



**GSA
CONSTRUCTION
AWARDS 2023**

COMMISSIONER'S MESSAGE

In the dynamic landscape of construction, the inaugural General Services Administration (GSA) Construction Awards stand as a beacon of recognition for outstanding achievement in the industry. This prestigious award applauds the innovation, dedication, and expertise of construction professionals and also highlights the pivotal role they play in advancing the mission of GSA and the Public Buildings Service (PBS).

The GSA Construction Awards elevate the profiles of these outstanding construction projects and provide well-deserved recognition to the teams behind them. Award winners set a standard of achievement for others to aspire to, and the awards ceremony provides an invaluable opportunity for connections and collaborations with others in the construction community by bringing together professionals, government officials, and industry leaders.

This year's award winners have demonstrated exceptional prowess in their respective categories. Each project reflects a commitment to excellence that aligns seamlessly with the goals of PBS and GSA. The collaborative efforts showcased in these projects are instrumental in creating spaces that meet the evolving needs of government agencies and the communities they serve.

These awards signify a commitment to excellence, innovation, and collaboration that transcends individual projects, leaving a lasting mark on the industry as a whole. As we commend the winners, we look forward to witnessing the continued impact of their work on the evolution of construction practices and the enhancement of federal facilities across the nation.



Elliot Doomes
Commissioner, Public Buildings Service
General Services Administration

INTRODUCTION	01	STEERING COMMITTEE
	03	THE JURY
	07	JURY REPORT
PROJECT OF THE YEAR	11	CHARLES R. JONAS FEDERAL BUILDING AND USCH MODERNIZATION AND ANNEX CHARLOTTE, NORTH CAROLINA

* USCH — United States Courthouse



Andrew W. Mellon Auditorium Restoration (Page 65)

HONOR AWARDS	17	SAN ANTONIO U.S. COURTHOUSE SAN ANTONIO, TEXAS
	21	ANCHORAGE FEDERAL OFFICE BUILDING COURT SECURITY STATION ANCHORAGE, ALASKA
	25	SAN FRANCISCO FEDERAL BUILDING PLAZA IMPROVEMENTS SAN FRANCISCO, CALIFORNIA
	29	SILVIO O. CONTE FEDERAL BUILDING VETERAN AFFAIRS CLINIC PITTSFIELD, MASSACHUSETTS
	33	DWIGHT D. EISENHOWER MEMORIAL WASHINGTON, DC
	37	FOREIGN AFFAIRS SECURITY TRAINING CENTER BLACKSTONE, VIRGINIA
	41	U.S. COURT OF APPEALS BUILDING RESTORATION JUDGE CHAMBERS SAN FRANCISCO, CALIFORNIA
MERIT AWARDS	47	CENTER FOR MEDICARE & MEDICAID SERVICES BACK ON CAMPUS WOODLAWN, MARYLAND
	49	THEODORE LEVIN U.S. COURTHOUSE ALTERATIONS DETROIT, MICHIGAN
	51	CARROLL A. CAMPBELL JR. U.S. COURTHOUSE GREENVILLE, SOUTH CAROLINA
	53	ALBERT V. BRYAN COURTHOUSE EMERGENCY REPAIRS ALEXANDRIA, VIRGINIA
	55	LYNDON B. JOHNSON BUILDING BASEMENT STUDIO RENOVATIONS WASHINGTON, DC
	57	JAMES A. HALEY MEDICAL CENTER MENTAL HEALTH CLINIC TEMPLE TERRACE, FLORIDA
	59	CONRAD B. DUBERSTEIN USCH BANKRUPTCY AND PROBATION CONSOLIDATION BROOKLYN, NEW YORK
	61	JAMES A. BYRNE U.S. COURTHOUSE ELEVATOR MODERNIZATION PHILADELPHIA, PENNSYLVANIA
	63	SYLVIA H. RAMBO U.S. COURTHOUSE HARRISBURG, PENNSYLVANIA
	65	ANDREW W. MELLON AUDITORIUM RESTORATION WASHINGTON, DC

STEERING COMMITTEE

The following members of GSA served as the Committee managing this new recognition program:



Julia De Rosi

Deputy Assistant Commissioner, OPD
General Services Administration



Cory Anderson

Director, Construction Excellence,
General Services Administration



Larry Boreali

Program Manager, Construction Excellence,
General Services Administration



Michelle Hotaling

IRA Project Execution Manager, R8,
General Services Administration



Joseph Mulligan

Program Manager, Project Delivery, R5,
General Services Administration



Demetrius Nichols

Project Manager, R8,
General Services Administration



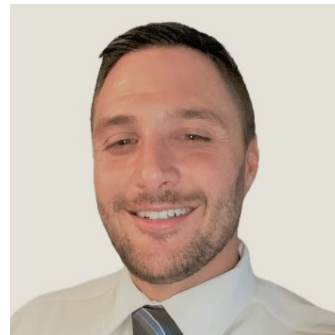
Erin Dries

Branch Chief, D&C R6,
General Services Administration



Sonya Griffin

Project Manager, R4,
General Services Administration



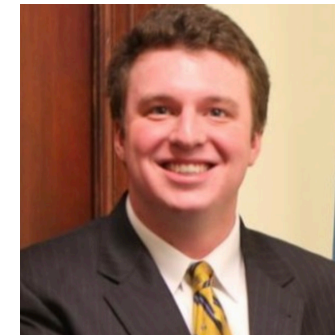
Stephen Grisi

Branch Chief, D&C R3,
General Services Administration



Melissa Sieg

Program Manager, Expert Resources,
General Services Administration



John Slights

Office of Strategic Communications
Real Estate Client Team,
General Services Administration

THE JURY

The United States General Services Administration (GSA) selected a cross-sectional representation of the design and construction industry to serve as jurors for the inaugural Construction Awards. The jurors' varied experience in design and construction played a vital role in evaluating exemplary construction projects. The distinguished panel includes architects, builders, engineers, former GSA Public Buildings Service (PBS) personnel, owner's representatives, and subcontractors. The jurors for these inaugural awards were:



Marvin Doster — Chairman of the Jury

Director of Project Development and Director of Design-Build Services, Mortenson Construction

Marvin Doster, DBIA certified and LEED accredited, has been a valued Mortenson Construction team member for over 25 years. Marvin served in many project and business leadership roles and recently retired as Director of Project Development and Director of Design-Build Services for Mortenson's pacific northwest operations. He continues to serve as a consultant mentoring young professionals in development and "Design Build Done Right". Marvin has extensive experience with integrated team delivery as a designated Design-Build Institute of America (DBIA) professional. He is a detail-oriented manager with a strong commitment to customer service.



Kim Bailey

Retired Region 8 Design & Construction Division, Office of Design & Construction of PBS, GSA

Kim Bailey has over 30 years of federal government experience beginning with the National Park Service (NPS) and ending with GSA. Kim graduated with a Bachelor of Architecture degree from Texas Tech University in 1982 and a Master of Architecture degree from the University of Colorado in 1991. Prior to joining the federal government, Kim worked in private practice for many years. Her career with GSA spanned over 20 years, where she held multiple roles such as capital program project manager, service center business manager, and program manager. She was also GSA Region 8 coordinator for the American Recovery and Reinvestment Act (ARRA) and the regional client executive for the U.S. Department of Health and Human Services.



Ron Brown

Vice President, Major Projects, Luster National

Ron Brown's experience spans both traditional and alternative project delivery methods, including integrated project delivery, progressive design-build, Construction-Manager-as-Constructor, CM/GC, cm-multi-prime, public-private-partnerships, and design-bid-build. He has managed the design and construction of large and complex commercial buildings, data centers, and other critical mission type facilities, as well as large residential developments and industrial facilities. Ron has developed and managed the implementation of multi-billion-dollar mega-project quality management programs (ISO 9001:2015) for some of the nation's largest corporate headquarters facilities and state department of transportation infrastructure programs.



Buddy Burks, PE

National Account Specialist, Nucor Construction Corporation.

Buddy Burks serves as the National Account Specialist for Nucor's Construction Solutions team. He has over 15 years of experience in structural engineering and business development. As a member of the Construction Solutions team, Buddy works with a team of structural engineers focused on bringing building efficiencies to construction projects across the country using Nucor's unique line of offerings. With both Bachelor's and Master's degrees in structural engineering, Buddy is a licensed structural engineer in Tennessee and an active member in the architecture, engineering and construction community nationwide.



Kate Diamond

Civic/Justice Design Director, HDR

Kate Diamond is an award-winning designer with experience as both a Lead Designer participating on multiple GSA projects, and as a Design Excellence Peer reviewing many GSA projects. She understands the challenges of helping GSA serve key tenant agencies for courthouses, land ports of entry (LPOE) and laboratory projects across multiple regions. Additionally, Kate brings deep experience with multiple traditional and alternative project delivery strategies on projects including ground-up new construction, additions, renovations, and adaptive reuse projects including those that require continuous operations throughout phased construction.



Howie S. Ferguson, PE

Executive Director, Construction Owners Association of America (COAA)

Howie Ferguson began serving as Executive Director of COAA in August of 2018. Prior to that, he spent roughly 28 years as an institutional owner, including 19 years at the University of Florida as a Senior Project Manager and Assistant Director in their division of Planning Design and Construction. From 1999 through 2018, Howie managed the planning/programming, design, and construction of more than \$400 million worth of capital improvement projects. He also served as the lead for internal training and was instrumental in the University of Florida’s effort to continuously improve its project management and delivery processes and documents.

Brian Murray

VP/Division Manager: Government Market Sector Lead, Brasfield & Gorrie



Brian Murray has worked in the construction industry for over thirty-four years and has successfully managed over \$4 billion in design and construction phase projects. Presently, he serves as a Government Market Sector leader and is a Division Manager/Construction Executive within the federal group at Brasfield & Gorrie. He is known in the industry for leading the delivery of award-winning, highly complex construction projects in multiple market segments including federal and non-federal government, healthcare, heavy-civil, education, retail and hospitality, and commercial office. Brian has extensive experience delivering projects through an array of delivery methods including traditional design-bid build, design-build, design-build bridging, Construction-Manager-as-Constructor (CMc), GSA’s unique model that uses a fixed-price successive target incentive based Guaranteed Maximum Price (GMP).

**In instances where Brasfield & Gorrie had a conflict of interest, the juror recused himself of all jury discussions pertaining to those projects.*



Ramesh Nair

Architect & President, Vistara Construction Services

Ramesh Nair is an Architect and the President of Vistara Construction Services, a company that provides Construction Management Services in Chicago and nationwide. Having founded Vistara in 1994, he has worked keenly to develop financial models for numerous programs including Chicago public schools, higher education research laboratories and airports. Currently, he is engaged in the O’Hare Global Terminal Project that seeks to replace the existing Terminal 2 with a modern transit experience beyond traditional airport spaces.

Laura F. Stagner, FAIA, DBIA, PMP

Former Assistant Commissioner, Office of Project Delivery, PBS, GSA



Laura Stagner is the former Assistant Commissioner for the Office of Project Delivery for the GSA’s PBS. In this role, Laura was responsible for delivery of an annual average of \$10B capital projects. Under her leadership, the Office of Project Delivery developed several processes designed to better manage project risk including a project delivery method selection tool. Laura has been an advocate for the adoption of delivery methods that create a less litigious and more collaborative project approach, particularly design/build and construction manager at-risk. She has served on the national board of the Construction Management Association of America (CMAA) and is currently serving on several CMAA committees.

Linda Phillips

Retired Certified Construction Manager, Office of Chief Architect, GSA



Linda Phillips is a retired certified construction manager with over 35 years of experience in the design and construction field. She began her career in the private sector providing mechanical design and sustainability & energy savings consulting services before coming to work for the General Services Administration. At GSA, she managed a variety of renovation and new construction projects which include courthouses, border stations and presidential libraries. In the Office of the Chief Architect, she helped establish the Construction Excellence Program, working with numerous industry partners, leading peer reviews of major construction projects and facilitating the use of best practices. With a strong background in government procurement, Linda has worked on making collaborative delivery methods available to the public sector.

JURY REPORT

Introduction

GSA is the largest landlord in America operating, maintaining and managing 365 million square feet (SF) of facilities that federal agencies conduct our nation's business in every day. From small towns to big cities to rural counties across the land there are federal facilities. Many of these buildings are the most notable landmarks in their areas; often at the center of a town and evoking the grandeur and civic pride of our government.

Providing and maintaining these workplaces requires constant stewardship and construction in the federal built environment. For many years the GSA has recognized those projects whose architectural excellence demonstrates the groundbreaking efforts to create and safeguard the nation's landmarks. As buildings have become more complex and integrated with the environment and the systems within, the process of constructing them has also become more complex and integrated. The proper functionality of the built project is tied more than ever to the execution of the construction team and processes. Construction is just as important as the design in creating the best built federal projects. As such, GSA is proud to begin recognizing the teams and projects that represent construction excellence.

— Marvin Doster, Chairman of the Jury

Purpose

The purpose of the GSA Construction Awards Program is to recognize outstanding performance in construction and the execution phase of the federal project delivery process. Construction teams play a vital role in the creation of federal spaces to conduct our Nation's business. The proper execution of an excellent design assures that our capital investments will deliver sought-out long-term returns.



San Antonio U.S. Courthouse (Page 17)

Awards Categories & Levels

GSA requested award submissions in three (3) specific Project Categories:

“Capital Projects” — defined as those GSA projects completed between July 10, 2020 and September 30, 2023 whose awarded construction contract value was greater than \$3.6 million.

“Small Projects” — defined as those GSA projects completed between July 10, 2020, and September 30, 2023 whose awarded construction contract value was less than \$3.6 million.

“Alternative Delivery Projects” — defined as those GSA projects completed between July 10, 2020 and September 30, 2023 whose project delivery included a non-traditional construction delivery method – i.e. lease construct, alternative finance, etc.

“Special Recognition” — defined as those GSA projects that achieve special and/or uniquely positive results in one or more individual aspects of the construction delivery process. The Jury choose the following “Special Recognition Areas for Award” as follows:

Within each ‘Project Category’ GSA allowed the Jury to decide the type and number of awards. GSA suggested guidelines on project attributes that they would like the Jury to consider, which included: best of each ‘project category’; Project of the Year; projects demonstrating exemplary performance in: craftsmanship; sustainable practices; teaming and collaboration; Leadership; DEIA and community outreach; customer engagement; construction team ingenuity; and other areas the Jury felt were warranted.

The Jury chose to make recommendations for awards as follows:

“Project Of The Year” — The National Award of Construction Excellence is given to the single project that most demonstrates the attributes of an exceptional construction project delivery and team - (the “best of the best”).

“Honor Awards” — Honor Awards are given to projects and their construction teams within an project category that exemplifies the best in all facets of construction excellence including Leadership, Collaboration, Engagement and Delivery.

“Merit Awards” — Merit Awards are given to projects and teams within an award category that demonstrate outstanding results in the delivery of construction services to the GSA.

Craftsmanship, DEIA/Community Engagement, Engaged Customer, Outstanding Demonstration of Contractor Ingenuity, Outstanding Subcontractor, Safety, Sustainability, Use of Technology

**In instances where a juror had a conflict of interest, they recused themselves from all jury discussions pertaining to that project.*

Award Notation



Gold — Honor Award



Silver — Merit Award



Left Page Image: Charles R. Jonas Federal Building and U.S. Courthouse Modernization and Annex (Page 11)



PROJECT OF THE YEAR

11 **CHARLES R. JONAS FEDERAL BUILDING AND U.S. COURTHOUSE MODERNIZATION AND ANNEX**
CHARLOTTE, NORTH CAROLINA



PROJECT OF THE YEAR
HONOR IN CAPITAL PROJECTS
 MERIT IN CRAFTSMANSHIP

Charles R. Jonas Federal Building and U.S. Courthouse Modernization and Annex

Location

Charlotte, North Carolina
Southeast Sunbelt Region

Project Type

Capital

Project Delivery Method

Construction-Manager-as-Constructor

Construction Firm

Brasfield & Gorrie, LLC

Project Executive

Brian Murray

Designer

Jenkins Peer Architect with RAMSA

Construction Manager as Agent

FS3 Hodges

General Services Administration

Shawn Kelly, Project Manager
 Will Peterson, Contracting Officer



Project Of The Year
Honor: Capital Projects

The Charlotte U.S. Courthouse is one of the few historically important buildings left in Charlotte, North Carolina. It stands proudly in the downtown skyline, serving as an anchor for the central business district's revitalization and future developments. It is now the home for the U.S. Marshals Service (USMS), U.S. Public Defenders, U.S. Probation Office, and U.S. Attorney's Office, securing its place as a legacy courthouse for the next century.

This Early Contractor Involvement (ECI) procured government facility project involved a major renovation / modernization to the existing 134,000 square feet (SF) courthouse built in 1918 and the addition of a new 213,000 SF Annex. Originally constructed in 1915, the courthouse is listed on the National Register of Historic Places and is an example of the Neoclassical Revival style of architecture. The work required close coordination with the USMS and the GSA to ensure proper installation of the building security, secured network (including smart building features), relocation of the USMS command and control center and personal identity verification (PIV) enrollment for building activation and use.

This was a two-phase project with the first phase summarized by the complete construction of an attached new 10-story Annex building followed by a move from the tenants working in the adjacent courthouse to the new Annex and an extensive modernization of the existing courthouse following the vacancy of the historic Jonas courthouse.

The project excelled in various aspects, including leadership, safety, quality, outreach, ingenuity, and technology, as recognized by jurors. However, what set this project apart was its strong emphasis on teamwork.



Throughout the project, the focus remained on how the team addressed the project's needs, collaborated in pre-construction and construction for design excellence, and collectively delivered construction excellence.

Merit: Craftsmanship

The construction craftsmanship is a standout feature of this project, with thoughtful planning and deliberate execution from start to finish.

Throughout the courthouse, there are examples of the commitment to quality craftsmanship. During

construction, restoring the intricate detailing of the historic plaster in the Potter Courtroom required a skilled hand. A specialty contractor restored the plaster ceiling, bringing it back to its original condition. The William Ship monument relocation was initially planned for a costly dismantling and rebuilding process. To find a better way, a specialist advised on the process to move it fully intact, reducing costs and minimizing potential damage to the monument.

The atrium corridor that connects the historic

courthouse and the Annex seamlessly integrates elegance. The execution and detailing of this element are defining features of the courthouse. Material selection and the understated detailing of the new Annex complement the historic courthouse, flowing as a unified whole with each having its own presence. Understanding the materials and finishes of the historic structure guided the connection between the new Annex and the renovation, respecting the dignity of the courthouse without replicating or mimicking but tying them together.





Left Page Image: Dwight D. Eisenhower Memorial (Page 33)



HONOR AWARDS

- 17 **SAN ANTONIO U.S. COURTHOUSE**
SAN ANTONIO, TEXAS
- 21 **ANCHORAGE FEDERAL OFFICE BUILDING COURT SECURITY STATION**
ANCHORAGE, ALASKA
- 25 **SAN FRANCISCO FEDERAL BUILDING PLAZA IMPROVEMENTS**
SAN FRANCISCO, CALIFORNIA
- 29 **SILVIO O. CONTE FEDERAL BUILDING — VETERAN AFFAIRS CLINIC**
PITTSFIELD, MASSACHUSETTS
- 33 **DWIGHT D. EISENHOWER MEMORIAL**
WASHINGTON, DC
- 37 **FOREIGN AFFAIRS SECURITY TRAINING CENTER**
BLACKSTONE, VIRGINIA
- 41 **U.S. COURT OF APPEALS BUILDING RESTORATION JUDGE CHAMBERS**
SAN FRANCISCO, CALIFORNIA



HONOR IN CAPITAL PROJECTS
HONOR IN DEIA/COMMUNITY ENGAGEMENT
HONOR IN USE OF TECHNOLOGY

San Antonio U.S. Courthouse

Location

San Antonio, Texas
Greater Southwest Region

Project Type

Capital

Project Delivery Method

Design-Build-Bridging

Construction Firm

Brasfield & Gorrie, LLC

Project Executive

Brian Murray

Designer

Doug Kleppin, The S/L/A/M Collaborative
David Lake, Lake|Flato Architects

Construction Manager as Agent

Alta Architects (formerly Munoz & Company)

General Services Administration

Raul Moreno & Kaleigh Ford, Project Manager
Lisa Byrd & Jason Gerloff, Contracting Officer



Honor: Capital Projects

The new U.S. Courthouse San Antonio is a 245,000 SF federal courthouse with ten courtrooms, including five District courtrooms, three Magistrate courtrooms, one Special Proceedings courtroom, Judges chambers, USMS spaces (office suites, detention cells, weapons vault), and U.S. District Court (offices: probation, pretrial, divisional clerk, executive clerk, grand jury). This design-build project complies with the U.S. Courts Design Guide, Facilities Standards for the Public Buildings Service (P100), USMS Publication 64, and other GSA required criteria.

The façade prominently features natural Texas limestone, terra cotta tile, glass curtain wall, and metal panels. Blast impact on the building is mitigated through property line setbacks, engineered connections of the curtain wall system to the steel frame, and an engineered precast concrete panel substrate behind the natural limestone. The building's structural system consists of auger-cast concrete piles with a conventional steel frame. Due to poor soil conditions, approximately 10 feet of unsuitable soil was removed.

The project features a central utility plant, eleven air handling units, and a natural gas fired emergency generator. Multilevel security is in place with cameras, access control devices, intrusion detection, and prisoner detention. It includes a comprehensive cyber/IT system, data center supported.

The team successfully collaborated with local construction trades, the city/county, and the judiciary. Using Design-Build Bridging, the construction team managed a tight budget and schedule, overseeing a brownfield site during the onset of COVID-19 without any accidents. They created a cohesive design that efficiently serves the judiciary. The atrium provides a beautiful space for community events with artwork



as a backdrop. They went beyond typical building information modeling (BIM) processes in utilizing technology, and they maximized the involvement of minority and small business contractors. Communication was constant, involving all team partners, including five major working sessions with USMS headquarters. This undertaking showcases excellent teamwork.

Honor: DEIA/Community Engagement

The team was committed to small business mentoring, and created pathways for women and minorities in the construction industry. Additionally, they engaged with

the community through the Architecture, Construction and Engineering (ACE) mentor program, served at local food banks or soup kitchens, and volunteered with local chapters of Habitat for Humanity.

The San Antonio Courthouse Project demonstrated all these commitments while also coordinating extensively with the city of San Antonio for brownfield site remediation. The team led collaboration between the San Antonio River Authority, GSA, City of San Antonio, and Bexar County, ensuring the project played a vital

role in the redevelopment of San Pedro Creek as a renewed community resource.

Honor: Use of Technology

The team effectively utilized drones for orthomosaic mapping, surveys, and utility checks. A total of 130 drones were used to create maps and perform quality checks during construction. The San Antonio project also involved the use of prefab underground electrical and security infrastructure.





HONOR IN SMALL PROJECTS

Anchorage Federal Office Building Court Security Station

Location

Anchorage, Alaska
Northwest Arctic Region

Project Type

Small

Project Delivery Method

Design-Bid-Build

Construction Firm

Orion Construction, Inc.

Project Executive

Jeff Whaley

Designer

ECH Architecture PS

General Services Administration

Automme Circosta, Project Manager
Amy Heusser, Contracting Officer



Honor: Small Projects

The Federal Office Building Court Security Officer (CSO) security station in Anchorage, Alaska, required the construction of new CSO security stations for the USMS. The screen stations are located on the first and second floors of the federal building.

The primary goals of the project were to provide more efficient screening and additional security for the CSOs who evaluate federal court visitors. The project involved upgrades to antiquated and outdated equipment, new physical barriers and ballistic glass for reinforced protection, improved observation, and the ability to maintain security for courtrooms around the clock.

The project was driven by the urgent need to provide improved federal staff protection, as well as improved protection for the public when visiting federal courtrooms. The existing equipment was out-of-date and required modernization and faster rotation.

Dealing with various obstacles, such as differing site conditions leading to design changes, this small project (less than \$1 million) still finished on time and on budget with exceptional workmanship. Unforeseen site conditions and long material lead times required multiple job re-sequencing while keeping an active court security screening point open during construction. The team went beyond their contractual obligations to ensure the project completed on time and without additional costs to the government.





HONOR IN SMALL PROJECTS
HONOR IN DEIA/COMMUNITY ENGAGEMENT

San Francisco Federal Building Plaza Improvements

Location

San Francisco, California
Pacific Rim Region

Project Type

Small

Project Delivery Method

Design-Build

Construction Firm

Ironwood Commercial Builders, Inc.

Project Executive

Steve Essert

Designer

Hargreaves Jones

Construction Manager as Agent

APSI

General Services Administration

David Leites, Project Manager
Krista Miller, Contracting Officer

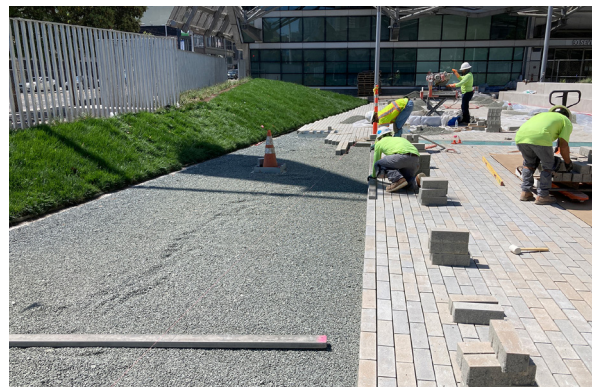


Honor: Small Projects

The contractor completed the design and renovation of approximately 18,000 SF of the existing federal plaza at 7th Street & Mission Street in a bustling interchange of San Francisco. This revitalization was aimed at creating a community garden space that welcomed civil contribution, but also provided the necessary security perimeters to keep the federal plaza safe for all. The revitalized design included a new perimeter security fence with three access gates, new planting and integrated seating and a central plaza of permeable pavers. The project scope of work included demolition, trenching and excavation, underground utilities, storm drainage, electrical, access control, closed-circuit television (CCTV), concrete, metal railings and fences, bollards, site signage, paving and plants. Ironwood worked in collaboration with design team members, Hargreaves Jones, and GSA for SITES certification for this project.

Honor: DEIA/Community Engagement

The team engaged affected community members, including federal tenants, building management, and community users of the plazas, not just through the initial community charrettes required by the contract but continued community workshops and presentations throughout the project. This strategy ensured the success of the revitalization effort. For example, the team met with the extended community and the city to address stormwater drainage concerns and city requirements related to connecting a federal facility to city infrastructure.





HONOR IN SMALL PROJECTS
MERIT IN ENGAGED CUSTOMER PROJECT

Silvio O. Conte Federal Building Veteran Affairs Clinic

Location

Pittsfield, Massachusetts
New England Region

Project Type

Small

Project Delivery Method

Design-Bid-Build

Construction Firm

City Enterprise, Inc.

Project Executive

Randy Lord

Designer

EDM

General Services Administration

Michael J. Black, Project Manager
Stephanie Klein, Contracting Officer



Honor: Small Projects

The Silvio O. Conte Federal Building is a two story, 31,000 GSF, steel frame, brick veneer federal office building located in the western edge of the downtown commercial district of Pittsfield, Massachusetts, originally constructed in 1977.

The U.S. Department of Veterans Affairs (VA) had operated a clinic in another area of Pittsfield, in a VA-leased space. The previous VA-leased space was outdated and undersized, and could no longer serve the needs of the VA and its patients. The planning process began early, and GSA identified that we could accommodate a brand new state of the art clinic in the Conte Building.

To prepare the building for the arrival of the VA clinic, an existing U.S. Department of Agriculture office on the second floor had to be relocated to newly renovated space on the first floor. This separate contract was completed in October, 2020. This contract also included comprehensive upgrades to the building's existing Building Automation System (BAS). In addition to USDA, other tenants on the first floor include: SSA, and a Congressional Suite.

The VA now occupies the entire second floor of the Conte Federal Building and shall be paying for approximately 11,500 RSF through a GSA Occupancy Agreement (OA). Once the VA moved into their completed clinic space, the Conte Federal Building became essentially 100% occupied. The Conte Federal Building will remain fully occupied for a long time to come, and GSA and the federal government can maintain a positive presence in the city of Pittsfield.

Working closely with the design firm, the construction team successfully delivered a state-of-the-art clinic as promised. This clinic was specifically designed to meet



their needs, updating the aesthetic and implementing the VA's new patient-aligned care standards. The patient-focused design allows medical staff to come to the patients, improving the overall atmosphere and experience from the moment staff and patients enter the facility.

Upon entering the clinic, veterans feel a sense of welcome and belonging, putting them at ease and making interactions with medical staff more effective. The clinic allows medical staff to conduct their work professionally and effectively, contributing to a positive difference in the quality of healthcare services provided

to patients on a daily basis. The success of this project is credited to the robust coordination, communication, and partnering efforts of the team.

Merit: Engaged Customer Project

The team faced a tight schedule and a complex project, making effective communication with all stakeholders crucial. They collaborated with GSA building management and the Pittsfield Fire Department to ensure smooth operations while installing new BAS and fire

alarm systems. Close collaboration with the architect, GSA, and the VA ensured prompt resolution of issues to everyone's satisfaction.

The team also actively engaged the VA to facilitate the smooth movement of equipment and furniture for the clinic, allowing patient care to continue without interruption. Even during the peak of COVID-19 when social distancing was crucial, the team maintained efficient operations and collaboration.





HONOR IN CRAFTSMANSHIP
MERIT IN CAPITAL PROJECTS

Dwight D. Eisenhower Memorial

Location

Washington, DC
National Capital Region

Project Type

Capital

Project Delivery Method

Construction-Manager-as-Constructor

Construction Firm

Clark Construction

Project Executive

Jared Oldroyd

Designer

Frank Gehry

Construction Manager as Agent

Gilbane Building Company

General Services Administration

Hallie Futterman, Project Manager
Thomas Wong, Assistant Project Manager
Bonnie Echoles, Contracting Officer



The Dwight D. Eisenhower Memorial, the first national presidential memorial of the 21st century, was constructed to honor Eisenhower's legacy as the Nation's 34th President and the World War II Supreme Allied Commander. Located on a four-acre site south of the National Mall in Washington, DC, the \$74 million, 175,840 SF memorial features distinctive and unique elements that each convey a part of Eisenhower's legacy. It serves to honor the country's 558,000 living World War II veterans and reminds visitors about every veteran's service and sacrifice. The design includes bronze statues and medallions, 35-foot-long, hand-engraved Spanish limestone bas reliefs, and a 450-foot-long, one-of-a-kind woven metal tapestry supported by 80-foot-tall monumental columns.

Honor: Craftsmanship

The combination of centuries-old craftsmanship with modern construction technology brought a modern monument to fruition.

Craftsmanship aspects included the use of state-of-the-art technology like 3D modeling and laser scanning to achieve exacting design standards. This technology allowed for precise installation of column embeds supporting the woven metal tapestry and positioning each specimen tree accurately before planting. Additionally, the team engineered two custom soils designed to capture rainwater and provide nutrients to the site's flora.

Merit: Capital Projects

The project's scope also included extensive landscaping and hardscaping as well as construction of an auxiliary building to house a bookstore, a National Park Service (NPS) ranger contact station, public restrooms, and support facilities for the memorial's operation and maintenance. Construction was completed in time for



the 75th anniversary of Victory in Europe Day.

The project team brought this modern monument to life by combining centuries-old craftsmanship with the latest construction technology. They collaborated with designers, artists, craftsmen, and the GSA in a highly successful project delivery.

Technical construction challenges included building unprecedented structures at the required scale, like the unique woven metal tapestry ("scrim") supported by 80-foot-tall columns depicting the Omaha Beach landing. Constructing these columns and attaching the beams holding the scrim demonstrated exceptional

technical achievement in both difficulty and execution. Project challenges involved a tight urban site on Maryland Avenue in downtown Washington, DC, where the street used to connect with Independence Avenue and 4th Street SW. The old road sections contained infrastructure for power, water, and gas services to the nearby Lyndon B. Johnson Department of Education Building. To secure the Eisenhower Memorial foundations, project modifications were made to install waterproofing and reinforce subsurface mechanical rooms of the Lyndon B. Johnson Building.





HONOR IN OUTSTANDING DEMONSTRATION OF INGENUITY CONTRACTOR
MERIT IN CAPITAL PROJECTS

Foreign Affairs Security Training Center

Location

Blackstone, Virginia
Mid-Atlantic Region

Project Type

Capital

Project Delivery Method

Design-Bid-Build

Construction Firm

Hensel Phelps

Project Executive

Andrew George

General Services Administration

Abigail Low, Project Manager
Kimberly Desant, Contracting Officer



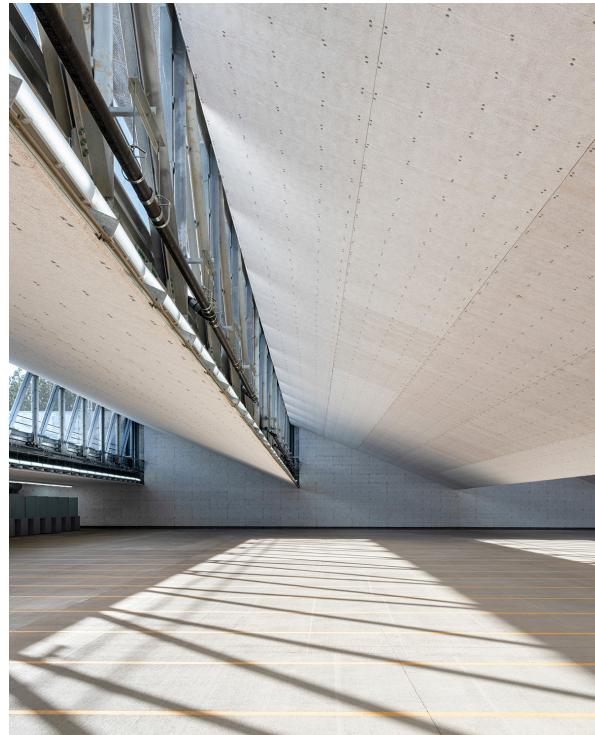
The contractor completed the third and final contract associated with the construction of the Foreign Affairs Security Training Center (FASTC) on behalf of GSA and the U.S. Department of State (DOS). The Diplomatic Security Service is the law enforcement and security arm of the DOS. It bears the core responsibility for providing a safe environment for the conduct of U.S. foreign policy.

Honor: Outstanding Demonstration of Ingenuity Contractor

FASTC required a heavy engineering effort. After the award of the base contract, the team participated in a four month value engineering exercise. The effort allowed the team to look at different pricing trends and add project scope pieces back to the contract. This also allowed the team to fine-tune the intent of the venues to maximize the overall budget. Substituting conventional building structures with Pre-Engineered Metal Buildings and redesigned structural aspects saved on cost. Utilizing a kit-of-parts approach to the building envelope design enabled economical and high-performing enclosures that met protective requirements and could be applied to many building types and maintain a consistent aesthetic and good quality control across multiple contracts and manufacturers. Moving the ground source heat pump geothermal piping and pumping system (GSHP) from installation underneath the \$100 million shooting range slab on grade so that construction of the range could continue without the worry of damaging the well system.

Merit: Capital Projects

FASTC provides hard-skills security training to DOS personnel and the foreign affairs community. The DOS, in collaboration with GSA, worked extensively to conduct environmental studies at Fort Barfoot, which showed that the site was suitable for FASTC.



This facility is dedicated to providing consolidated hard skills security and lifesaving training to the foreign affairs community. This training develops the practical skills necessary to operate in today's overseas environment. The FASTC facility trains 8,000 – 10,000 students annually. The campus comprises 18 fully occupied buildings and 85 individual training and support structures totaling over 500,000 SF of enclosed space. Training is provided in distinct training venues that include firearms facilities, simulated tactical environments, and miles of specialized driving courses. The \$139 million FASTC Contract 3 hard-skills training venues and support facilities completed through this

phase include driving tracks, an explosive simulation alley, six classroom buildings, an indoor/outdoor firing range, a warehouse, an armory, a parking for training vehicles, and a fitness center.

Due to the site's vastness and numerous trades involved, maximizing technology and transitioning to a paperless, real-time document system kept everyone on the same page. From classrooms to firing ranges and driving tracks, everything was completed without accidents, surpassing small business goals in a labor-

limited area. The team demonstrated perseverance, innovation, and a leadership culture that set a high standard for all team members.





HONOR IN OUTSTANDING SUBCONTRACTOR

San Francisco U.S. Court of Appeals Building Restoration Judge Chambers

Location

San Francisco, California
Pacific Rim Region

Project Type

Small

Project Delivery Method

Construction Firm Fixed Price

Construction Firm

GCJ, Inc.

General Services Administration

Jim Peacock, Project Manager
Patrick Dunlavey, Contracting Officer



Honor: Outstanding Subcontractor

The restoration of Judge Bea Chambers Room 341 project in the U.S. Courts of Appeals in San Francisco came to be as a result of water damage that occurred in the room. Both the walls and the historic hardwood floor were damaged. The team solicited subcontractor support from two subcontractors who had worked with the team on multiple GSA contracts previously. The original scope of the project was to repair and repaint the upper walls and ceiling in Room 341 as well as refinish the existing hardwood floor and make selective wood repairs as necessary.

The team's site superintendent brought out the hardwood floor subcontractor to get moisture readings on the floor to ensure all repairs completed would be of the highest quality. The moisture readings were extremely high, so much so that the floor in its current state could not be refinished. The team brought in equipment to attempt to pull the moisture from the floor. Even after these efforts and after multiple moisture tests and a selective demo of a small section of flooring, it was determined that the existing floor was unable to be salvaged. Working with GSA and a flooring subcontractor, the team was able to source reclaimed historic wood in a matching species to be purchased and custom milled to perform a complete floor replacement. The subcontractor was able to remove the floor in its entirety and replicate the historic pattern and finish with the reclaimed wood.

The subcontractor's expertise provided the team with a resource for historic reclaimed custom milled wood. The floor replacement included intricate patterns and exact existing floor measurements. Having this subcontractor as a key member of the project team ensured the successful delivery of the project.





Left Page Image: Theodore Levin U.S. Courthouse Alterations (Page 49)



MERIT AWARDS

- 47 **CENTER FOR MEDICARE & MEDICAID SERVICES BACK ON CAMPUS**
WOODLAWN, MARYLAND
- 49 **THEODORE LEVIN U.S. COURTHOUSE ALTERATIONS**
DETROIT, MICHIGAN
- 51 **CARROLL A. CAMPBELL JR. U.S. COURTHOUSE**
GREENVILLE, SOUTH CAROLINA
- 53 **ALBERT V. BRYAN COURTHOUSE EMERGENCY REPAIRS**
ALEXANDRIA, VIRGINIA
- 55 **LYNDON B. JOHNSON BUILDING BASEMENT STUDIO RENOVATIONS**
WASHINGTON, DC
- 57 **JAMES A. HALEY MEDICAL CENTER MENTAL HEALTH CLINIC**
TEMPLE TERRACE, FLORIDA
- 59 **CONRAD B. DUBERSTEIN USCH BANKRUPTCY AND PROBATION CONSOLIDATION**
BROOKLYN, NEW YORK
- 61 **JAMES A. BYRNE U.S. COURTHOUSE ELEVATOR MODERNIZATION**
PHILADELPHIA, PENNSYLVANIA
- 63 **SYLVIA H. RAMBO U.S. COURTHOUSE**
HARRISBURG, PENNSYLVANIA
- 65 **ANDREW W. MELLON AUDITORIUM RESTORATION**
WASHINGTON, DC



MERIT IN CAPITAL PROJECTS

Center for Medicare & Medicaid Services Back on Campus

Location

Woodlawn, Maryland
Mid-Atlantic Region

Project Type

Capital

Project Delivery Method

Construction-Manager-as-Constructor

Construction Firm

Hensel Phelps

Project Executive

Brandon Johnson

Designer

Don Semple, Krueck Sexton Partners

Construction Manager as Agent

Hill International

General Services Administration

Adam Deluca, Project Manager
Raymond Porter, Contracting Officer



The Center for Medicare and Medicaid Services (CMS) Back on Campus project consists of 82,000 SF of tenant renovations and space modernization in a 960,000 SF building. The end-user, the Center for Medicare and Medicaid Services, was spread across four buildings. Therefore, GSA created the “Back on Campus” project to rightsize the space and consolidate the group into one building. Phase 1 consolidated growing office and workstation vacancies on the main campus allowing employees from leased space to move “Back on Campus” and provided upgrades to important campus amenities. Spaces renovated among the operational building include the 13,500 SF north building office level one (N1) consisting of a data center to office conversion, the 48,000 SF north building office level two (N2) consisting of office space renovations, six restrooms throughout the facility and the 9,600 SF central building lower level (CLL) consisting of a cafeteria dining room renovation.

The move reduced the need for leased space, improved employee workspaces, and enhanced the overall work environment. Strong leadership guided a team of smart, experienced, and talented individuals who collaborated effectively towards common goals. The team approached its work with a partnering ethic and achieved excellence in project delivery. The team tackled challenges successfully, drawing from their extensive knowledge and varied experiences in construction. The “Back on Campus” project allowed CMS to make comprehensive changes to their workplace. The team provided high-touch support, going beyond the norm in meetings and interactions. This approach, tailored to CMS’s needs, fostered open dialogue and coordination throughout the construction process. This support reduced potential stress and anxiety, strengthening trust and confidence between CMS and the project team. The overall improvements have increased work productivity and made customer service more effective.





MERIT IN CAPITAL PROJECTS

Theodore Levin U.S. Courthouse Alterations

Location

Detroit, Michigan
Great Lakes Region

Project Type

Capital

Project Delivery Method

Construction-Manager-as-Constructor

Construction Firm

The Christman Company

Project Executive

Joe Luther

Designer

EYP Architecture & Engineering

Construction Manager as Agent

The Christman Company

General Services Administration

Seth LaRocque, Project Manager
Lisa Gonzalez, Contracting Officer

Located on the southeast edge of the central business district in Detroit, the Theodore Levin U.S. Courthouse was constructed in 1934 and features a Neo-Classical Revival style with reinforced concrete and an Indiana limestone facade. The 10-story, 770,000 GSF facility had major building systems that were beyond their useful lives and difficult to maintain. This multi-phased project corrected serious building deficiencies to ensure the long-term occupancy of federal agencies by providing a safe and reliable work environment. The building remained fully occupied throughout the project.

The project consisted of the replacement of the building's chillers, air handling units, perimeter fan coil units, fiber-board ductwork, and upgrades to the Building Automation System. In addition, the building's electrical distribution system and emergency generator were replaced, and cloth wiring was removed throughout the building. Domestic water piping also was replaced, and restrooms were renovated to provide compliance with the Architectural Barriers Act Accessibility Standard (ABAAS). An egress stairwell was added, the fire alarm was replaced, and the sprinkler system is now extended to provide full coverage. Public and freight elevators were also replaced. The basement loading dock area was modified to better facilitate deliveries to the building. Hazardous materials related to the scope of work were abated.

The "one-team" approach played a crucial role in the project's success, especially in dealing with unforeseen hazardous materials discoveries, limited budgets, and, of course, COVID-19. Discoveries often required redesigning aspects of the project on short notice. The project team acted as partners, putting aside individual interests to prioritize what was best for the project. This collaboration is a key aspect of an award-winning project and successful construction delivery.





MERIT IN CAPITAL PROJECTS

Carroll A. Campbell Jr. U.S. Courthouse

Location

Greenville, South Carolina
Southeast Sunbelt Region

Project Type

Capital

Project Delivery Method

Construction-Manager-as-Constructor

Construction Firm

Brasfield & Gorrie, LLC

Project Executive

Brian Murray

Designer

Craig Brandt, Craig Brandt Architecture

Construction Manager as Agent

Kevin English, Jacobs

General Services Administration

Laura Shadix, Project Manager
Swindale Rhodes & Cathal Duffy, Contracting Officer



The Carroll A. Campbell Jr. U.S. Courthouse in Greenville, South Carolina, includes 193,000 SF of space and features seven courtrooms, nine Judges’ chambers, court offices, jury assembly, and support spaces. It also includes secure office and detention space for the USMS. Additional spaces include the U.S. Probation Office, U.S. Attorney’s Office, and a Federal Public Defender’s Office. The concrete frame building occupies a tight two-acre site in downtown Greenville and features a basement with 70 enclosed parking spaces, six above-grade levels, and a mechanical penthouse. The project was executed fully during COVID-19 pandemic.

The traditional neoclassical design utilizes simulated limestone architectural precast concrete panels to create the blast-resistant building façade. To ensure the façade achieved the architect’s vision, the team engaged the architectural precast subcontractor during the design phase of the project. Over a six-month period, the team led a series of coordination meetings with GSA, the architect, and the architectural precast subcontractor to analyze constructability and develop the details to be used in construction of a large-scale



façade mock-up. Following approval of the mock-up, the shop drawings were completed, and the precast concrete panels were produced. To mimic the look of natural limestone, the panels featured atypical shapes with limited repetition and a “heavy baking soda” finish treatment. The finished panels provide an aesthetic nearly indistinguishable from natural Indiana limestone.

The team’s notable design assist efforts included, but were not limited to: enterprise physical access control system (ePACS); tenant access control System (TACS); building automation system (BAS); simulated limestone architectural precast concrete façade; alternative structural foundation system; alternative concrete frame structural system; and significant value engineering for the mechanical and electrical systems.

The team provided design assist services working closely with GSA, USMS, U.S. Courts, and other stakeholders to ensure an integrated and holistic approach to a comprehensive electronic security system. All system infrastructure – conduit and back boxes – was incorporated into the BIM, greatly aiding constructability, and enabling full coordination with the work of other trades.



MERIT IN SMALL PROJECTS

Albert V. Bryan Courthouse Emergency Repairs

Location

Alexandria, Virginia
Mid-Atlantic Region

Project Type

Small

Project Delivery Method

Design-Bid-Build

Construction Firm

Restoration East, LLC

Designer

David Whitman, McMullan & Associates, Inc.

General Services Administration

Lara Eremita, Project Manager
Patrick Spellman, Contracting Officer

The Albert V. Bryan Courthouse was built in the mid 1990s. Overall the structure was in good condition, but deterioration typically seen in concrete structures without waterproofing coatings had begun to appear in the parking garage. These included leaking cracks, topside and underside concrete delamination, and deteriorated drains. Some of this deterioration had progressed to the point of large “pot-holes” and trip hazards in the garage and concrete pieces falling from the ceiling into the parking areas below. As these areas became worse, it garnered attention from building occupants and a consultant was brought on board to begin a plan for repairs. While the specified emergency repairs were relatively straightforward in complexity, a number of logistical hurdles needed to be overcome to complete the project:

This federal courthouse is a secure building with very limited access and no public access to the parking garage. Given the necessary repairs and the short timeline, the badging process for all onsite employees would have taken longer than the project itself. For this reason escorting was necessary and the team worked closely with the GSA to provide access to the site while complying with USMS security protocols.

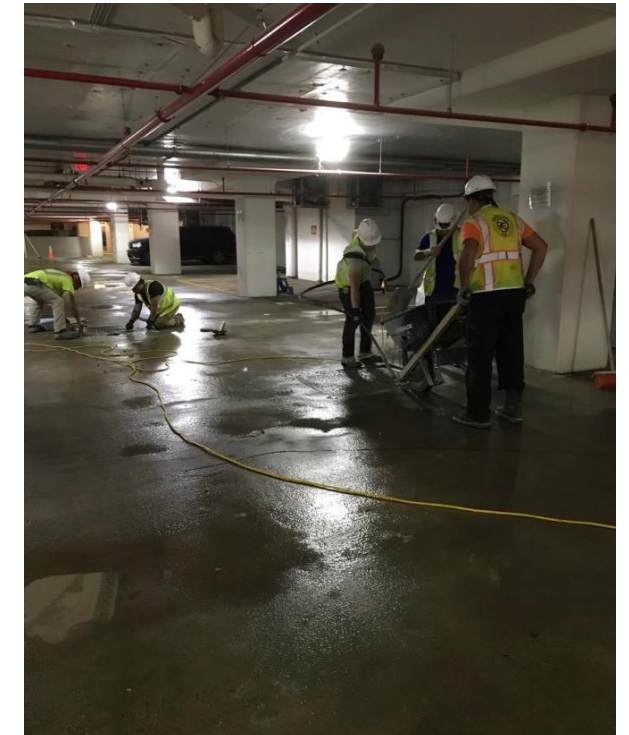
The A.V. Bryan Courthouse is set up such that judges

and state attorneys are segregated at all points of the building. This includes the parking garage, which has separate levels and entrances for each group. Shoring had to be installed on the levels below the structural repairs, so moving people, equipment, and debris between the two segregated areas provided a logistical hurdle that took special coordination and planning.

The garage entrances could not be affected during the week, despite a large proportion of the required repairs being in entrance driveways. This required close coordination with building operations to ensure that smooth closure weekends could be accommodated. It also meant that the team had to staff heavy Friday night and Saturday morning shifts to accommodate a large amount of demo to occur and then prep, form, and rapid-set concrete pours to occur quickly thereafter on Saturday morning.

This emergency project is the epitome of excellence in collaboration, coordination, effective communication, and constant planning. Managing the dynamics of stakeholders/customers, their expectations and the negotiations was never-ending. This team maximized every opportunity to better understand the project, interacted fully with the customer, supported their construction professionals and were expert listeners.

Strategic planning and tactical execution was the approach. From the get-go there were many issues to deal with and it required smart, timely solutions; a five month project duration does not allow for mistakes. A significant amount of time was invested to understand the project documents prepared by the designer. They worked side by side throughout the construction. Extensive on-site surveys were conducted to ensure material quantities were correct to prevent cost overruns. Meticulous attention to planning and the execution of work details was outstanding, nothing was left to chance.





MERIT IN SMALL PROJECTS

Lyndon B. Johnson Building Basement Studio Renovations

Location

Washington, DC
National Capital Region

Project Type

Small

Project Delivery Method

Design-Build

Construction Firm

Structural Engineering Group, Inc.

Project Executive

Yama Paienda

Designer

Joy Marshall Ortiz, The Marshall Group, Ltd. Architects

General Services Administration

Yuyan Zhou, Project Manager
Kelly DeShields & Marquida Gaskins, Contracting Officer
Issac Karto & Michele Appello, Contract Specialist

With the goal of providing a technologically up-to-date environment for the U.S. Department of Education (DoEd) audiovisual staff based on design intent drawings provided by GSA, the design-build team developed a full set of construction documents for the renovation of an area within the basement level of the Lyndon B. Johnson DoEd Building. Working within the allotted 4,772 SF, the team was tasked with creating a mail room, print shop and beverage station (Phase 1), as well as a photo-video studio replete with a recording room, special photo gray and photo green paint on the partition walls, and a photographic light fixture panel system (Phase 2).

The design-build scope required enlisting design professionals and a broad array of subcontracting specialists to complete the work. They brought their expertise to the project, enabling the final product to be constructed as envisioned by GSA and the end

user. Trades included HVAC mechanics, electricians, partitioning specialists, flooring, life-safety experts, and custom millworkers.

The team paid close attention to quality control, efficient planning (especially because of limited storage available for materials and supplies), and budget. Since the building was occupied during the renovation, the team paid particularly close attention to safety protocols, not just for the crews doing the work, but also for GSA employees within the building.

The construction delivery success for this design-build project was established during the “design phase” by the entire construction team. The design-build scope required enlisting design professionals and a broad array of subcontracting specialists to complete the work. They brought their expertise to the project, enabling the final product to be constructed as envisioned by GSA and the end user. Trades included HVAC mechanics, electricians, partitioning specialists, flooring, life-safety experts, and custom millworkers, just to name a few.

As a best practice, Design-Build Institute of America (DBIA) recommends full participation from all stakeholders from the beginning of the project. During the design phase and throughout construction, the Lyndon B. Johnson DoEd Building project team conducted meetings that included all stakeholders, including the end user. This approach ensured that the end user was involved from project inception.

Furthermore, with so many “voices at the table”, it was imperative that there be competent leadership that creates and fosters trust between all discussion participants. GSA delivered that leadership for the team. When all stakeholders are vested and collaborate, while also communicating clearly in real-time, the likelihood of a successful project increases.





MERIT IN ALTERNATIVE DELIVERY

James A. Haley Medical Center Mental Health Clinic

Location

Temple Terrace, Florida
Southeast Sunbelt Region

Project Type

New Construction Prospectus Lease

Project Delivery Method

2 Phase Acquisition Lump Sum Contract

Lessor/Developer

Cullinan Properties, Ltd.

Construction Firm

Hoar Construction

Project Executive

Mark Hendricks

Design Firm

Avery Sarden, Leo A. Daly

General Services Administration

Greg King, Project Manager
Michael Monaghan, Lease Contracting Officer

The U.S. Department of Veterans Affairs (VA) Mental Health Clinic & Domiciliary Project consisted of a 100,000 SF two story clinic building with an attached 50,000 SF domiciliary wing. This project included a full-service kitchen, outdoor amenity spaces, 800 surface parking spaces, premium interior finishes and much more. The domiciliary wing included 60 patient rooms for overnight stay and services for veterans. The purpose for this facility was a consolidation of the mental health services from three local VA hospital locations. This completed project brings all mental health services to one location for the veterans of this community.

This team understood the valuable and important impacts that this project would have on the veterans lives in this community. The team put in extra effort and ensured this facility was not delayed from opening to serve the veterans who sacrificed everything.

During the construction phase of this project, the project encountered two different named Hurricane Storms, COVID-19 impacts such as: unprecedented supply chain delays for major mechanical and electrical equipment, continual cost escalation for construction materials, increasing rate of shortages for qualified labor, as well as the normal challenges that arise for any construction project of this size.

Due to the collaboration and the extra efforts of this entire motivated team, they overcame these challenges and delivered the project on time so that veterans could begin receiving services they need and deserve.

Thank you, James Haley Medical Center team for your commitment to our veterans!





MERIT IN CRAFTSMANSHIP

Conrad B. Duberstein U.S. Courthouse Bankruptcy and Probation Consolidation

Location

Brooklyn, New York
Northeast and Caribbean Region

Project Type

Capital

Project Delivery Method

Design-Bid-Build

Construction Firm

DCM Architecture & Engineering, LLC

Project Executive

Erin Egan & Anton Levchenko

Designer

Rachel Padowicz, Dattner Architects

Construction Manager as Agent

CBRE

General Services Administration

Robert Olohan, Project Manager
Douglas Truembello, Contracting Officer

The original Conrad B. Duberstein U.S. Post Office and Courthouse, a four-story Romanesque revival structure, was completed in 1892, with a subsequent seven story expansion in 1933. It has been designated as a New York City Landmark and is Listed in the National Register of Historic Places. With this project, the U.S. Courts Bankruptcy and Probation Consolidation, which spans 70,170 SF, reactivated the Johnson Street entrance incorporating new security access systems and a USMS security post. Reinvented the interior workplace and its building infrastructure systems on multiple floors through a multi-phased approach while the Courthouse remained in operations.

Working in a historic building that includes engagement, replacement and/or matching historic fabric is always challenging. The team showcased extraordinary craftsmanship in installing and fabricating new architectural woodwork wall paneling with intricate molding design, seamlessly marrying it with the existing historical woodwork. The challenge lay in achieving a flawless tone match between the new wood and the aged, historical timber. Blending the nuances of color, grain, and texture demanded a meticulous eye for detail. The technical feat of reutilizing panelized wood doors added a layer of complexity. The team's artisans demonstrated not only their proficiency in woodworking but also their dedication to preserving the architectural heritage, making their work a remarkable blend of artistry and technical prowess.

The collaborative environment among architects, builders and craftsmen/women fostered a historically accurate outcome in this complex renovation.





MERIT IN ENGAGED CUSTOMER PROJECT

James A. Byrne U.S. Courthouse Elevator Modernization

Location

Philadelphia, Pennsylvania
Mid-Atlantic Region

Project Type

Small

Project Delivery Method

Design-Bid-Build

Construction Firm

Sun Construction Services, Inc.

Project Executive

Mandi Buker

Key Personnel

Richard Sosdorf (Project Manager), Bruce Heon (Superintendent), Chris Denneer (Mechanical) & Tom Clarkson (Electrical)

Designer

Jeanne Tebera, Henry Adams, LLC

General Services Administration

Joseph Horton, Project Manager
Yvonne Baines, Contracting Officer

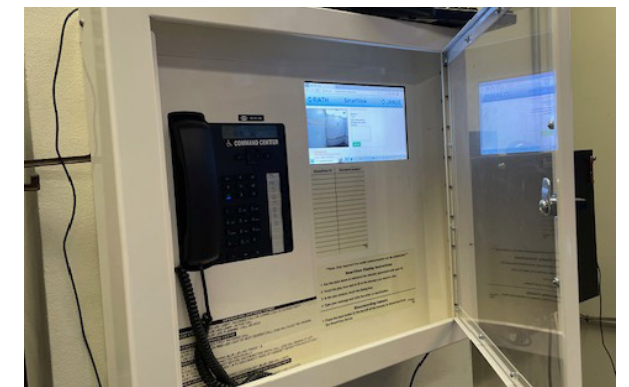


The project included comprehensive upgrades to the elevator systems, encompassing essential back-end improvements such as electrical enhancements and elevator rope replacements, etc.

This innovative system provides a means for deaf, hard of hearing, and speech impaired individuals to communicate in the event of an emergency. The system also provides enhanced security and efficient response coordination by allowing passengers to communicate directly with building staff and by providing live video feeds for authorized personnel to observe passengers at any location on the car floor. The project team innovatively utilized Byrne’s existing local area network (LAN) to implement the new RATH® communication system. It is the only in-house monitored elevator communication system installed at a GSA owned federal facility.

Comprehensive elevator system upgrades serviced essential componentry in each motor, hoist way, and pit area for smooth, functional, and safe operations for passenger cars. The Upper elevator machine room (EMR) was equipped with two new split system heating, ventilation, and air conditioning units, with condensers on the rooftop. Existing cabs were equipped with upgrades including, new door rollers, quicker door operations which will service more passengers in a shorter amount of time, and new panels/controls on the inside.

This successful “integration” of these new elevator functions, utilizing the building’s existing LAN, without interruptions to the building operations and security, could not have been accomplished without the collaboration and full engagement between the construction team and the customer.





**MERIT IN OUTSTANDING DEMONSTRATION
OF INGENUITY CONTRACTOR**

Sylvia H. Rambo U.S. Courthouse

Location

Harrisburg, Pennsylvania
Mid-Atlantic Region

Project Type

Capital

Project Delivery Method

Construction-Manager-as-Constructor

Construction Firm

Mascaro Construction Company, LP

Project Executive

Ed Swiatek

Designer

Melissa Sarko, Ennead Architects

Construction Manager as Agent

Hill International

General Services Administration

Gary Zimmerman, Project Manager
Kim Desant, Contracting Officer

A new 243,000 SF Sylvia H. Rambo U.S. Courthouse located in Harrisburg, Pennsylvania. It houses five district courtrooms, two magistrate courtrooms, one bankruptcy courtroom, as well as judge's chambers, jury deliberation facilities, jury assembly, grand jury suites, holding cells, and other associated supporting spaces. Federal agency tenants include the Middle District of Pennsylvania and Bankruptcy Courts, USMS, U.S. Attorneys, U.S. Trustees, Homeland Security, Federal Public Defender and GSA Field Office. The project includes 43 indoor parking spaces and 35 outdoor parking spaces.

Unique to this courthouse, is the inclusion of an Occupancy Evacuation Elevator (OEE). This is the first elevator commissioned in the state of Pennsylvania and only the second in the country. Unlike typical elevators programmed to shut down in the event of fire, this specialty elevator is used to evacuate people from the high rise during such an event.





MERIT IN OUTSTANDING SUBCONTRACTOR

Andrew W. Mellon Auditorium Restoration

Location

Washington, DC
National Capital Region

Project Type

Capital

Project Delivery Method

Design-Build

Construction Firm

Meridien Group, LLC

Project Executive

Court Hicks

Designer

Scott Paden, Citadel DCA

Construction Manager as Agent

Court Hicks, Meridien Group, LLC

General Services Administration

Rakhi Agarwal, Project Manager
Harvelle Fuller, Contracting Officer

Located in Washington, DC, the Andrew W. Mellon Auditorium is listed in the National Register of Historic Places as a contributing property to the Pennsylvania Avenue National Historic Site. The auditorium was designed by architect Arthur Brown Jr. from 1926 to 1931, constructed from 1931 to 1935, and dedicated by President Franklin D. Roosevelt in 1935. Adding to a number of other historical events hosted in the building, President Harry S. Truman hosted the 1949 signing of the North Atlantic Treaty, which established the North Atlantic Treaty Organization (NATO). At the heart of this building, a large meeting room stands 60 feet in height and 14,400 SF.

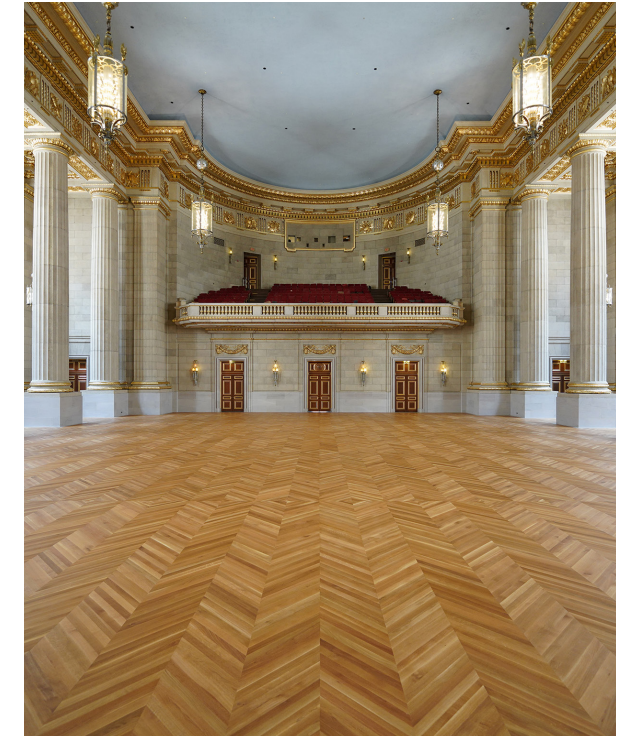
The purpose of this project was to achieve a comprehensive cleaning and restoration of all the plaster and sphinxstone wall surfaces and to restore the balcony seating and flooring. As tasked by the GSA, the team performed design-build services for the repair and cleaning of the Mellon Auditorium large meeting room's sphinxstone surfaces. This included its walls, columns, pilasters and neoclassical ceiling entablature; the repair, honing and polishing of the marble wainscoting; the cleaning, repair and re gilding of its dutch metal ornamental finishes; regrouting of its deteriorated mortar joints; the repair and restoration of its blue-gray painted ceiling; replacement of its white oak strip flooring, and the restoration of the auditorium's doors.

The Mellon space is considered by many to be a visual masterpiece with stunning pilasters and neoclassical plaster ceiling, marble wainscot, ornamental finishes and intricate detailing. This project was created to repair and restore the historic auditorium space which is showing the wear and tear of its eighty plus years.

A high performing team was assembled to execute this difficult project. Led by the project manager, the historic preservationist and skilled trades all worked together. This was a daunting task; the space is approximately 60 feet in height and 14,400 SF. Standouts on the team were the highly qualified and skilled craftsmen/women, experts in their respective areas. They performed the cleaning, painting, patching and repair of the Dutch gilding, the ornate plaster ceiling, wood flooring, repairs and repainting.

For example, the sphinxstone repair took considerable time and effort to match the paint color to the existing sphinxstone. After a laboratory analysis to determine the material makeup, mix and multiple mockups, finally a match was approved. After weighing the viable options, encapsulation was selected for the cost and schedule benefits.

Another challenge was the wood flooring, the subfloor condition proved to need more extensive repairs before the new chevron pattern wood flooring was installed. Overcoming the logistics and dealing with the 60 feet height with a cost-effective scaffolding system was critical for the extensive ceiling work and walls. Meticulous attention to details, coordination and discussions was the normal operating process. The team maintained constant communication and collaboration. Historic preservation and restoration is hard work — tedious, labor intensive, and required many mockups but the enthusiasm never wavered. Stepping into the restored auditorium is a breathtaking experience.



TRIBUTE TO RAUL MORENO



Raul was an immensely valued and popular member of our Region 7 PBS family where he served in the Design & Construction Division as a senior project manager. He started his career at the U.S. Army Corps of Engineers. With nearly 30 years of public service, he has left a lasting legacy at GSA. He had a passion for federal spaces that enhanced the lives of citizens in Texas. He contributed to a number of high profile projects, including the land ports of entry at Donna, Anzalduas and Laredo, and the San Antonio U.S. Courthouse.

This publication is dedicated in his memory.



See gsa.gov for more information about GSA Construction Awards.

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