, offering an additional benefit to agencies searching for an easier route to meet their telecommunications needs.

In addition to the technology services provided by the "Statewide Program" contracts, GSA will provide our own administrative services. GSA FAS employees will process and manage orders, as well as review and process bills. Many customer agencies don't have the time or the resources to meet the financial and inventory management requirements of technology service contracts. GSA will take on this responsibility—one that many agencies see as an administrative burden.

The LSA "Statewide Program" is designed to attract multiple vendor participation and to drive competitive pricing over the life of the program. For more information on the LSA Program, contact **Joe Caulfield** of the GSA Mid-Atlantic FAS Network Services Division at joseph.caulfield@gsa.gov or (215) 446-5809. 

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A Newsletter for Customers of the GSA Public Buildings Service

Spring 2008

Focus is published quarterly by:
PBS Office of Customer Service (3PB)
r3.custserv@gsa.gov
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