



Project Background: The Wayne Aspinall Federal Building & US Courthouse is located in Grand Junction, CO, with 41,562 rentable square feet and 23 surface parking spaces on a half acre site. The building was constructed in 1918 as a United States Post Office and Courthouse by Architect of the Treasury, James A. Wetmore, with a major addition completed in 1939.

The building houses a variety of federal tenants with the Internal Revenue Service occupying the largest amount of space followed by the U.S. Courts, Army Corps of Engineers, Probation, U.S. Attorneys, U.S. Marshals, Federal Bureau of Investigation, Social Security Administration, General Services Administration, Senate Office, and Department of Labor – Wage & Hour Division. The building's major infrastructure components including the HVAC, plumbing and elevator systems have reached the end of their useful life. The partial modernization of the federal building will result in a highly efficient, sustainable building with a minimum LEED-Silver certification rating.

Project Budget: \$15,000,000 through the American Recovery & Reinvestment Act of 2009 for activities that include: demolition, asbestos abatement, surveys and testing, site preparation, design, construction, commissioning, and construction management.

Scope of Work: This design/build capital project will partially modernize the 92-year old federal office building by replacing the mechanical, lighting, electrical systems with modern energy efficient systems. Also included in the scope of work are plumbing upgrades, elevator upgrades, roof replacement, lobby upgrade and renovation, exterior restoration, public and interior space upgrades, security and fire life safety upgrades and tenant reconfiguration.

Timeline: Project completion is scheduled for January 2013.

Project Goals: The Wayne Aspinall Federal Building will be transformed into an energy-efficient, high-performing green building, integrating historic preservation and sustainable design. The historic nature of the building will be retained, while meeting the federal energy and water conservation goals with upgraded systems and building controls.

Project Benefits:

- Provide a pleasant, secure and safe environment for federal employees and visitors consistent with guidelines for federal facilities and the GSA PBS P-100.
- Enhance and accentuate the unique historic nature of the building and be representative of a pristine historic federal building.
- Allow for maximized efficiency and use of space that will benefit the tenant agencies' missions and the building's operations and maintenance costs.
- Secure a FSL Level 3 facility to ensure the safety of federal employees and visitors.

High Performing Green Building Initiatives and Strategies:

- LEED Platinum Goal – highest level of certification by the U.S. Green Building Council.
- Net Zero Energy Goal – to produce enough energy to balance the electrical demand of facility annually to zero or better.
- Photovoltaic Panels - 115kW roof and canopy mounted PV array, enough to power 15 average U.S. homes at peak electrical production.
- GeoExchange Geothermal System – heating system which absorbs heats from the building in summer and provides heat in the winter.



Public Buildings Service

- Lighting – efficient state-of-the art fluorescent and LED technology.
- Wireless Controls – building automation system to shut off and/or adjust lights and receptacles to natural daylight levels, individual needs and preferences.

Project Team

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