

USDA COMPLEX 1938



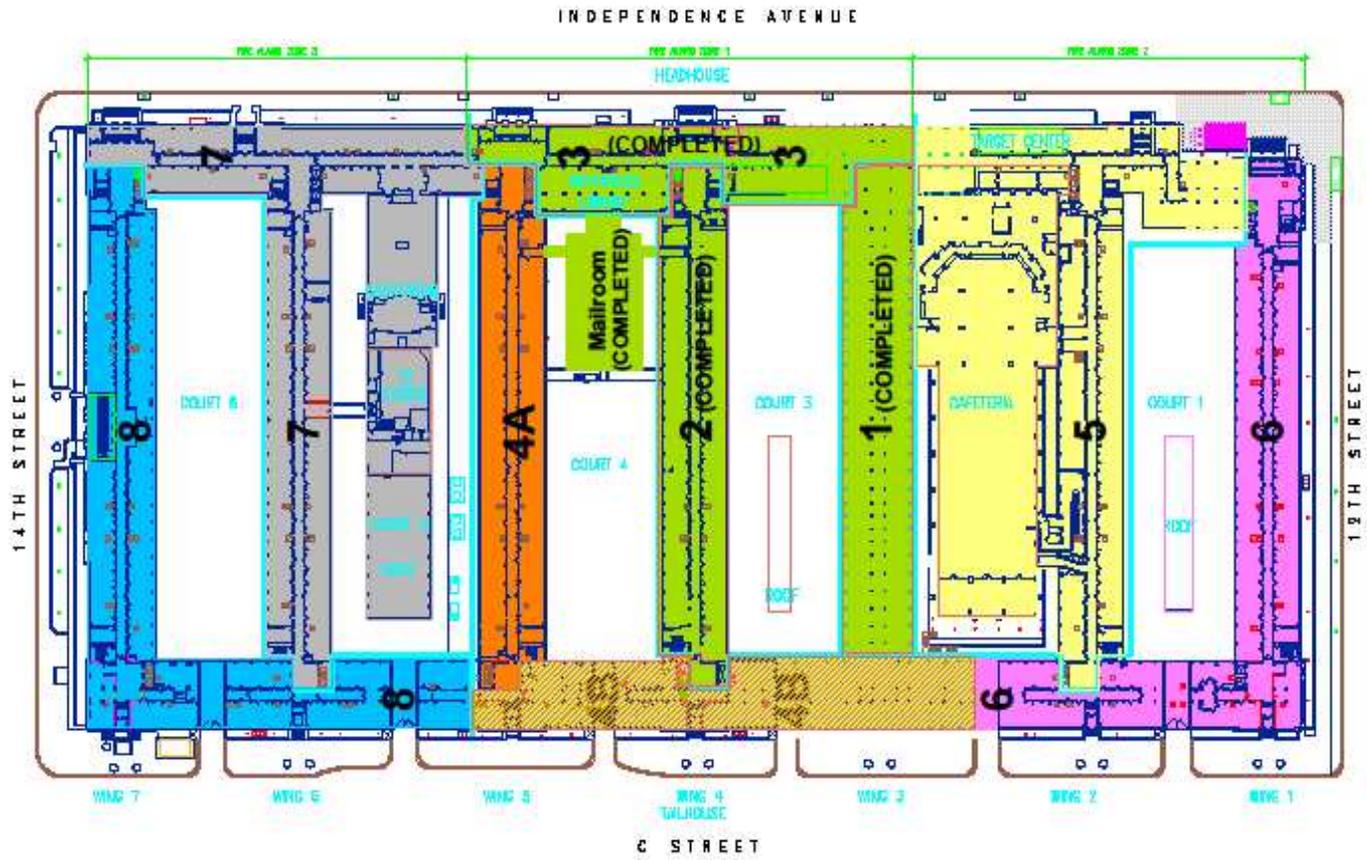
South Building Modernization –Wing 5  
Valencia M. Winstead  
Office of Operations  
Director of Facilities Management

A Facility that Reflects the USDA Mission and Policies,  
and Embraces its Heritage as the People's Department



# Why Modernize?

- South Building completed 1936
- Major Building systems need replacing
- Life Safety Systems
- Environmental Hazards
- Heating and Cooling comfort
- Accessibility



# CURRENT PHASING PLAN

Renovation Phasing Plan  
 South Building  
 1400 Independence Ave  
 Washington DC 20250

# Scope of Work

- Renovate space from Attic to Basement
- Hazardous Material Abatement
- New mechanical & electrical systems
- Automatic sprinkler system
- New plumbing systems
- Upgrade Elevators
- Preserve historic building features
- ADA compliant space and restrooms
- New space layout for offices

# Project Schedule & Costs

- Design Update

*April-June 2009*

- Solicitation & Construction Contract Award

*July- September 2009*

Construction Award Amount

*\$16,575,000*

- Construction Activities

*October 2009- February 2011*

- Office Moves complete

*2<sup>nd</sup> or 3<sup>rd</sup> Quarter, FY 2011*

# Affected Agencies & Offices

- Agricultural Marketing Service (AMS)
  - Foreign Agricultural Service (FAS)
  - Farm Services Agency (FSA)
  - Food Safety and Inspection Service (FSIS)
  - Office of the Chief Financial Officer (OCFO)
  - Departmental Management
- 
- Grain Inspection, Packers and Stockyards Administration (GIPSA)

# Leadership in Energy & Environmental Design

- Re-use of building materials
- Use of recycled and Bio-based materials
  - Carpet
  - Office furniture
- Energy efficient lighting
- Water conservation fixtures in restrooms
- Use of low VOC's building materials
- LEED Silver certification

# What is USDA's commitment?

Program, plan, design and build using integrated design principles for positive environmental attributes; and

Operate and maintain buildings with increasing measures of energy performance, water conservation, indoor environmental quality, and use of sustainable materials and systems.

# What is a High Performance Building ?

High performance buildings...

- safeguard occupants
- meet agency mission and security requirements
- inform the public as showcases, and
- benefit the internal and external environment

# Next Steps

- Continue to identify high-performance building criteria, characteristics, construction and operation and maintenance techniques;
- Share information on practices, via an internal web-based tool, and on the USDA 'Greening' website for outside use;
- Continue to define performance metrics, and set departmental standards; and
- Assess each asset; does it meet high-performance criteria and standards?

# Contact Information

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Environmental Protection Specialist

US Department of Agriculture  
Departmental Management/OPPM  
Environmental Management Division  
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# Construction Barricade



# Dumpsters on C-Street



# Scaffolding and Trash Chute



# Demolition



HENSEL PHELPS CONSTRUCTION CO.  
USDA SOUTH BUILDING  
WING 3 MODERNIZATION PHASE I  
WASHINGTON, DC  
VIEW: BASEMENT W SIDE → N  
DATE :01/06/99 NO. 3 - 6  
photo: bernstein assoc / harrison,ny

# Demolition



HENSEL PHELPS CONSTRUCTION CO.  
USDA SOUTH BUILDING  
WING 3 MODERNIZATION PHASE I  
WASHINGTON, DC  
VIEW: 6TH FL. → N  
DATE :03/05/99 NO. 5 - 1  
photo: bernstein assoc / harrison,ny

# Installing Mechanical Systems



SIGAL Construction Corporation  
USDA South Building

Wing 4 Modernization, Phase II  
Washington, DC  
View: 4th Floor looking North

Date: December 31, 2001

# Stairs & Elevator Equipment



# Renovated Elevator Cab



# Elevators



# Corridor



HENSEL PHELPS CONSTRUCTION CO.  
USDA SOUTH BUILDING  
WING 3 MODERNIZATION PHASE I  
WASHINGTON, DC  
View: BASEMENT CORRIDOR > N  
DATE:06/10/2000 No.22 - 8  
photo: bernstein assoc / harrison, ny

# Systems Furniture



HENSEL PHELPS CONSTRUCTION CO.  
USDA SOUTH BUILDING  
WING 3 MODERNIZATION PHASE I  
WASHINGTON, DC  
View: CUBICLES IN OFFICE BASEMENT  
DATE: 08/10/2000 No. 22 - 9  
photo: bernstein assoc / harrison, ny

# Renovated Office Space



HENSEL PHELPS CONSTRUCTION CO.  
USDA SOUTH BUILDING  
WING 3 MODERNIZATION PHASE I  
WASHINGTON, DC  
View: 5TH FL. CORRIDOR > S  
DATE: 05/11/2000 No. 19 - 4  
photo: bernstein assoc / harrison, ny

# Restrooms



# Attic

*Before*



# Attic

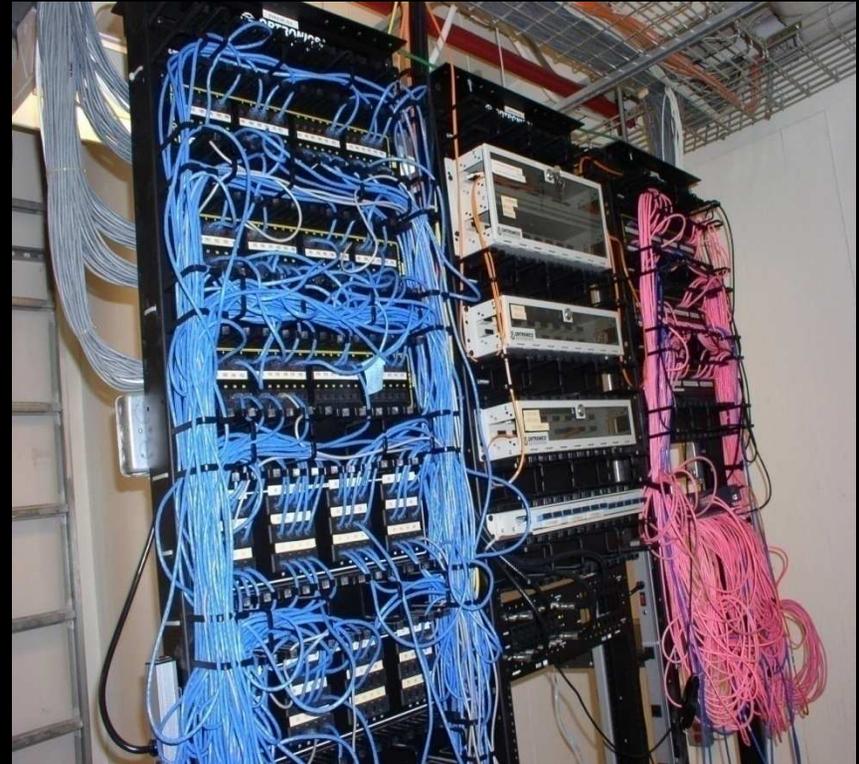
*After*



Wing 3 Attic

Wing 3 Attic

# Telecommunications Closet



# Project Architect and Contractor

- Shalom Baranes Associates (Architects)  
*Washington, DC*
- Syska Hennessy Group, Inc. (MEP)  
*Fairfax, Virginia*
- Grunley Construction Company, Inc.  
*Rockville, Maryland*

# Frequently Asked Questions

- Q: Which Elevators will be operational during the renovation?
- A: *Elevator 55 in the tail house will be available for employee use. Elevator 54 will be available for freight use.*
- Q: Will parking be impacted?
- A: *The Contractor will use Court 4 to gain access to the site. Employee parking will not be impacted. Facility vehicles have been relocated.*

# FAQ's continued

- Q: Will there be noise/vibration during construction?
- A: *Yes. However, this work will be done after hours, on weekends and on holidays?*
  
- Q: How long will the construction activities last?
- A: *The contract will last 455 days after notice to proceed. The contractor will start on 10.13.09 and is expected to be complete by February 2011.*
  
- Q: Who will move back into Wing 5 when the renovation is complete?
- A: *AMS and GIPSA. Floors 5 & 6 will be used as swing space for future modernization phases.*

# Who to Contact:

- USDA Project Managers:
  - Mike Sazonov
    - 202-720-4385
  - Doreen Christian LaRoche
    - 202-720-2411
- USDA Hot Line:
  - 202-720-6858
- Web site:
  - OO Home Page will provide updates



QUESTIONS?