

The KC North News

Bolling Renovation Progressing on-Schedule and on-Budget



The Richard Bolling Federal Building Phase III renovation project that began in June 2007 is successfully proceeding and remains on-schedule and on-budget, while delivering renovated Class A office space to the tenant agencies and their employees.

The Army Corps of Engineers, Assistant Secretary of the Army for Installations and Environment, SSA's American Federation of Government Employees, HHS's Office of the

Inspector General are finalizing their moves to the nearly-complete fourth floor, which should be fully occupied by mid-April 2009. The design uniquely tailored for these tenant agencies includes the use of clear, colored and patterned translucent glass, wood and tile accents, lively supergraphics, state-of-the-art lighting and elegant use of color. As agencies occupy the fourth floor, construction on the fifth floor will begin. When construction is complete in September 2009, USACE will become the sole tenant on the fifth floor.

Design concepts tailored to the occupying agency's needs should result in yet another beautiful work environment. In concert with this work, construction will begin on the sixth floor in April 2009 and last through the end of the year.



Simultaneous support work will be assimilated through this spring and summer with regards to the tower floor office space renovations. The sub-basement is receiving new, upgraded air handling units to provide occupants with greater thermal comfort and each of the three tower stairways will be upgraded with new ADA compliant railings, stair tread treatments, lighting, signage and paint. While one stairway will be temporarily closed, two stairways will remain available for emergency access requirements.

Many of you have noticed the construction proceeding at the main south entry along 13th street. This entry pavilion is advancing on-schedule and will be a wonderful addition to the Bolling Building. Concrete, granite, glass and terrazzo are classic, durable materials that should serve building users for decades to come, while accommodating the secure entry procedures required of this federal office building. The new entry is projected to be complete this summer.

From the Director's Desk

by: Larry Harkrader, Kansas City North Field Office Director



The 2008 calendar year seemed to fly by quickly for the Kansas City North Field Office. We had numerous projects on our plates, like most field offices do. This last year one of our major tasks was the Tenant Satisfaction Surveys for the Internal Revenue Service at their new location on Pershing Road. We had the privilege of surveying 3500

employees and received an 84 percent response rate and earned an overall rating of 82 percent satisfaction rating with GSA services. We also surveyed five additional agencies at various lease locations where we received high scores as well.

This year we will be surveying the Charles Evans Whittaker Courthouse. We will also be surveying approximately 20 lease facilities, including the Federal Aviation Administration. We anticipate surveying approximately 2300 customers from all the locations this year.

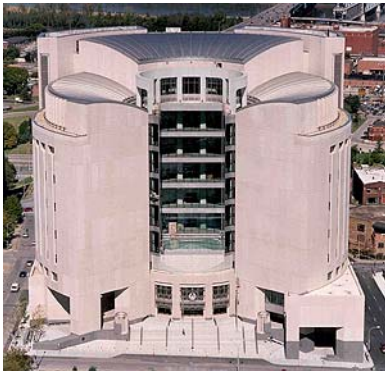
Some people may be wondering what we do with the results of the survey. We look at every survey's comments and take corrective action as needed. Some become construction projects for our in-house project managers and other projects are performed by our regional office. On the issues pertaining to our contracts, like janitorial and mechanical, those comments are handled by that building's particular building management specialist or leasing specialist. They work with the contractors of these areas to correct any deficiencies in the buildings.

The North Field Office takes these comments very seriously. We use the comments to develop a better working environment for our customers and use the survey to build on our customer relationships. The KC North Field Office strives to be the best field office in the region and provide the best customer service possible. We are here to make your working day as pleasant as possible. If you ever encounter a situation where you don't believe you are getting the service you need, please contact us.

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Whittaker U.S. Courthouse Roof Replacement Project



The roof replacement project at the Whittaker Courthouse started in late spring 2008 and will be complete in April 2009. The project consisted of the complete removal of the original roof system down to the concrete deck on all the roof areas.

In the past, the roof was leaking which caused water damage to the interior ceilings of the building. In preparation for the project, the existing concrete roof deck was completely dried, checked for damage, and cleaned. All the openings around the roof penetrations were sealed.

This project included the installation of tapered fire-rated foam insulation and tapered crickets between existing roof drains and at the high side of all the roof equipment to ensure positive drainage. The new roof is fit with materials, including high performance-modified asphalt, which will prolong the life of the building. Upon completion, all the roof drain bowls will be cleaned and all clamping rings and strainers will be replaced to match existing materials. This project will help prevent leaks in the roof and preserve the value of the courthouse.

IRS Happenings



Currently, the IRS Campus is in the early stages of the 2008 tax filing season or “peak season,” as it’s commonly referenced. IRS has been recruiting for the past several months and now is the time when the new recruits start reporting for work. The 2008 recruitment goal was 2000 people, and with the down economy, they are meeting their goal with ease. The first week of February, the campus will absorb an additional 912 new hires and 252, “Return to Duty” employees. As with every tax season, every operation is preparing to ramp up. The “Main Street Café”, managed by Treat America, has expanded their hours to include a night service from 6:00pm – 12:00am and the janitorial contractor, ISS/BG, has increased its staff by 20 people.

At the IRS Campus, the first floor of the Pershing Building is mainly training rooms. These rooms are booked and used constantly, mainly by out-of-town IRS employees. People from all over the nation come to the campus to use the up-to-date, high-tech training facilities. Not only do they like the central location of Kansas City, but they also enjoy the amenities of this new, state-of-the-art office building. Some other interesting facts about the IRS campus include:

- It is the sixth largest lease in the GSA inventory at 1.14 million square feet
- The campus covers over 26 acres
- There are 3800 parking spaces located below the three processing wings, with an additional 1100 spots located in the Union Station Parking Garage
- Each of the three wings measures 220 feet x 600 feet
- Equipment Contractor Kone Inc. reports that the 300 foot moving walkway is the longest inclined walkway in North America.



Corporate Kids Child Care Center Receives 5-Star Child Care Rating

While inside the Richard Bolling Federal Building, you may have noticed groups of children in the hallways riding in a buggy or walking with their teachers. These are the children from the Corporate Kids 601 Preschool located right here in the Bolling Building. This year, Corporate Kids is celebrating its 20th year of service to our federal building and the surrounding community.

As the children have grown, so has the center. Corporate Kids currently has 90 children spread over 10 different classrooms. This year, the state of Missouri honored Corporate Kids by awarding its first ever 5-Star Child Care Rating. This certification means that you have the best child care center in the state available to you. They offer competitive market prices, tuition assistance and it is located right here in the Bolling Building.

Bonnie Miller, one of the more familiar faces associated with the center, has recently retired from the position of center director and long time Assistant Director Sharon Hansen has stepped up to fill her shoes. Congratulations to you both.

The center is currently requesting volunteers for the Child Care Evacuation Team, Volunteers who work within two floors of the center are preferred, but all are welcome and appreciated. Volunteers accept a responsibility to assist in the monthly fire drills held by the center as well as reporting in the event of a real emergency. If you are interested in joining the Evacuation Team, please send an email to aron.starr@gsa.gov expressing your interest.

KC North's Project Management Team



GSA's Kansas City North Field Office Project Management Team is located in Room 127 of the Bolling Federal Building. Duane Cary (pictured left) and fellow Project Manager, Gerry Wilson, make up GSA's KCNO project management team. Gerry Wilson assists agencies within the Bolling Building and the Whittaker Courthouse.

Duane Cary is the primary project manager for the Bolling Building and oversees all projects, excluding the prospectus renovation project. Duane assists agencies within the building which need alterations to their office space and also oversees work in the Internal Revenue Service Campus and the new National Archives and Records Agency facility.

An agency's facilities representatives may contact Duane and the GSA project team when they identify an alteration they would like to make within their office space. Once an agency has identified their need, secured funding, and created a scope of work explaining what they would like for the project manager to complete, Duane and his team turns the requests into a reality and executes the projects.

Duane joined GSA's Kansas City North Field Office in December 2008 when previous Bolling Building project manager, Jim Smith, retired. Jim is now enjoying retired life working as a fire fighter for the Lake Lotawana Fire Department.

Associate Spotlight on Sherrice Robinson

Sherrice Robinson works as a word processor for the General Services Administration's Kansas City North Field Office in Room N104. Sherrice has been with GSA for three years and has worked in various divisions of GSA such as Credit & Finance, Facilities Management, and the Kansas City South Field Office. An outstanding employee, Sherrice has received accolades such as the Corporate Certification of Appreciation and Employee of the Quarter in 2008.

Sherrice is a graduate of Central High School and is originally from Kansas City. In her free time, Sherrice enjoys watching athletic events such as basketball, football, and boxing, listening to all kinds of music – especially blues and jazz, reading, walking, and spending time with her family. She is one of 11 children and has a twin sister. Sherrice is also the mother of two children and has two grandchildren.

You may contact Sherrice at 816.426.3963 x 41699 to report your building needs.



Stop by Goodwill's Offices and Meet the New Management Staff



GSA's Kansas City North Field Office partners with the Goodwill staff to provide clean facilities throughout the Richard Bolling Federal Building. Please forward cleaning concerns and feedback to your agency's facility representative or by calling the Kansas City North Field Office at 816-426-3963.

Back Row Left: Larry Mongold, Night Supervisor; Jenice Elley, Director of Contracts; Alice Bunker, Assistant Night Project Manager; and Christopher Livingston, Quality Control Inspector

Front Row Left: Roxanne Fitzpatrick, Daytime Supervisor; Mary Lincoln, Project Manager; and Nicole Moissant, Case Manager

Important Tenant Satisfaction Survey Information



The Kansas City North Field Office will be working during the months of May and June distributing and collecting GSA Tenant Satisfaction Surveys (TSS). The KCNO Leasing Team will survey 20 federal agencies in 20 leased facilities in 2009.

The TSS is conducted annually and each KCNO-managed property is surveyed once every three years. The survey consists of a series of questions regarding customer satisfaction with GSA office space in areas such as first impressions, indoor environment, cleaning, maintenance, security, elevators, and building management staff.

Tonya Bah, Lease Administration Specialist and Laurice Rainey, Lease Administration Specialist Intern, make up the KCNO Leasing Team. Mike Willis, previous Lease Administration Specialist, retired in January 2007. His presence and expertise are truly missed.

Tonya and Laurice are located in the Bolling Federal Building, Room N104 and can be reached at 816.426.3963.

This year, we will be surveying the following agencies and locations. We look forward to your feedback!

USDA	10383 N. Exec Hills	ATF/ COE	1704-1706 Troost
Army, Marines, MEPS	10300-16 NW Prairieview Rd	PUB/DEF	818 Grand
DOL, OSHA	Two Pershing Square	KCI Terminals	Terminal A, B, C KCI Airport
FAA	901 Locust	SSA/ODAR	2301 McGee
HHS/DM 15/ Public Health/VA	1201 Walnut	EPA	8600 Underground
Secret Service	1150 Grand	HHS/OIG	1100 Walnut
SSA/DEF LOG/ USDA	6910 N Holmes	TSA	12200 NW Ambassador
U.S. Census	2001 N.E. 46th Street	U.S. Marshals	1251 NW BriarCliff

Going Green: Helping Your Agency Comply with Executive Order 13423

Today, the hot topic is change. Although the price of gasoline has returned to a more reasonable level, the necessity to change our habits and live in a more sustainable manner is greater than ever. To change the world, we need the world to change. We are no longer talking about preserving the planet for our grandchildren, or their grandchildren, the effects are already here. Everyone has a stake in the future of our country and our planet.

Possibly the easiest way to make an impact is in the production and consumption of energy. In an office setting, lighting makes up 30% of all energy use. The newly-renovated floors are equipped high efficiency lights controlled by motion sensors and automatic switches. However, lights in corridors and areas yet to be renovated still require manual operation.



Nearly everyone has a personal lighting source at their work station, be it under-cabinet lighting or a desk lamp. By turning these lights off at the end of the work day, we could cut the energy they consume by up to 66%, as well as extending their useful life.

Some computers are required to operate 24 hours per day, but for those which are not, simply turning them off at the end of the day is another easy method of conserving massive amounts of energy. Easier yet, any monitor can be turned off when the computer is not in use. A monitor can be turned off without consequence any/every time you leave your work station.

By taking a few small steps together, we can make a giant impact on the amount of energy we consume. There are limitless opportunities to conserve energy; the key to making a difference is to create good habits. Start with these simple steps and evaluate your routines—some of the least complicated changes can yield the largest impact. The road to a greener future has already begun, are you on it?

Energy Saving Product Available on GSA Advantage!



Here is a great way to reduce energy costs in your building! The Watt Stopper is an energy savings tool designed for general office space. The device turns off power-consuming devices, including computers and tasking lighting, based on the occupancy of the workspace.

The Watt Stopper consists of an eight-outlet power strip with a personal occupancy sensor. The power strip includes two uncontrolled outlets, and the remaining six that are controlled by the personal sensor. The personal sensor is set in a place in which the occupant can be detected. Once the sensor detects the occupant, it automatically turns on the device that is plugged into one of the six outlets. The sensor will then turn off the devices when the workspace becomes unoccupied.

The position of the sensor needs to be in clear range of motion of the occupant. The sensor turns off all the controlled devices based on the time delay setting. It can be set anywhere from 30 seconds to 30 minutes. Other benefits to this energy-saving device including surge protection, a lifetime warranty and a \$25,000 connected-equipment warranty. You may purchase this item online using GSA Advantage! by visiting <http://www.gsaadvantage.gov> and searching for "wattstopper."

Q&A with GSA

Q: How do I reserve the Mural or Cafeteria Conference Rooms and the Post Office dock space for deliveries?

A: Call CASU at (816) 426-3501. The rooms are available Monday – Friday, 6:00 a.m. – 6:00 p.m.

Q: What are the locations and hours of operation for the Bolling Federal Building amenities?

A: Amenities & Hours include:

- **Aramark Cafeteria:** East Ground Floor, Monday – Friday, 6:00 a.m.—10:00 a.m. for breakfast and 11:00 a.m.— 1:30pm for lunch.
- **Cherry Street Café:** Room N110, Monday – Friday, 7:00 a.m.—3:30p.m.
- **Mazuma Credit Union:** Room N149, Monday – Friday, 8:00 a.m.—4:00 p.m.
- **Kansas City Area Credit Union:** Room G-15, Monday – Friday, 7:30 a.m.—3:00 p.m.
- **Don's Barber Shop:** Room G-01, Monday – Friday, 8:00 a.m.—5:30 p.m.
- **LIFE Fitness Center:** Room 157, Monday – Thursday, 9:30 a.m.– 6:00 p.m., Friday 9:30 a.m. – 5:30 p.m.
- **Federal Occupational Health Clinic:** Room G-05, Monday – Friday, 7:30 a.m.– 4:00 p.m., closed Monday – Friday, 12:00 p.m.–1:00 p.m.

Q: When and where are Tenant Board Meetings held?

- | | | | |
|--|--------------------------------|------------|-----------|
| • A: Bolling Building Tenant Board Meeting | third Wednesday of every month | 10:00 a.m. | Room N133 |
| • Whittaker Courthouse Tenant Board Meeting | second Thursday of every month | 10:00 a.m. | |
| • IRS Operations Meeting | every Wednesday | 10:00 a.m. | |
| • IRS Project Meetings | every Wednesday | 1:30 p.m. | |

Kansas City North Field Office Contact Information

Thank you for picking up the latest edition of the KC North News. This newsletter is your premier source of 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 PBS. You may also read this newsletter online at: www.gsa.gov/kcnorthfo.

Public Buildings Service 816-426-3963

Federal Acquisition Service 816-426-3021

BOLLING BUILDING

PBS 816-426-3963
Cimmaron (mechanical) 816-842-2753
Goodwill Ind. (custodial) 816-842-2646

WHITTAKER COURTHOUSE

Dave Horensky, Building Manager 816-512-5185
LB&B (mechanical) 816-471-6516

IRS SERVICE CENTER

John Strickert, Building Manager 816-325-3934



Richard C. Bolling Federal Building Cafeteria Offerings

New Breakfast Items

Breakfast pizza
Western eggs
Breakfast stratta
Quiche – sausage
Egg croissant grab-n-go sandwich

Taco Salads – Monthly

Mexican Bar – Every Monday

Hard/soft shell tacos, nachos with beans, rice, toppings

Pizza Station – Mondays & Fridays Only

Re-therm Program – Semi-cooked pizza by the slice. Cooked to order, served hot and fresh

Pasta Bar - Every Wednesday

Variety 2 pastas
Variety 2 meats
Variety 2 sauces
Garlic bread

Sauté Station– Tuesday – Thursday Only

Gyro Sandwich/Curry Chicken
Mongolian
Asian Stir Fry
Mediterranean Pasta
Omelet station with hash browns/fruit
All can be served hot on top of bed of salad

Wing Bar - Every Friday

Variety wings
Onion rings
Variety sides

Soup Station

Chili + 3 soups weekly (Wed – Tues)
Soups are changed every Wednesday to give more of a variety throughout the week

Grill Weekly Menu Items

Weekly Grill Special - **variety changes weekly**
Turkey burger
Veggie burger
Hamburger
Cheeseburger
Chicken fingers
Fish sandwich

Grill chicken
Grill cheese

Homestyle Prices

\$5.49 –entrée, 2 sides, roll, and beverage (**roll is only included w/regular homestyle entrée**)
\$4.99 – entrée, 2 sides, beverage, NO roll
\$3.49 – entrée a la cart
\$1.35 – one side a la cart
\$1.29 – beverage
\$6.17 a la cart total (**only charged \$5.49 special price**)

Grill – Grab/Go

Chix baskets
Hot dog station
Nachos
Eggrolls
Jalapeño poppers
Onion rings

Java City – Grab/Go

Popcorn

Cooler – Grab/Go

Premade Salads (Buffalo Chicken, Chef, Spinach, Cobb, Chicken Caesar)
Side Salads (Garden & Caesar)
Variety of premade sandwiches- **variety changes weekly**
Sushi
Crab Salad
Asian Noodle
Cabbage spring rolls
Veggie cup
Cottage cheese
Jell-O cup

Upcoming Specials

Lent Fish/Chip Special every Friday - March

Pizza Station - Coming Soon

Open faced Panini
Build your own pizza

**Aramark changes their menu every 90 days!!
GSA & Aramark Go Green with new to-go containers!**