DESIGN AND CONSTRUCTION at GSA

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Public Buildings Service
AGENDA

- PUBLIC BUILDINGS SERVICE
- PORTFOLIO FEATURES
- DESIGN PROGRAMS
- PROJECT DELIVERY
U.S. GENERAL SERVICES ADMINISTRATION

- FEDERAL ACQUISITION SERVICES
- PUBLIC BUILDINGS SERVICE
PUBLIC BUILDINGS SERVICE PORTFOLIO

8,700 owned or leased buildings

+375 million rentable square feet

500+ historic buildings
GSA’S DESIGN EXCELLENCE PROGRAM
PLANNING FOR QUALITY

“Guiding Principles for Federal Architecture” - 1962

- Reflect the dignity, enterprise, vigor, and stability of the American National Government.

- Embody the finest contemporary American architectural thought.

- Incorporate qualities which reflect the regional architectural traditions of that part of the Nation in which buildings are located.

- The advice of distinguished architects ought to, as a rule, be sought prior to the award of important design contracts.
Established in 1994 to enhance the quality of public architecture and encourage new approaches through:

- Simplifying the evaluation process
- Engaging private-sector design professionals (peers) in the evaluation of proposals
- Holding Peer Reviews of proposed design concepts
DESIGN EXCELLENCE

Selecting the Design Team – Source Selection Board

- Stage I: Portfolio Review
  - Lead designer portfolio
  - A/E firm portfolio
  - Lead Designer’s Statement

- Stage II: Interview – 3 firms
  - Strength of the team – Team organization
  - Project strategy – Management Plan
DESIGN EXCELLENCE

Design Peer Reviews

- Ensures a focus on (holistic) design quality
- Peers are private-sector advisors with no vested interest in the project
- First Peer Review – From 3 Concepts to 1
- Second Peer Review – Refinement of the Concept
US COURTHOUSES

• Unique Requirements (US Courts Design Guide)
  – Security
  – Adjacency and Circulation
  – Barrier-Free Access
  – Mechanical/Electrical Systems
  – Automation
  – Acoustics
  – Interior Finishes

• Administrative Office of the US Courts and GSA Collaboration

• **FY16 Courthouse Program: $1B**
LAND PORTS OF ENTRY

• 168 Land Ports of Entry
• 1,952 miles of border with Mexico, 47 ports
• 5,525 miles of border with Canada, 121 ports

• Design and Construction
  – Geographic limitations
  – Short construction season (northern border)
  – Evolving security programs
  – Securing the border without impeding commerce and trade
  – Diverse stakeholders

• CBP and GSA Collaboration
  – Strategic Planning
  – Liaisons
FEDERAL OFFICE BUILDINGS AND WORKPLACE SOLUTIONS

• Cost savings
  – Reduce the Footprint
  – Energy Savings

• Sustainability
  – Sustainable Materials
  – Daylighting Strategies
  – Water Conservation
  – Green Standards

• Productivity

• Technology
  – Cloud computing
  – Telework
  – Hoteling
- Reduce the Footprint

- Working aggressively to pursue space efficiency

- Recognize that well-design buildings and workplaces are a strategic asset

- Traditional office design creates barriers, preventing transparency that enhances communication and fosters innovation
"Agencies shall...take immediate steps to make better use of remaining real property assets as measured by utilization and occupancy rates, annual operating cost, energy efficiency, and sustainability.”

“The guidance shall include agency-specific targets to achieve $3 Billion in cost savings…”
WHY IS THE FEDERAL GOVERNMENT RIGHT SIZING?

- OMB’s “Freeze the Footprint” – March 2013
- OMB’s “Reduce the Footprint” – March 2015
- Agency UR Policy or GSA’s UR of 150 SF
TOTAL WORKPLACE OFFERINGS

- National Workplace Engagement
- Pilot / Demonstration Program
- Furniture & Information Technology (FIT) Initiative
FREEZE THE FOOTPRINT
GOVERNMENT WIDE RESULTS

- FY 2012: 730 M SF
- FY 2013: 720 M SF (10.2 M SF reduction)
- FY 2014: 710 M SF (11.2 M SF reduction)
- FY 2015: 690 M SF (3.3 M SF reduction)

Total SF overall reduction from FY 2012 baseline SF: 24.7 M
HISTORIC BUILDINGS
ART IN ARCHITECTURE & FINE ARTS
URBAN DEVELOPMENT
ENGINEERING AND TECHNICAL SUPPORT
P100: GSA’S PERFORMANCE BASED FACILITIES STANDARDS

- Establishes design standards and criteria for new buildings, repair and alterations, modernizations, and work in historic structures
- Both performance based and prescriptive requirements
- Performance criteria
  - Four levels of performance: Base + three tiers
- Means to verify performance
  - Measuring and verifying
  - Commissioning
- LEED Gold Certification
SEISMIC PROGRAM

• Improve Seismic Resilience
• Seismic Risk Rating Database
  – Used to prioritize seismic improvements
• Non-structural Seismic Improvements
• Seismic Event Preparedness and Response
HIGH SEISMIC AREAS
BASEMENT SHEAR WALL FOUNDATION
BASE ISOLATION SEISMIC UPGRADE
BUILDING ENCLOSURES

• 2007 ASHRAE Study
  – 17,000 construction defect claims, of which 69% were due to moisture-related defects in building enclosures

• ASTM Study
  – $9 Billion annually spent in North America on repairing and litigating damages from moisture intrusion

• Costs 3X more to correct a problem once it’s built

• **Integrated Design** approach to building enclosures and HVAC systems to meet energy targets

• Building Enclosure Commissioning
CONSTRUCTION EXCELLENCE

• Project Delivery Method Tool
• PDRI (Project Definition Rating Index)
• Construction Peer Review
  – 15%, 60%
  – Private Sector Construction Expert Peers
• Formal Lessons Learned Session
PROJECT DELIVERY METHOD TOOL

• Focus on 7 primary risk categories
  – Site and Project Startup Considerations
  – Schedule Management
  – Cost Management
  – Control of Design Quality
  – Integrated Design
  – Green Management
  – Project Management

• Delivery Methods
  – Traditional Design Bid Build
  – Construction Manager as Constructor
  – Design Build
  – Design Build Bridging
RESOURCES

- Additional information about the Design Excellence Program can be found on GSA's public website:

  www.gsa.gov/designexcellence

- Additional information about Federal Business Opportunities (FedBizOpps) is available at:

  www.fbo.gov

- Additional information about Employment Opportunities with the Federal Government is available at:

  www.usajobs.gov
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