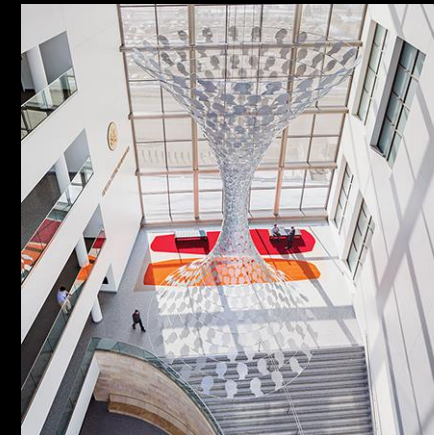


# DESIGN AND CONSTRUCTION at GSA

Tony Alonso, AIA  
Acting Deputy Chief Architect  
Public Buildings Service



U.S. GENERAL SERVICES ADMINISTRATION

# 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

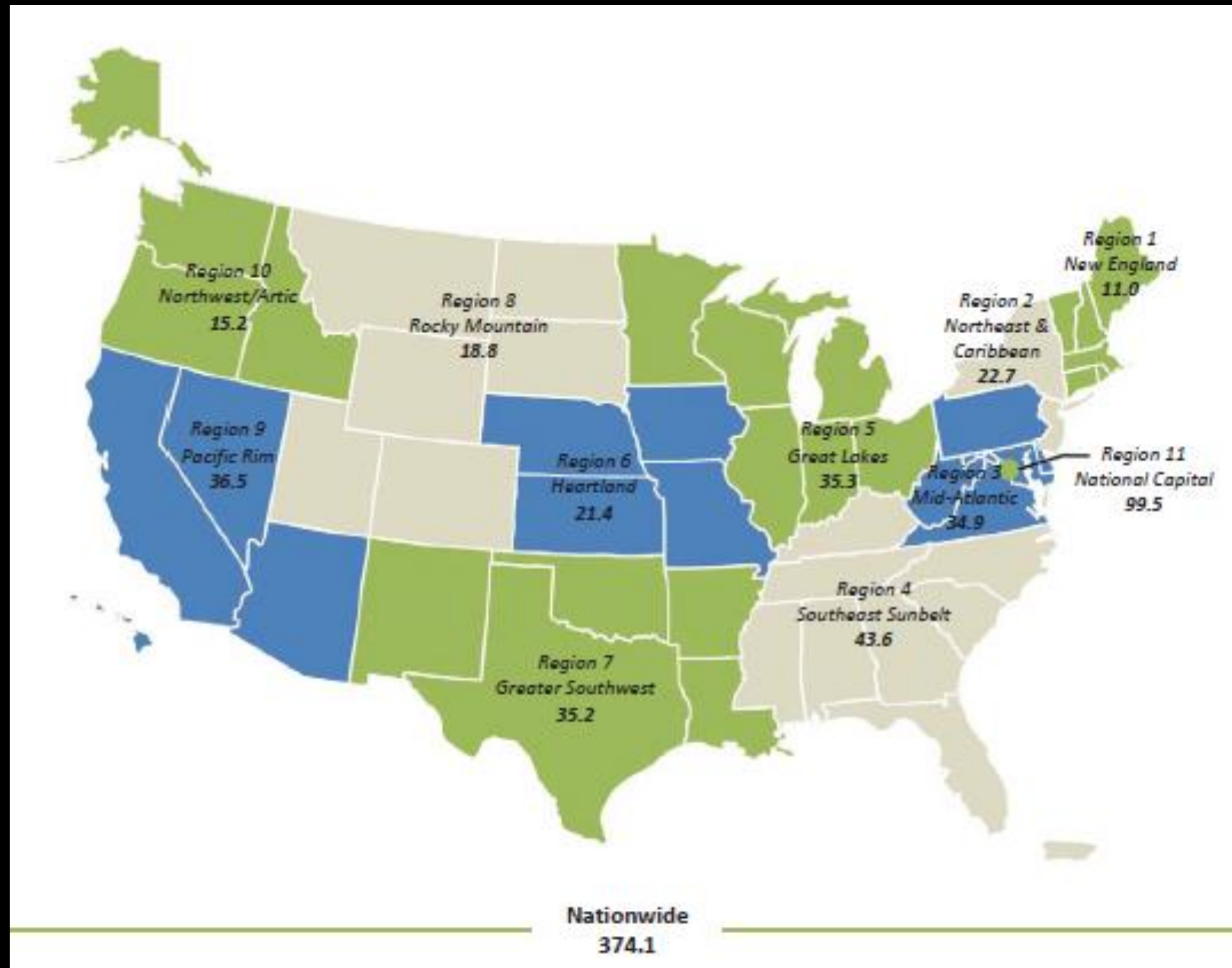


+375 million rentable square feet



500+ historic buildings

# GSA'S 11 REGIONS



# 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.

# GSA'S DESIGN EXCELLENCE PROGRAM PLANNING FOR QUALITY

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**



JOHN JOSEPH MOAKLEY UNITED STATES COURTHOUSE, PEI COBB FREED & PARTNERS



JOHN JOSEPH MOAKLEY UNITED STATES COURTHOUSE, PEI COBB FREED & PARTNERS



United States Courthouse

UNITED STATES COURTHOUSE, SALT LAKE CITY, THOMAS PHIFER & PARTNERS



UNITED STATES COURTHOUSE, SALT LAKE CITY, THOMAS PHIFER & PARTNERS



UNITED STATES COURTHOUSE, LOS ANGELES, CALIFORNIA, SOM



UNITED STATES COURTHOUSE, LOS ANGELES, CALIFORNIA, SOM





UNITED STATES COURTHOUSE, LOS ANGELES, CALIFORNIA, SOM

# 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



SAN YSIDRO LAND PORT OF ENTRY, MILLER HULL



SAN YSIDRO LAND PORT OF ENTRY, MILLER HULL



U.S. LAND PORT OF ENTRY, WARROAD, MINNESOTA, JULIE SNOW ARCHITECTS



U.S. LAND PORT OF ENTRY, WARROAD, MINNESOTA, JULIE SNOW ARCHITECTS

# 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



# PRESIDENTIAL MEMO – DISPOSING OF UNNEEDED FEDERAL REAL ESTATE – JUNE 2010

- ”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?

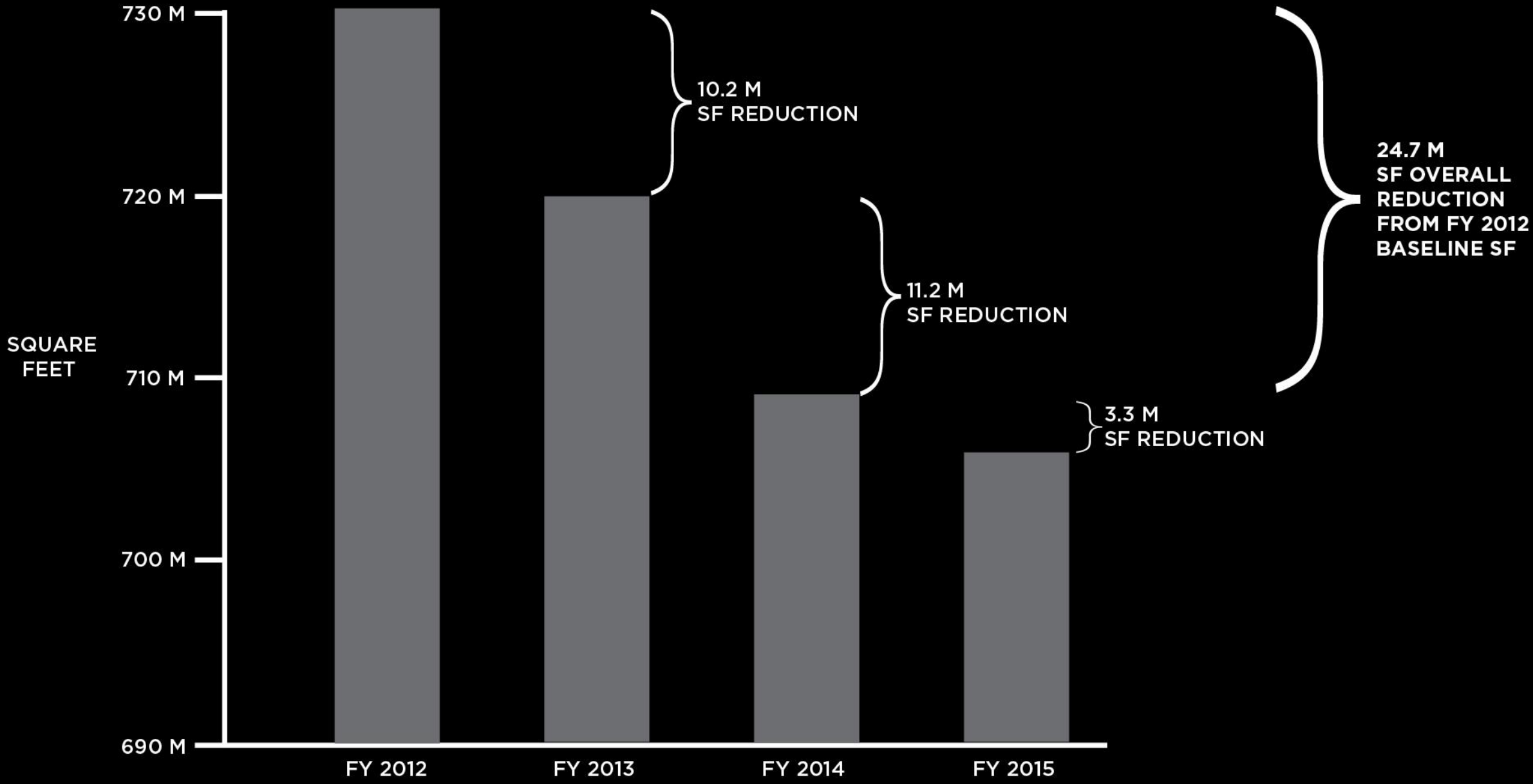
- Presidential Memo Disposing of Federal Real Estate – June 2010.
- 2010 Telework Enhancement Act – December 2010.
- Office of Management and Budget's (OMB) "No Net New" Policy – May 2012.
- OMB's "Freeze the Footprint" – March 2013
- OMB's "Reduce the Footprint" – March 2015
- Agency UR Policy or GSA's UR of 150 SF

# TOTAL WORKPLACE OFFERINGS

- National Workplace Engagement
- Pilot / Demonstration Program
- Furniture & Information Technology (FIT) Initiative

# FREEZE THE FOOTPRINT

## GOVERNMENT WIDE RESULTS











U.S. GENERAL SERVICES ADMINISTRATION HEADQUARTERS,  
GENSLER



# HISTORIC BUILDINGS



ALEXANDER HAMILTON U.S. CUSTOM HOUSE, CASS GILBERT ARCHITECT



ST. ELIZABETHS WEST CAMPUS - MAIN BUILDING

ART IN ARCHITECTURE & FINE ARTS



# URBAN DEVELOPMENT





GREENVILLE, MISSISSIPPI





UNITED STATES COAST GUARD HEADQUARTERS, PERKINS+WILL

**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

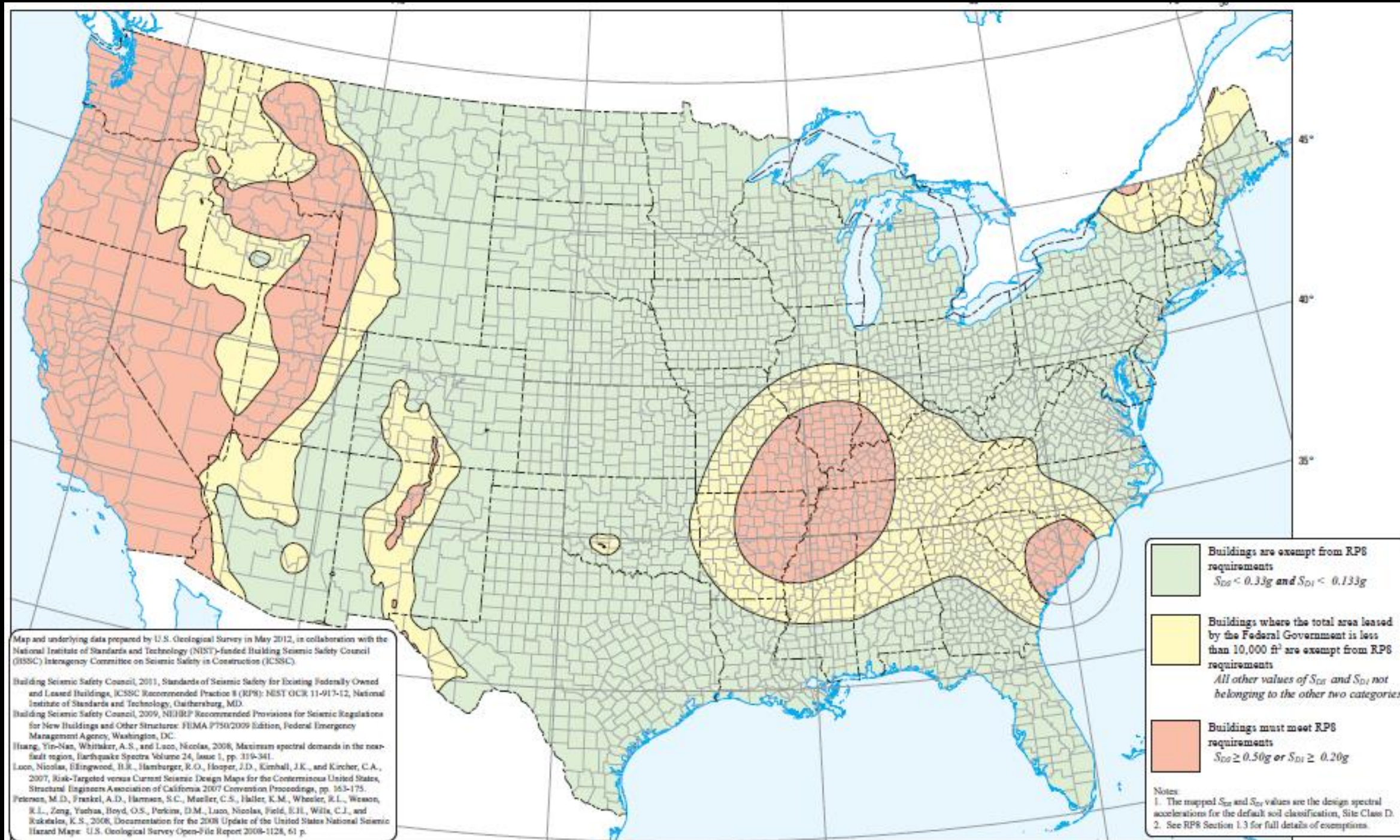


# SEISMIC PROGRAM

- Improve Seismic Resilience
- Seismic Risk Rating Database
  - Used to prioritize seismic improvements
- Non-structural Seismic Improvements
- Seismic Event Preparedness and Response



# HIGH SEISMIC AREAS





50 UNITED NATIONS PLAZA FEDERAL OFFICE BUILDING, HKS ARCHITECTS



# 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





ANTHONY J. CELEBREZZE FEDERAL BUILDING FACADE RENOVATION, THORNTON TOMASETTI

# 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](http://www.gsa.gov/designexcellence)

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

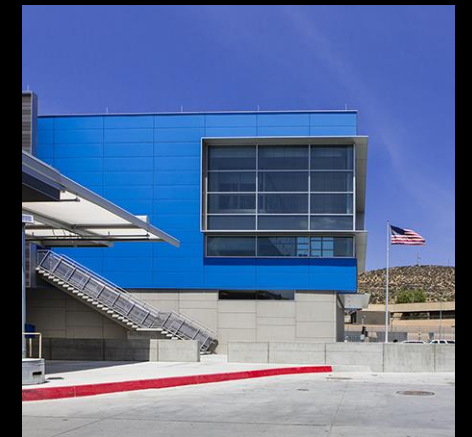
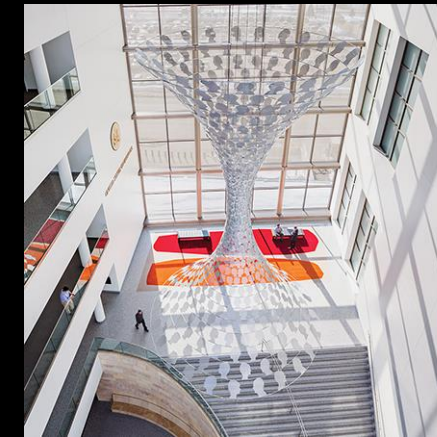
[www.fbo.gov](http://www.fbo.gov)

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

[www.usajobs.gov](http://www.usajobs.gov)

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