Commitment to the Aging American Courthouse

2011 AAJ National Conference
November 4, 2011
CT-05

Credits: CR | HSW | SD

Speakers

- Michael LeBoeuf, FAIA, Moderator
- Kevin Kampschroer, Director of the Office of Federal High-Performance Green Building, General Administration Services
- John Woelfling AIA, LEED AP BD+C, Principal, Dattner Architects
- Patrick McGrath, Acting Facilities Operations Manager, Judicial Council of California-Administrative Office of the Courts

Learning Objectives

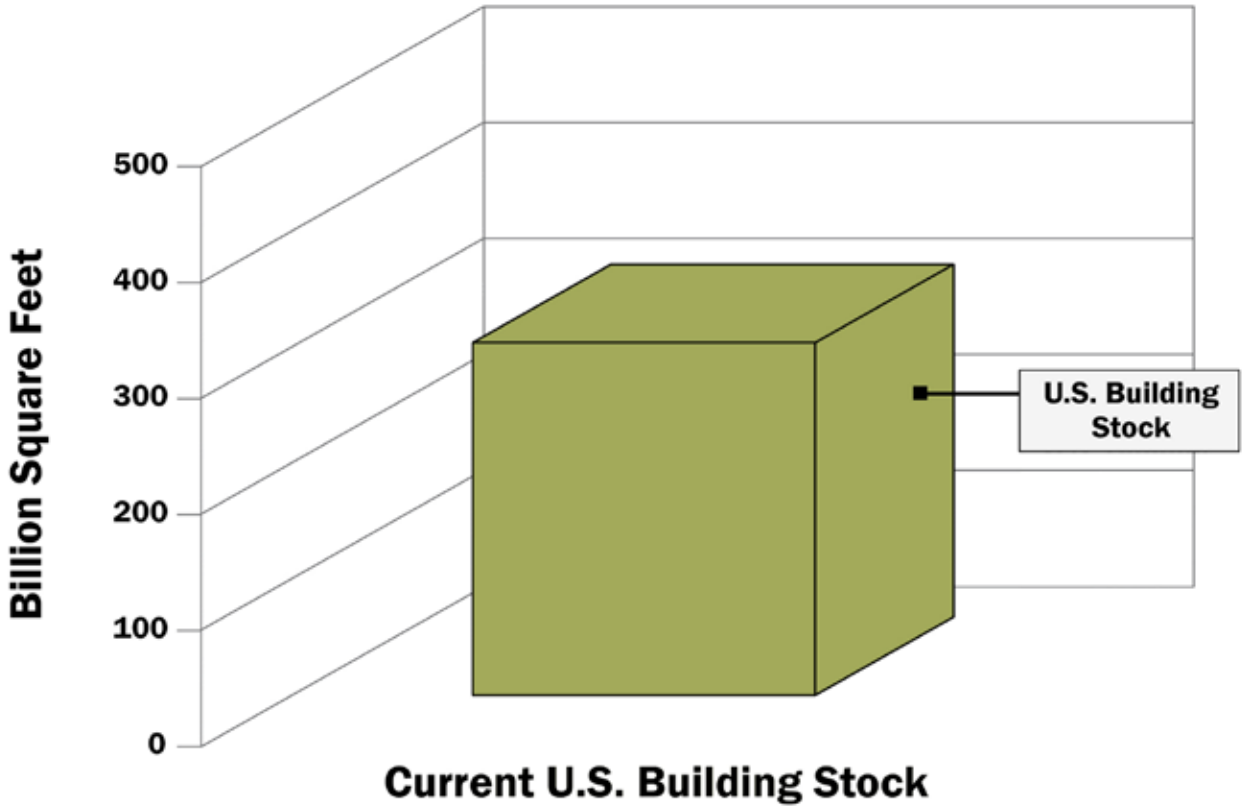
- Energy efficient building envelopes
- Recycling and Re-Use of existing building components
- Project phasing techniques and lessons learned
- Planning decisions that impact day lighting, security and efficiency
- Providing accessibility for outdated courthouses

Buildings: Half the Problem

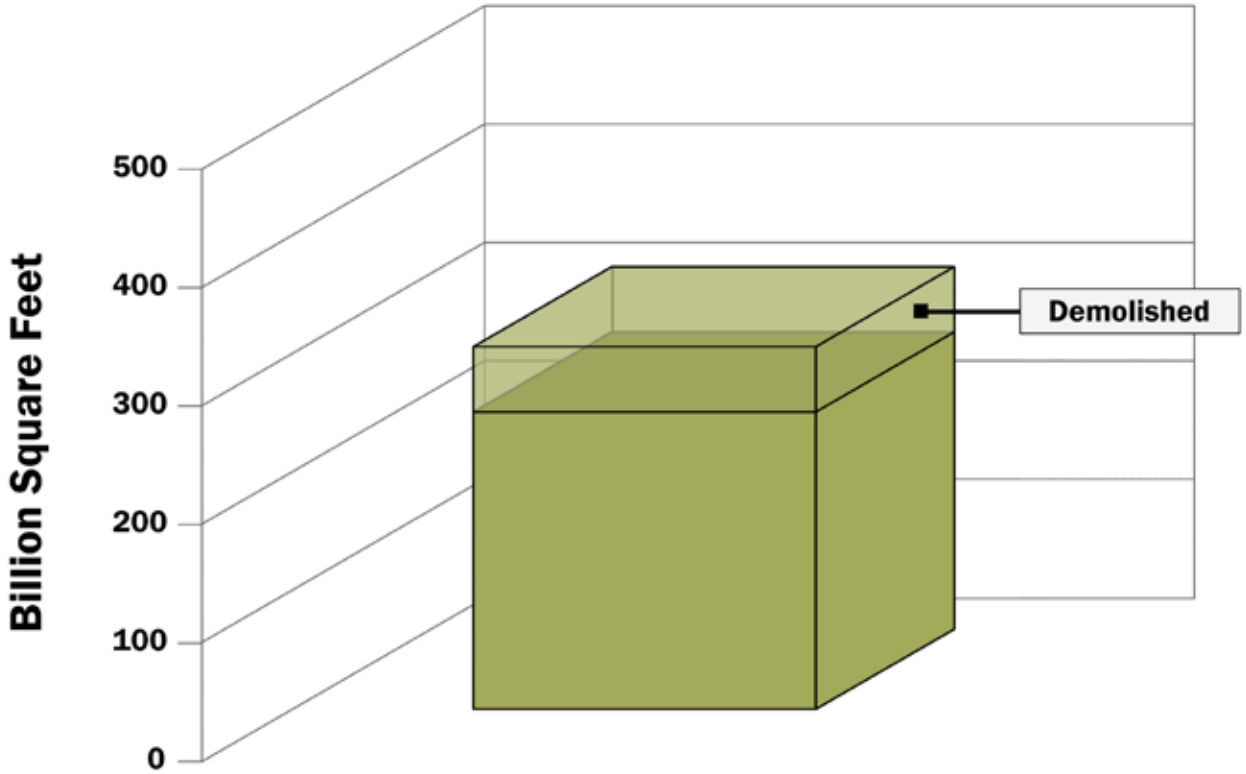
- At nearly 50% of the U.S. Annual emissions, buildings are the single largest contributor to greenhouse gas production.

U.S. Energy Consumption by Sector

Buildings:
A Historic Opportunity

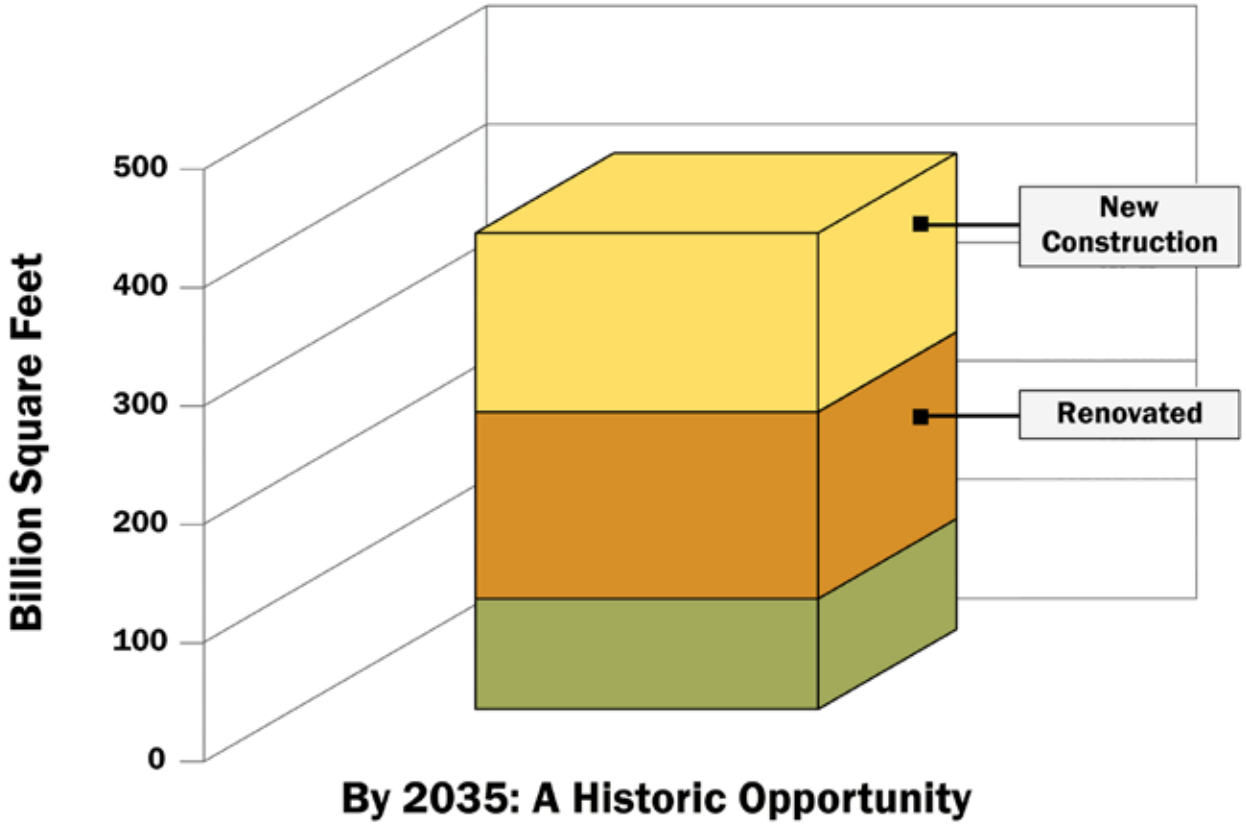


Buildings:
A Historic Opportunity



By 2035: Demolished Building Stock

Buildings: A Historic Opportunity



By 2030, 75% of the built environment will be renovated or new.

Total Building Stock in the U.S.

275,000,000,000sf

GSA Building Stock

5,000,000,000sf
8,300 buildings
377 courthouses

AOC Building Stock

20,000,000+sf
450 courthouses

Affects more than

2,000,000

people's work place environment

GSA Leadership: Reducing the cost of government by advancing energy efficiency

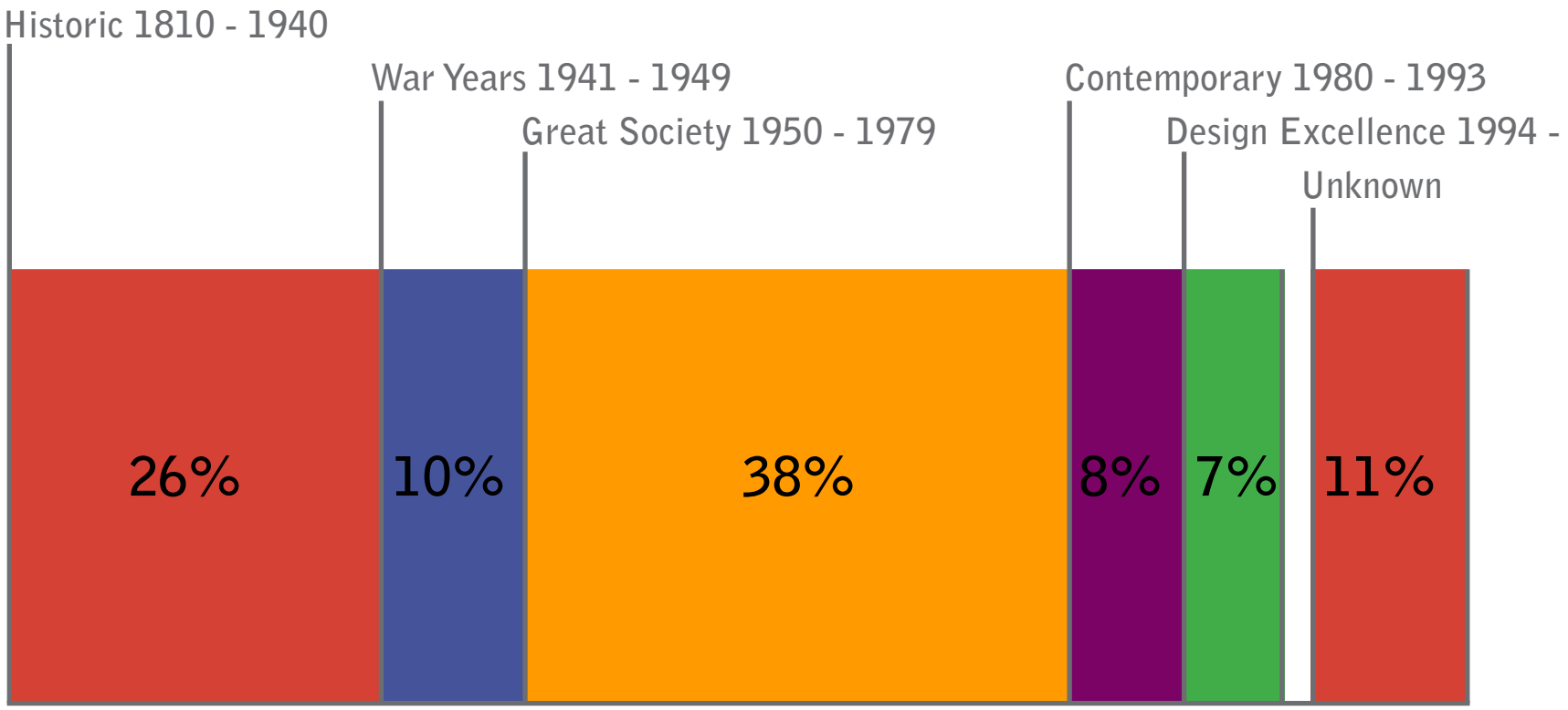
Motivation

- 40% of Annual US Energy Use
- 30% of CO_2 Production
- 40% of Ozone Depletion
- 35% of Municipal Solid Waste
- 30% of Wood and Raw Materials Use
- 25% of Water Use
- 30%+ of Buildings have poor Indoor Air Quality and most individuals spend about 90% of their time indoors.

GSA's Court-Related Buildings

	Bldgs	Age	Bldgs	Age	TOT
Courthouse (CT)	188	57	33	68	221
National Historic Landmark	3	91			3
National Register Eligible	9	76			9
National Register Listed	81	87	3	59	84
Not Evaulated	95	31	30	69	125
CT / Office	108	50	48	70	156
National Register Eligible	3	91			3
National Register Listed	25	82	2	93	27
Not Evaluated	80	40	46	69	126
Office Building	78	49			78
Evaluated - Not Historic	1	43			1
National Historic Landmark	4	89			4
National Register Eligible	4	83			4
National Register Listed	18	84			18
Not Evaluated	51	35			51
Grand Total	374	53	81	69	455

GSA Inventory



National Historic Preservation Act, 1966

"The heads of all Federal agencies shall assume responsibility for the preservation of historic properties which are owned or controlled by such agency. Prior to acquiring, construction, or leasing buildings for purposes of carrying out agency responsibilities, each Federal agency shall use, to the maximum extent feasible, historic properties."

For Future Generations

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Brundtland Commission

The preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, education, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations.

National Historic Preservation Act

Historic - Howard M. Metzenbaum U.S. Courthouse

- 32% Water Use Reduction
- 95% Reuse of Historic Building Shell
- Green Housekeeping procedures employed

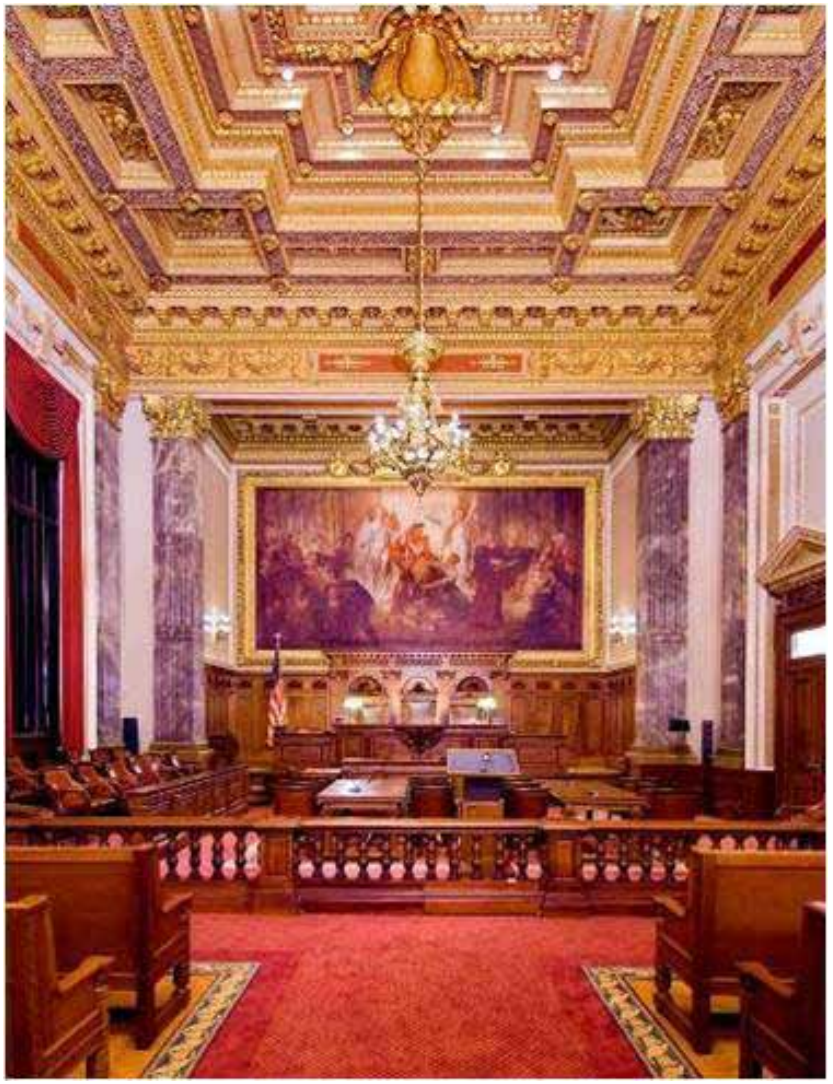
LEED-NC Rating out of	69
CERTIFIED	29
Sustainable Sites	06/14
Water Efficiency	04/05
Energy & Atmosphere	03/17
Materials & Resources	06/13
Indoor Environmental Quality	07/15
Innovation & Design	03/05

USGBC LEED-NC rated April 19, 2006

Historic - Howard M. Metzenbaum U.S. Courthouse

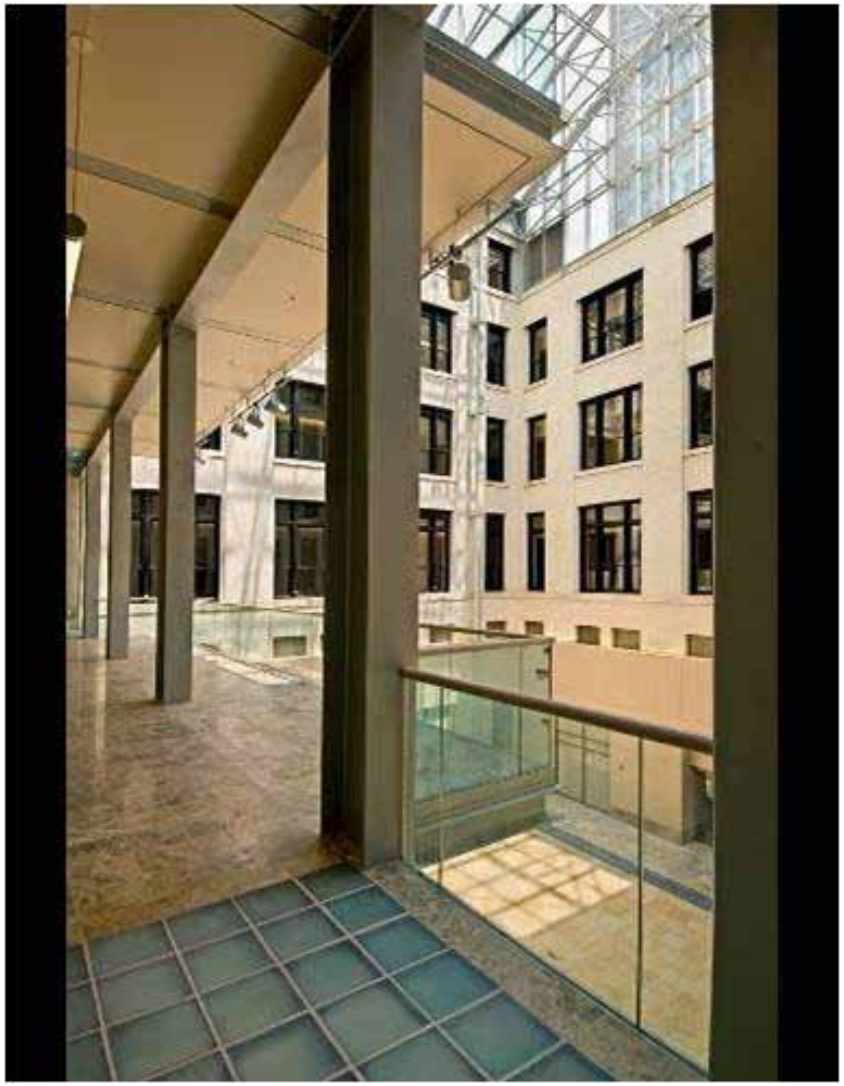
Arnold W. Brunner, 1910

Historic - Howard M. Metzenbaum U.S. Courthouse



Historic Precedent: Brunelleschi

Historic - Howard M. Metzenbaum U.S. Courthouse



Investment Decisions

Net Present Value

U.S. Courts Priorities
- 30-year evaluation of growth
- 5-year planning window
- new construction vs. renovation

Asset Financial Performance

Rent

War Years - Federal Building & Courthouse, Sioux City, IA

Beuttler & Arnold, 1933

Great Society - Everett M. Dirksen U.S. Courthouse

Ludwig Mies van der Rohe, 1964

Great Society - Everett M. Dirksen U.S. Courthouse

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Exceptional Significance: US Tax Court, Washington, DC

Victor Lundy, 1974

Exceptional Significance: US Tax Court, Washington, DC

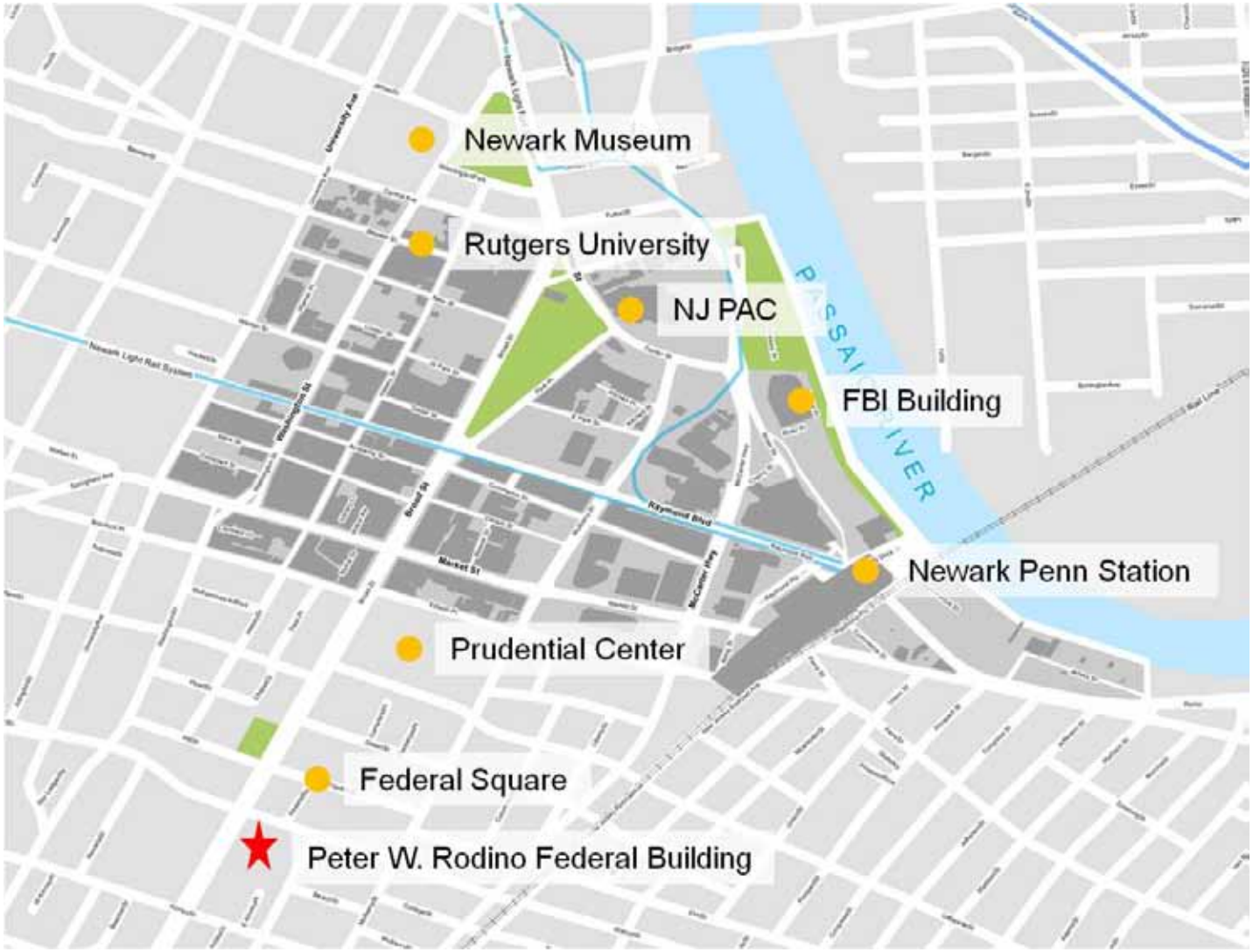
Strategic Goal

Create a clean energy economy that will increase our Nation's prosperity, promote energy security, protect the interests of taxpayers, and safeguard the health of our environment

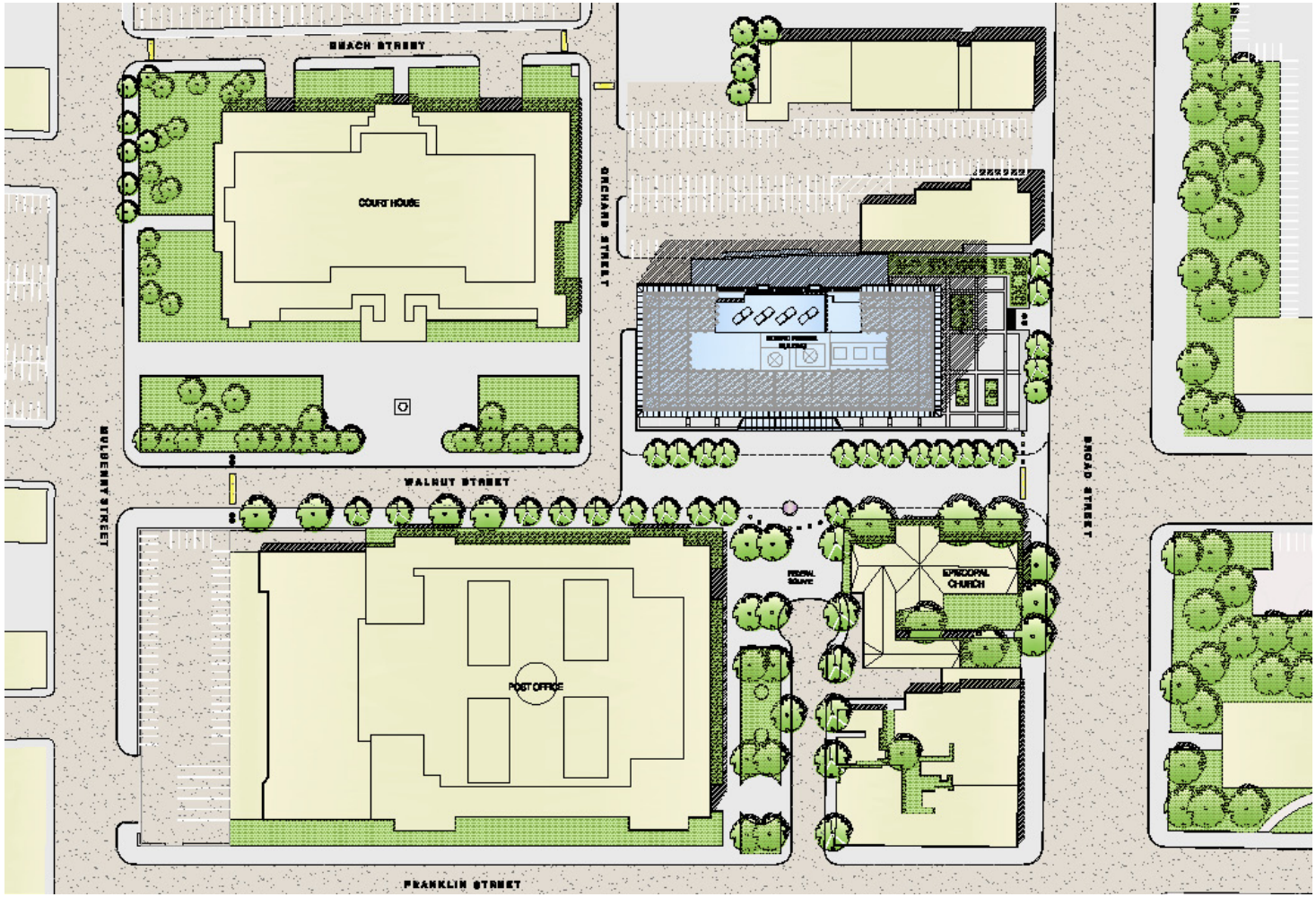
Case Study
Peter W. Rodino Federal Office Building and Courthouse

- GSA Design Excellence Program
- High Performance Modernization
- Newark, NJ
- Designed by Dattner Architects with Richard McElhiney Architects

Project Location



Site Plan


BEACH STREET
COURTHOUSE
ORCHARD STREET
MULBERRY STREET
WALNUT STREET
BROAD STREET
POST OFFICE
EPISCOPAL CHURCH
FRANKLIN STREET

Existing Building

W.E. Lehman & W.O. Beirnacki-Poray Architects, 1968

Scope of Work

Renovate 9 Floors

- Abate asbestos and apply new fireproofing and fire stopping
- Replace HVAC and plumbing within floor
- Lighting upgrades

Egress Improvements

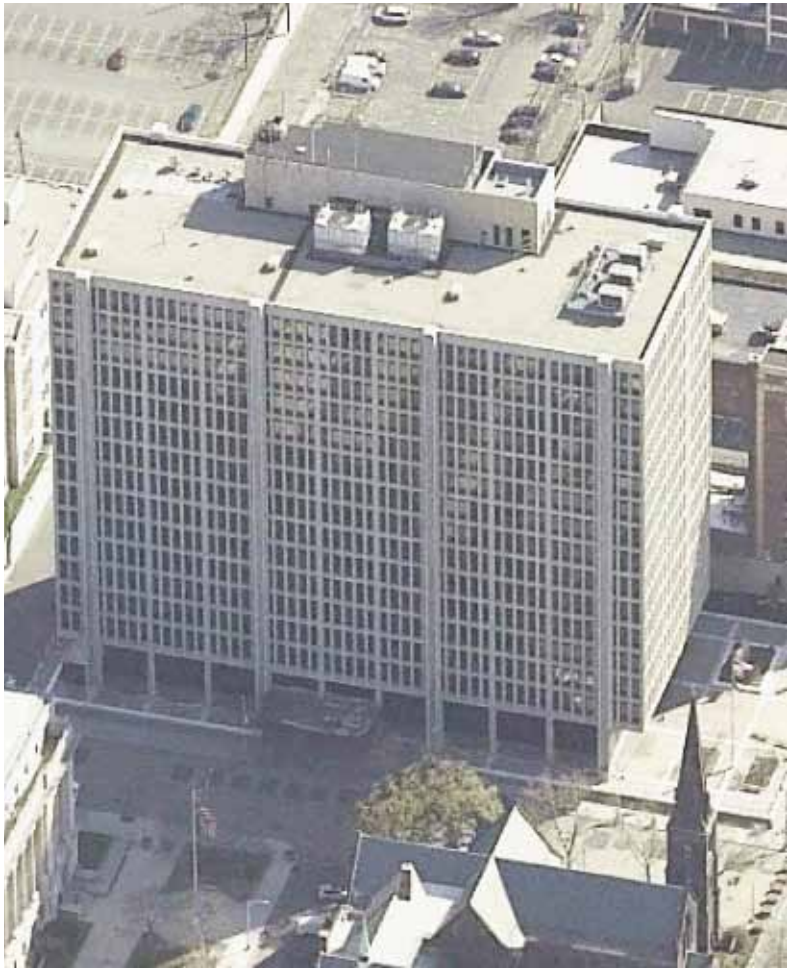
- Transfer corridors and horizontal exits

MEP Upgrades

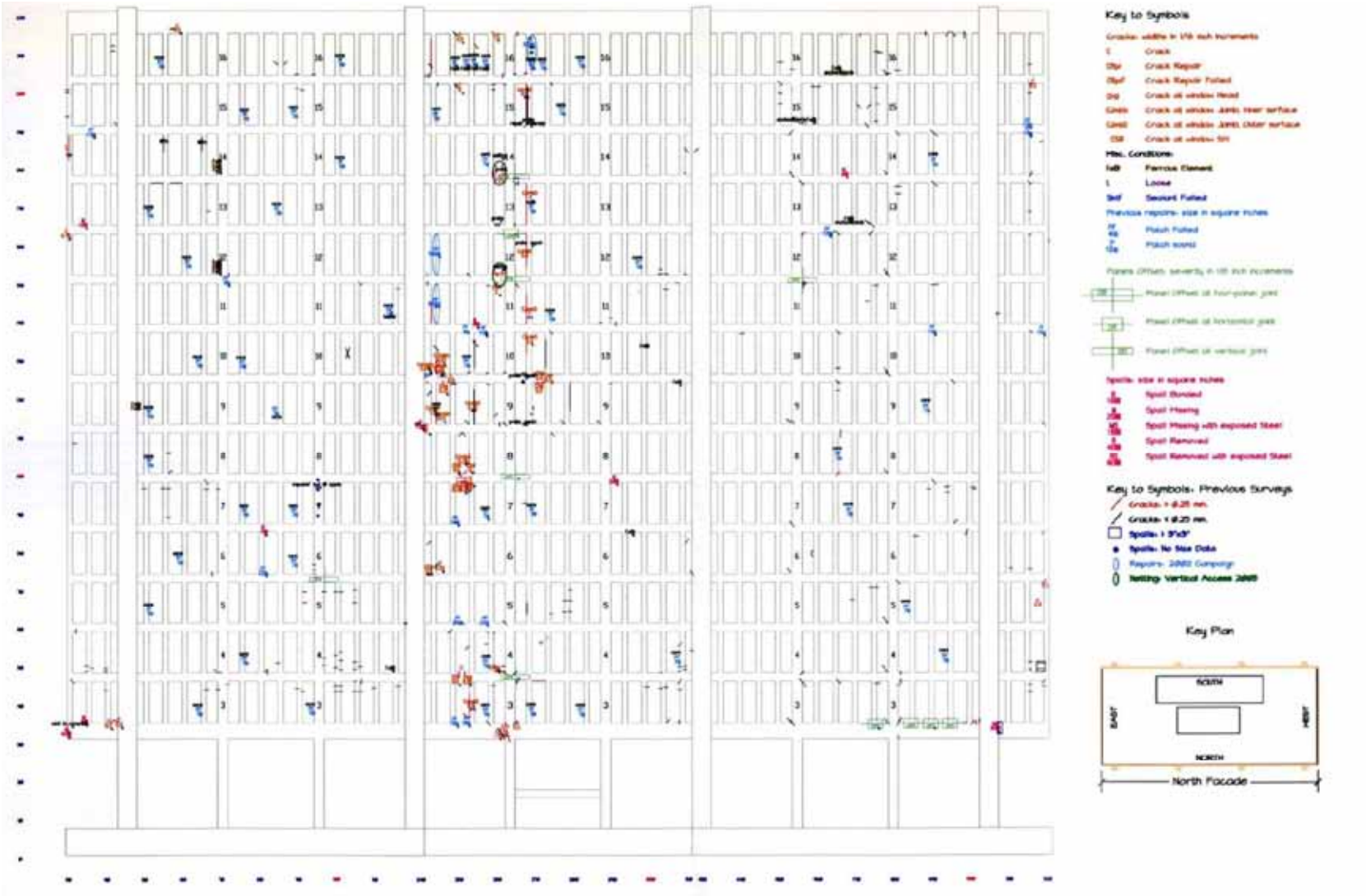
Facade Upgrades and Loggia Enclosure

Facade Design Goals

- Improve Energy Performance
- Address Facade Degradation
- Enhance Civic Presence
- Increase Blast Resistance
- Improve IEQ
- Reduce Building Maintenance Costs
- Minimal Disruption to Tenants



Existing Facade Conditions Analysis



Four Options Studied

1. REPAIR Damaged Precast

2. REPLACE Damaged Precast

3. REPLACE Existing Facade

4. OVER-CLAD Existing Facade

Option 1: Repair Damaged Precast Panels

Advantages

- Lowest First Cost
- Acceptable Construction Duration
- No Tenant Relocation Required

Disadvantages

- Defers Facade Remediation
- Requires Ongoing Maintenance
- Design Excellence Not Addressed
- Highest Life Cycle Costs
- No Improvement of Building Envelope Performance

70% Higher Life Cycle Costs than Option 4

Option 2: Replace Damaged Precast Panels

Advantages

- Acceptable Construction Duration

Disadvantages

- Slightly longer Construction Duration
- Required Ongoing Maintenance
- Design Excellence Not Addressed
- Partial Tenant Relocation Required
- No Improvement of Building Envelope Performance

61% Higher Life Cycle Costs than Option 4

Option 3: Replace Existing Facade

Advantages

- Design Excellence Opportunity
- Improved Energy Performance

Disadvantages

- All Tenants Must be Relocated
- Extended Construction Duration
- Greatest First Cost

46% Higher Life Cycle Costs than Option 4

Option 4: Over-Clad Existing Facade

Advantages

- Design Excellence Opportunity
- Improved Energy Performance
- Acceptable Construction Duration
- No Tenant Relocation Required

Disadvantages

- Higher First Cost than Option 1

Lowest Life Cycle Costs (25 years)

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Wall Street awakes to find Lehman Brothers, Merrill Lynch gone

Last Updated: Monday, September 15, 2008 | 3:32 PM ET Comments 21 Recommend 40

The Associated Press

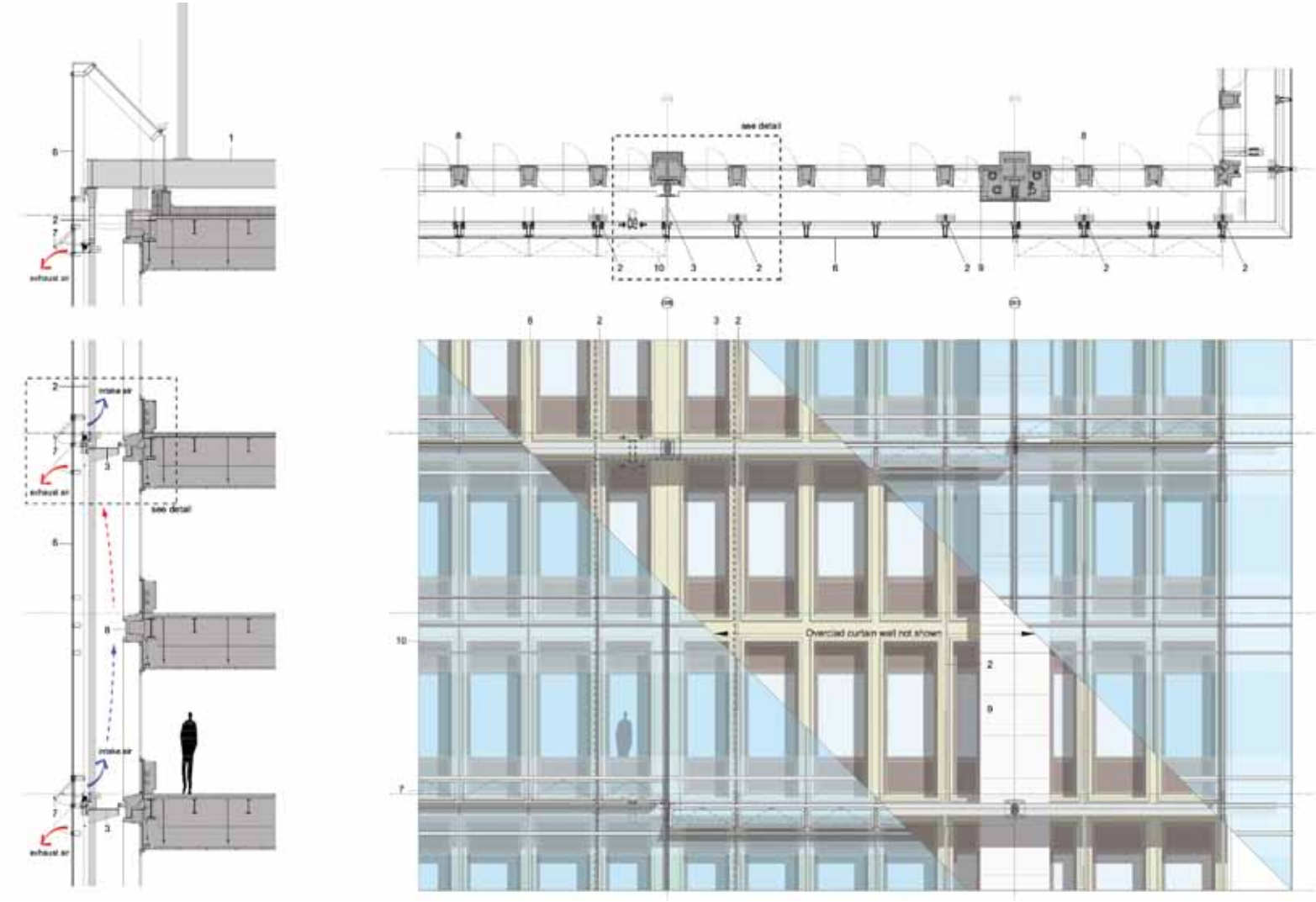
The Lehman Brothers world headquarters is shown Monday in New York. (Mark Lennihan/Associated Press)

RECOVERY.GOV

Preferred Option: Over-Clad

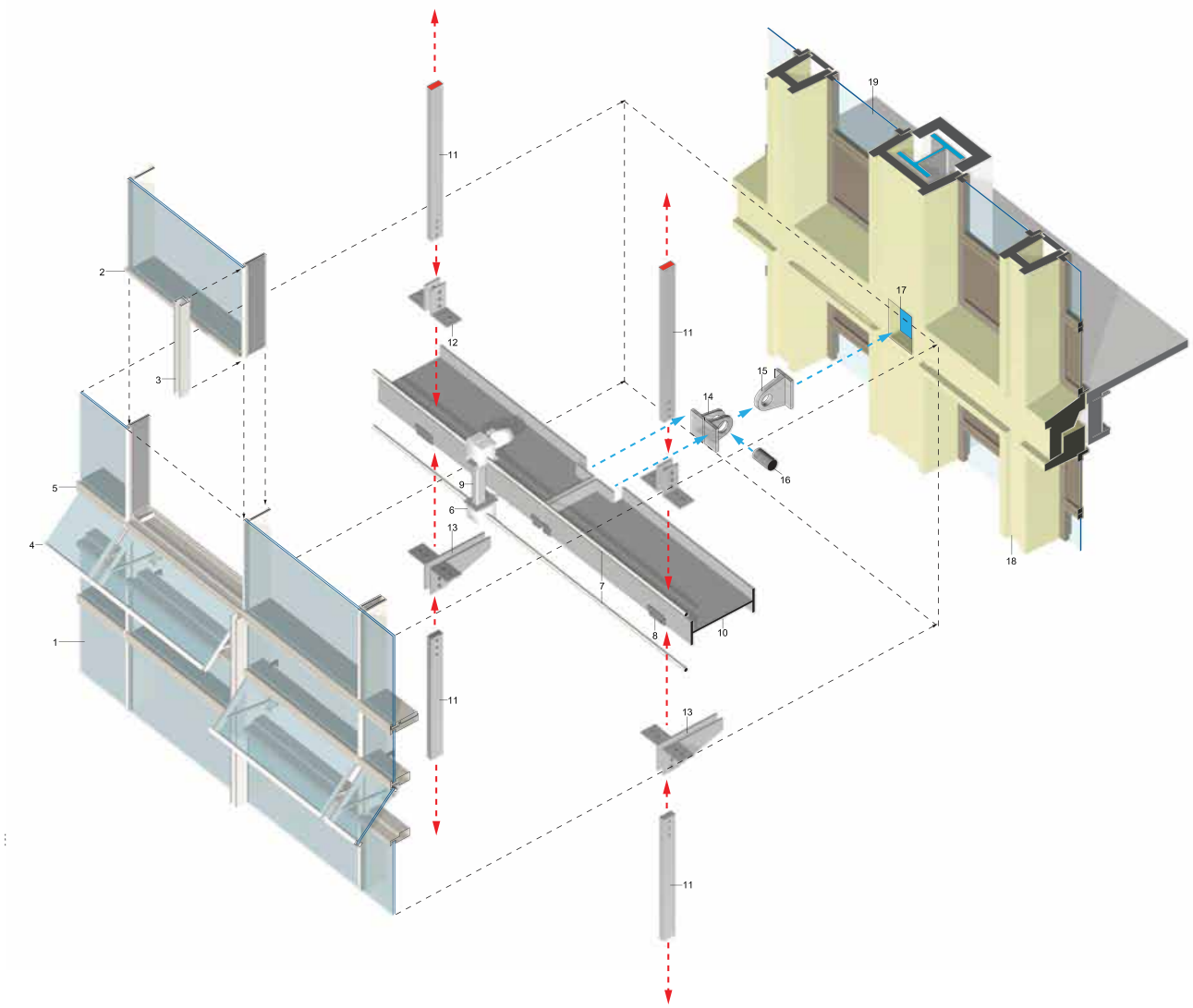
Rendering of Preferred Design

Typical Plan, Elevation, Section

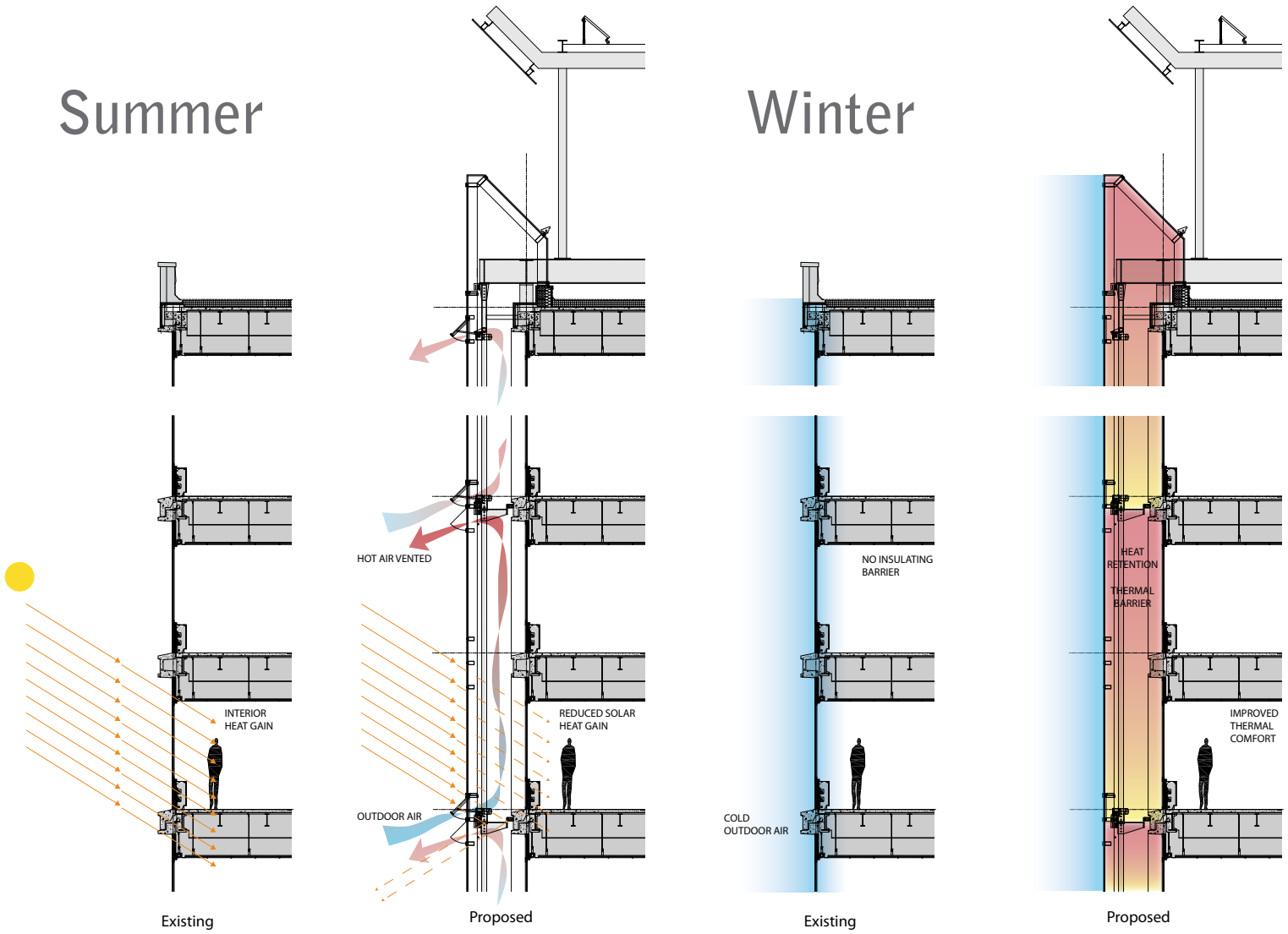


Implementation: Peter W. Rodino Building Modernization

Curtain Wall Assembly



Curtain Wall Performance Analysis

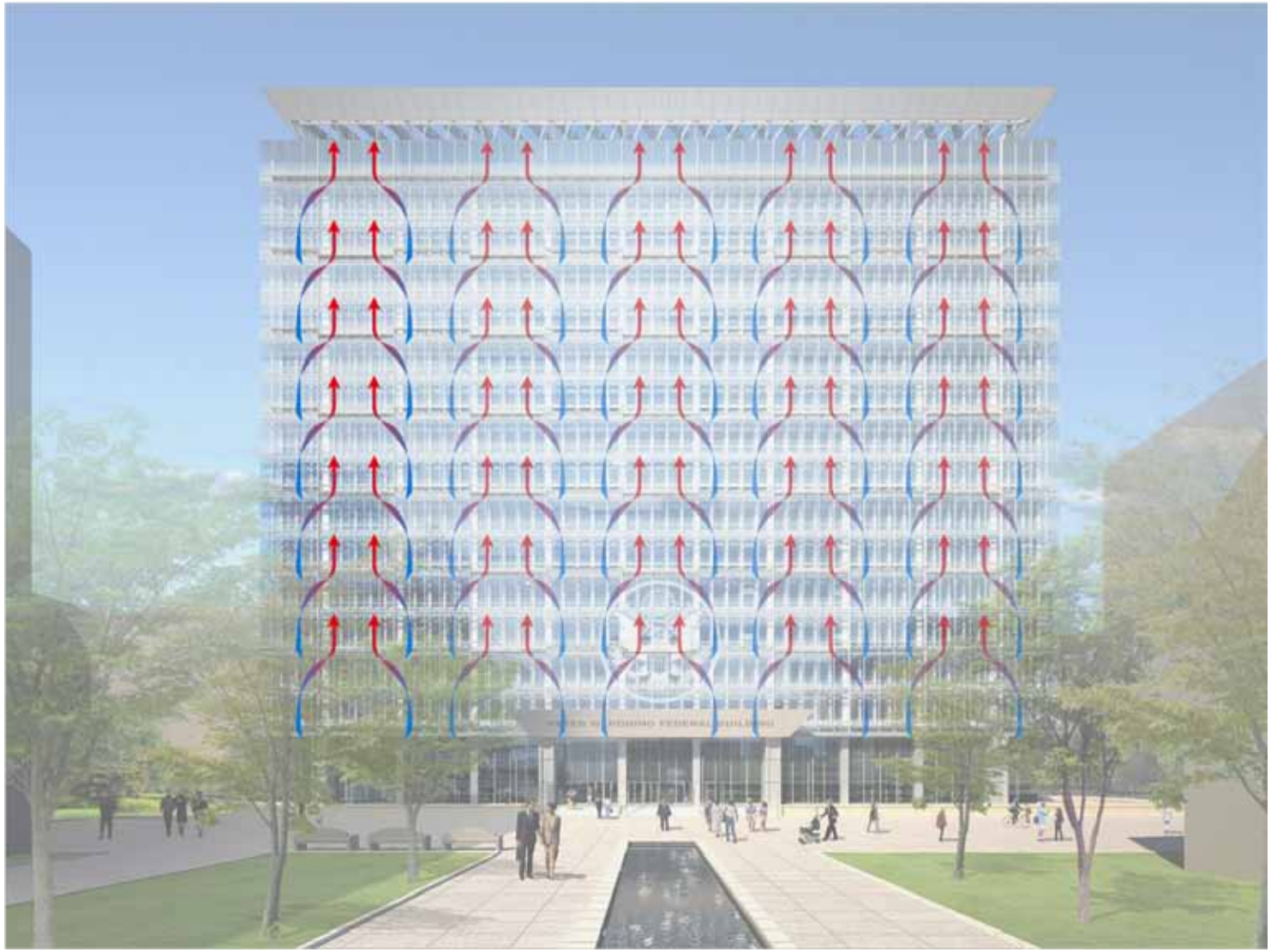


Implementation: Peter W. Rodino Building Modernization

Detail of Over-Clad Curtain Wall

Implementation: Peter W. Rodino Building Modernization

Vented Overclad



Implementation: Peter W. Rodino Building Modernization

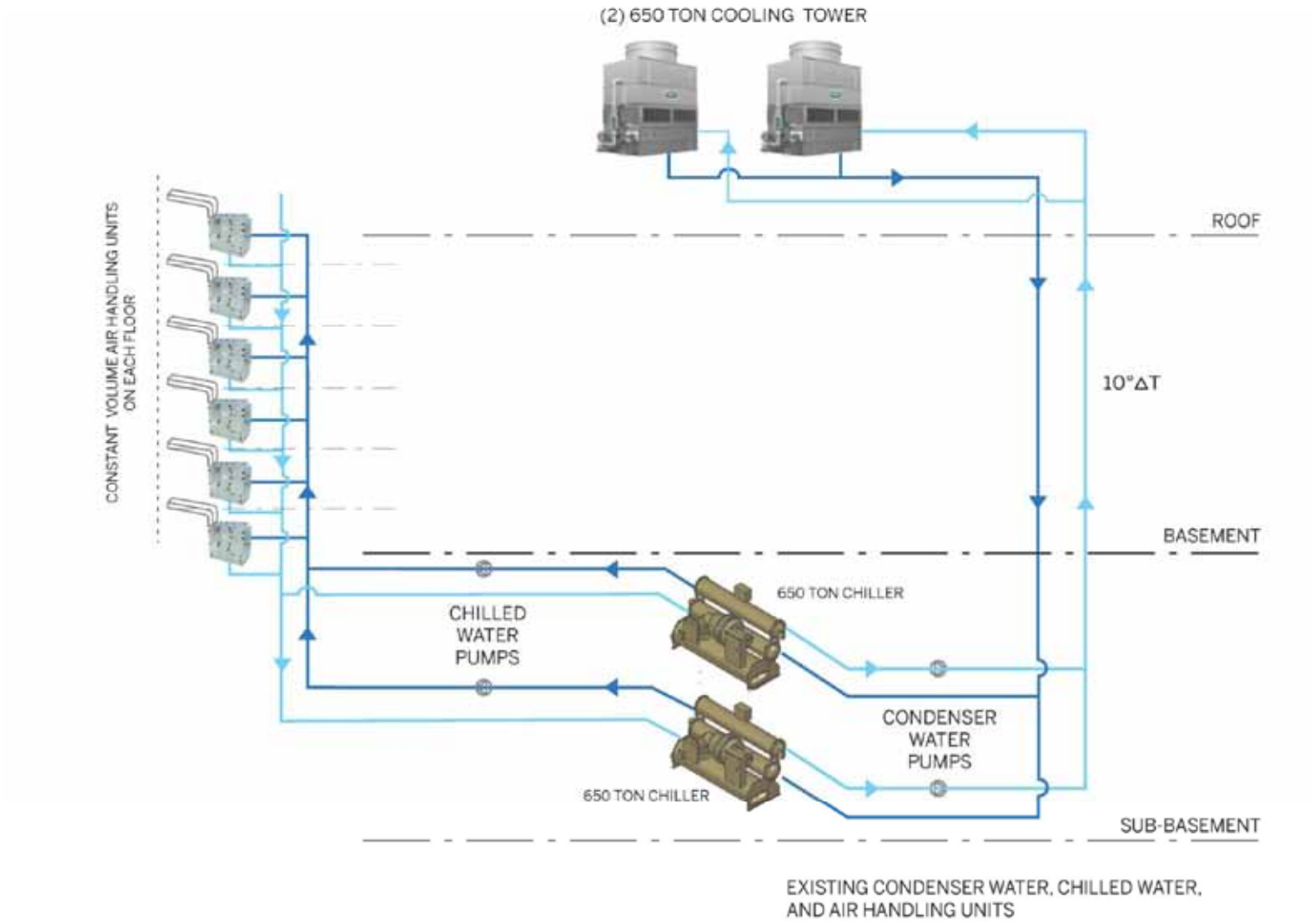
Enclosed Loggia

Dignified Civic Presence

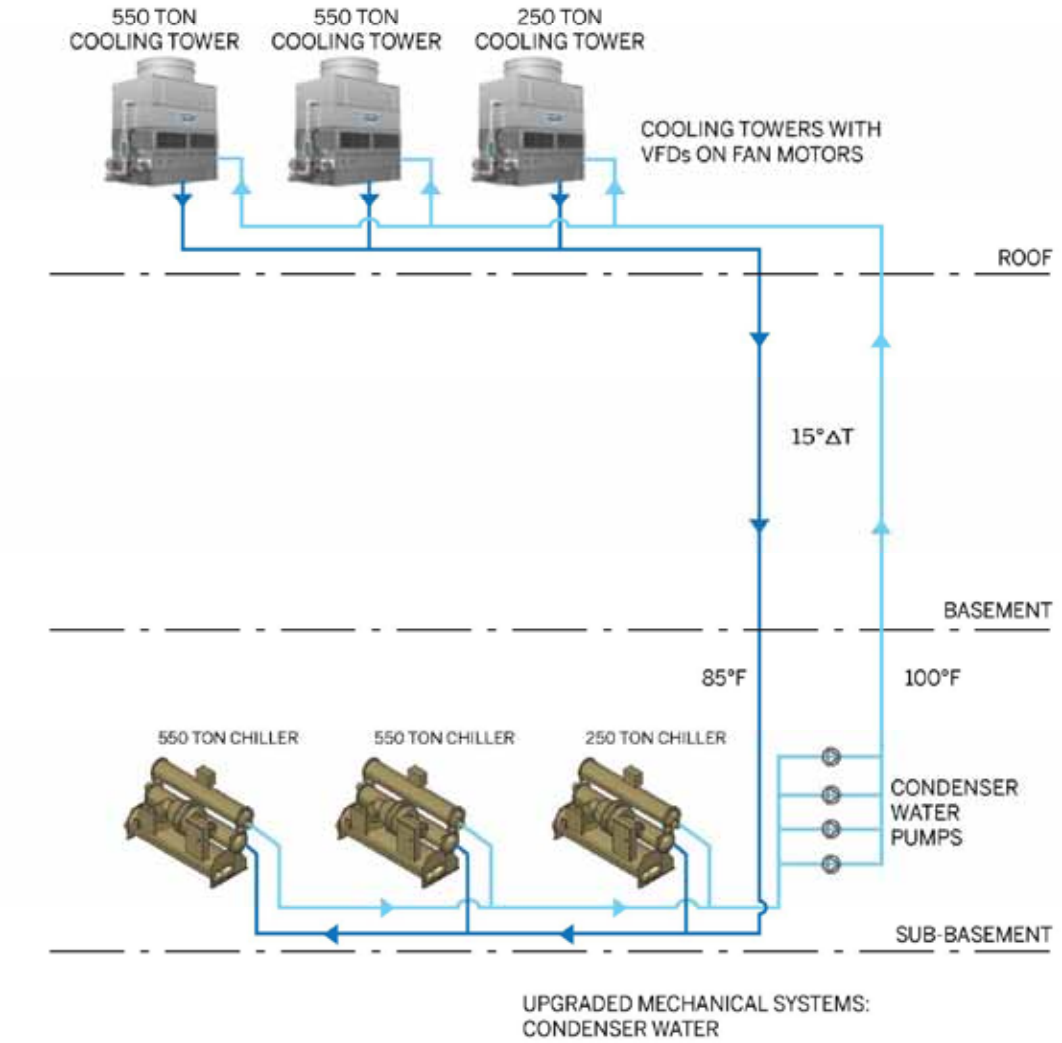
Implementation: Peter W. Rodino Building Modernization

Photo-voltaic Panels Crown Roof

Existing Mechanical System



Proposed Mechanical System



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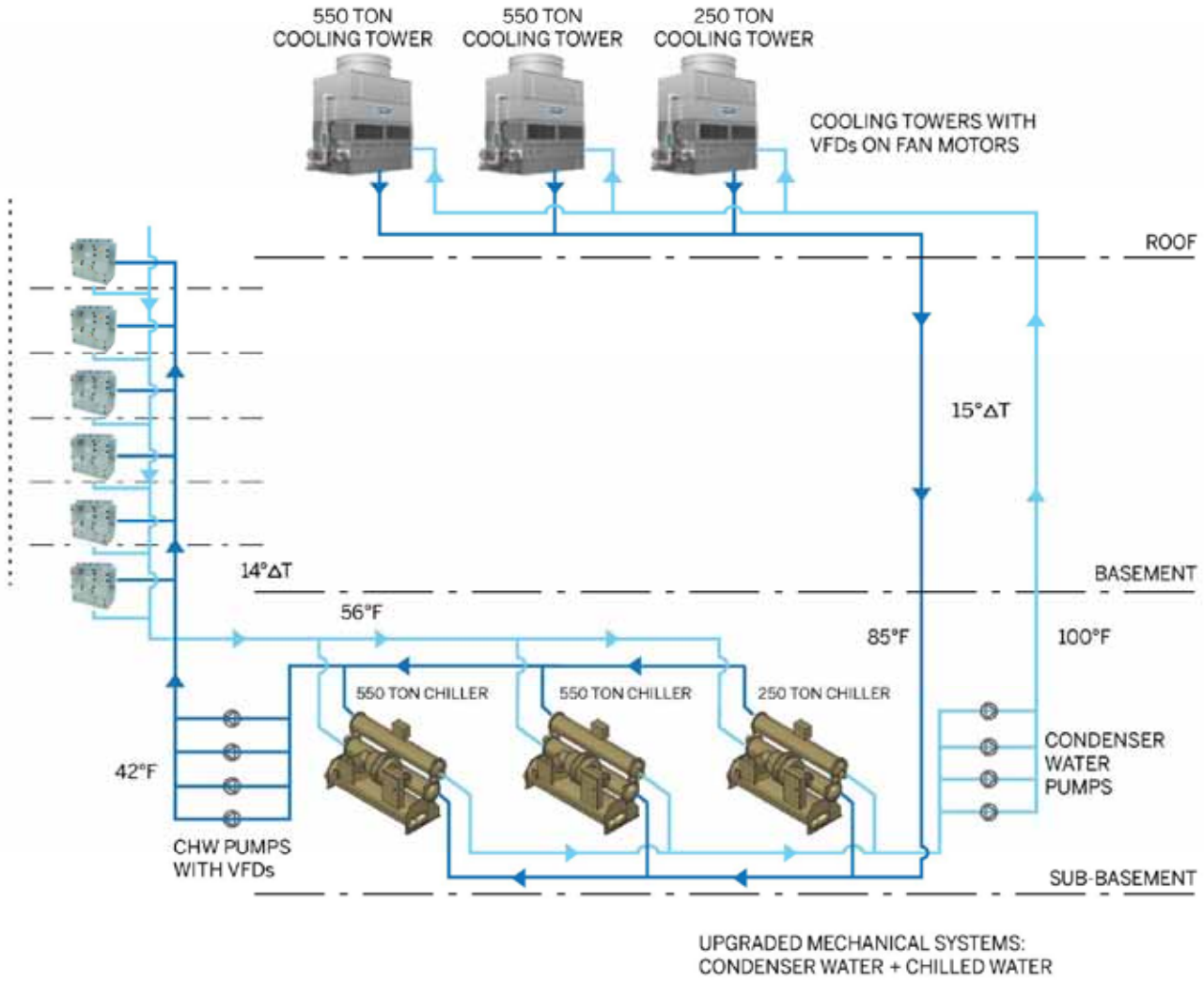

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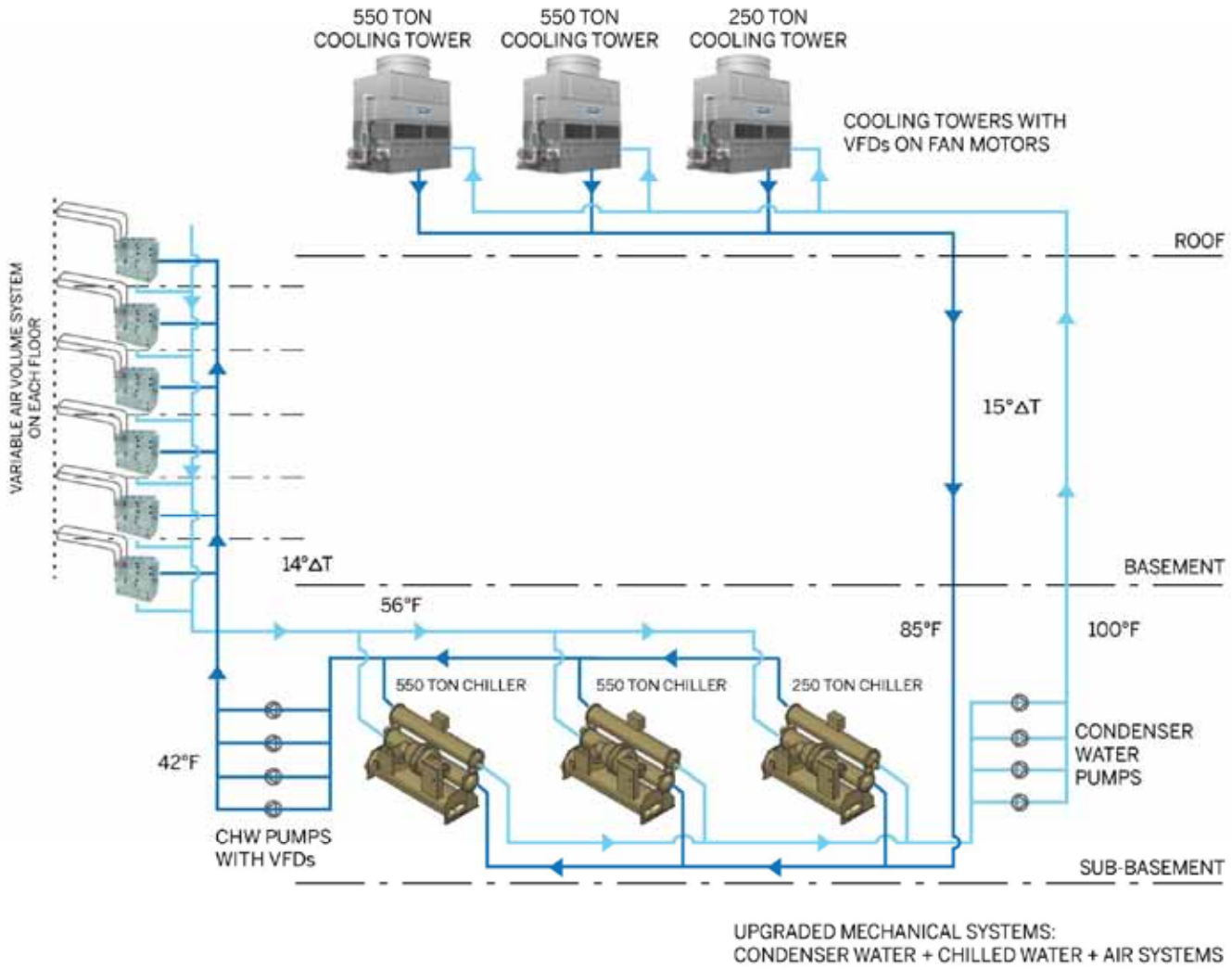
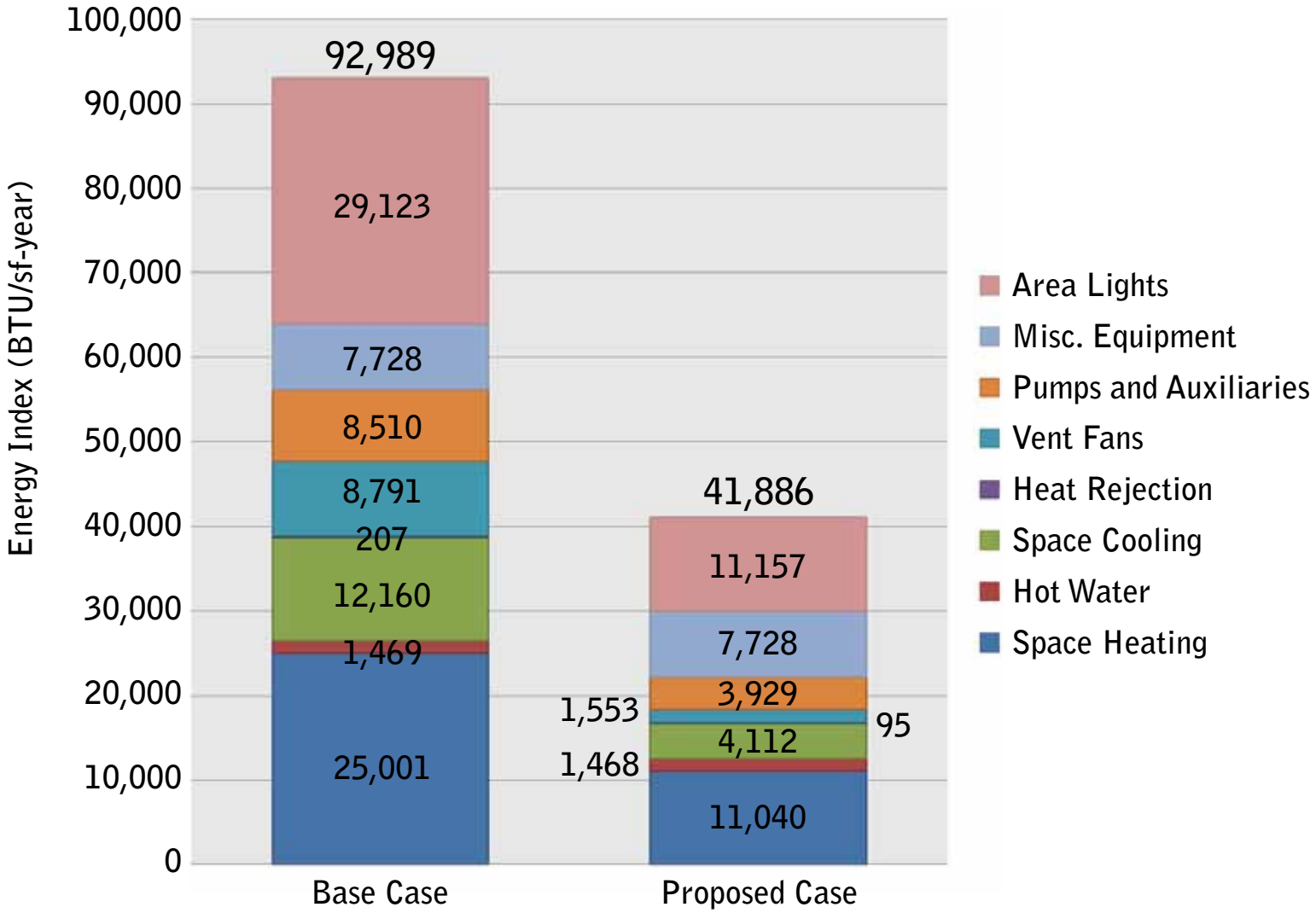
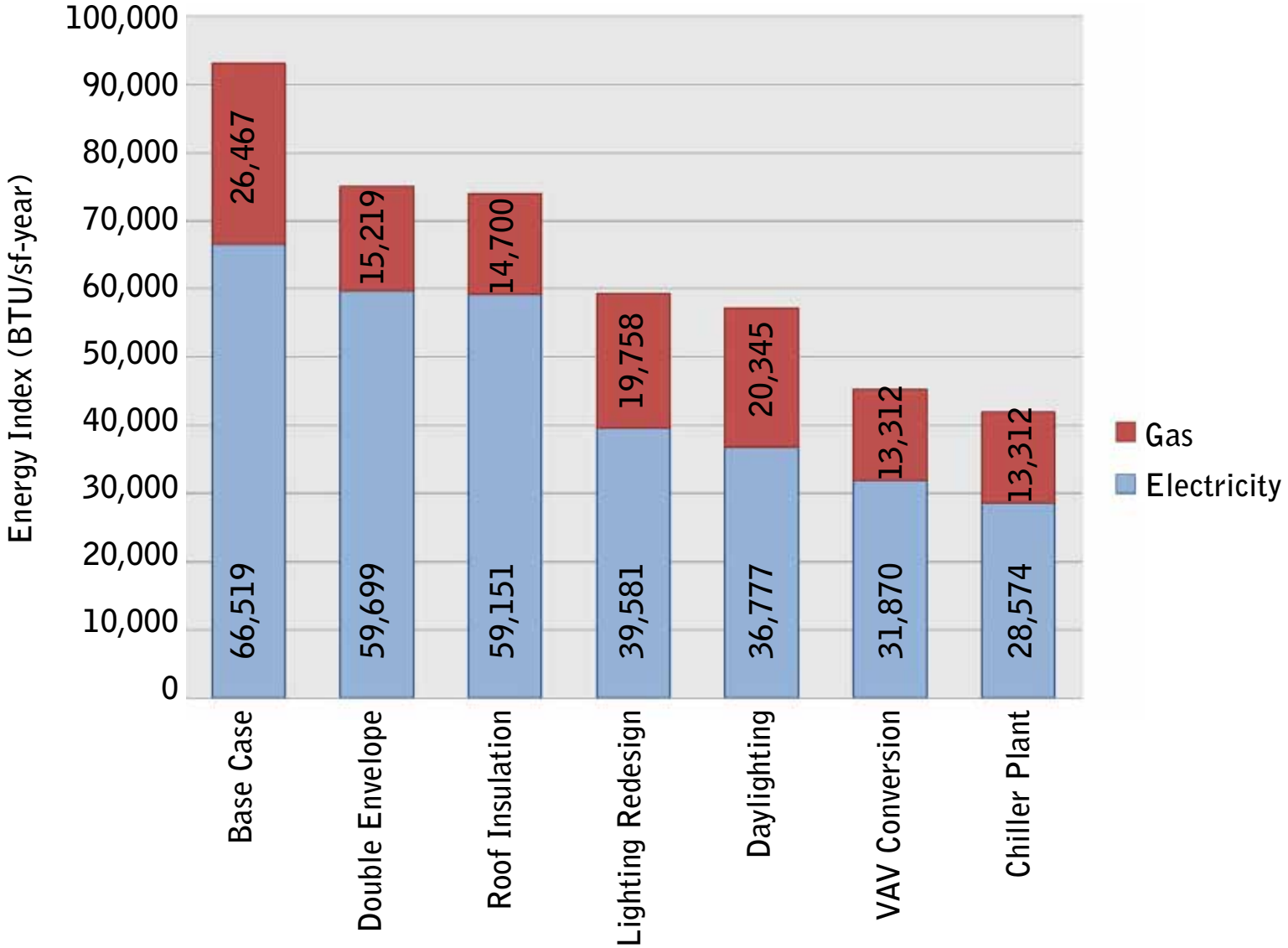


Energy Use Components



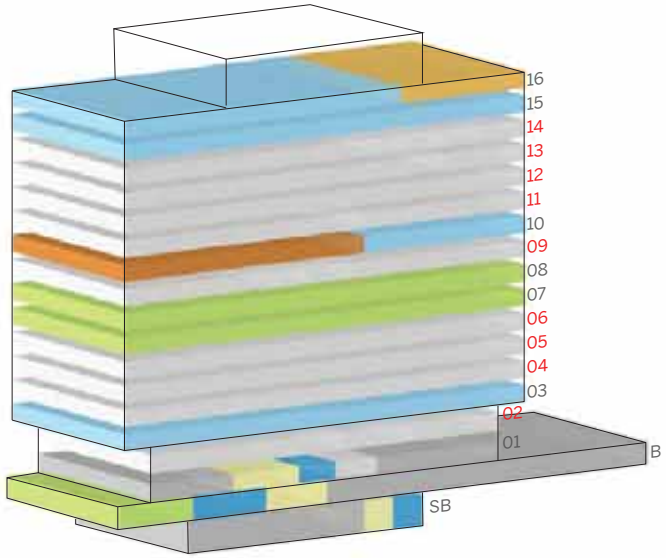
Energy Use Index for All Cases



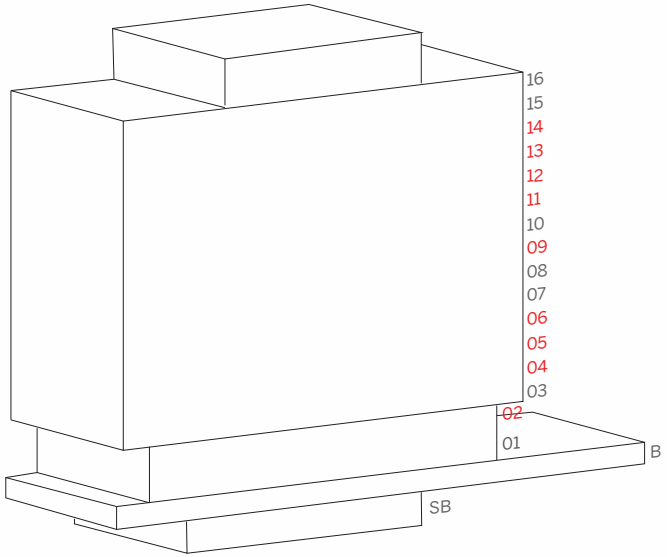
Existing Housing Plan

DRO	DETENTION + REMOVAL OPERATIONS	USAO	US ATTORNEY'S OFFICE
CIS	CITIZENS + IMMIGRATION SERVICES	OPLA	OFFICE OF PRINCIPAL LEGAL ADVISORS
GSA	GENERAL SERVICES ADMINISTRATION	FPS	FDERAL PROTECTIVE SERVICES
PHS	PUBLIC HEALTH SERVICE	FEB	FEDERAL EXECUTIVE BOARD
EOIR	EXECUTIVE OFFICE OF IMMIGRATION + REVIEW	ICE	IMMIGRATION + CUSTOMS ENFORCEMENT
	SHARED SPACES	SSA	SOCIAL SECURITY ADMINISTRATION

FLOORS PREVIOUSLY ABATED AND RENOVATED



EXISTING HOUSING PLAN



PROPOSED HOUSING PLAN

FLOORS PREVIOUSLY ABATED AND RENOVATED: SB, B, 01, 03, 07, 08, 10, 15, 16

Floor Previously Abated and Renovated

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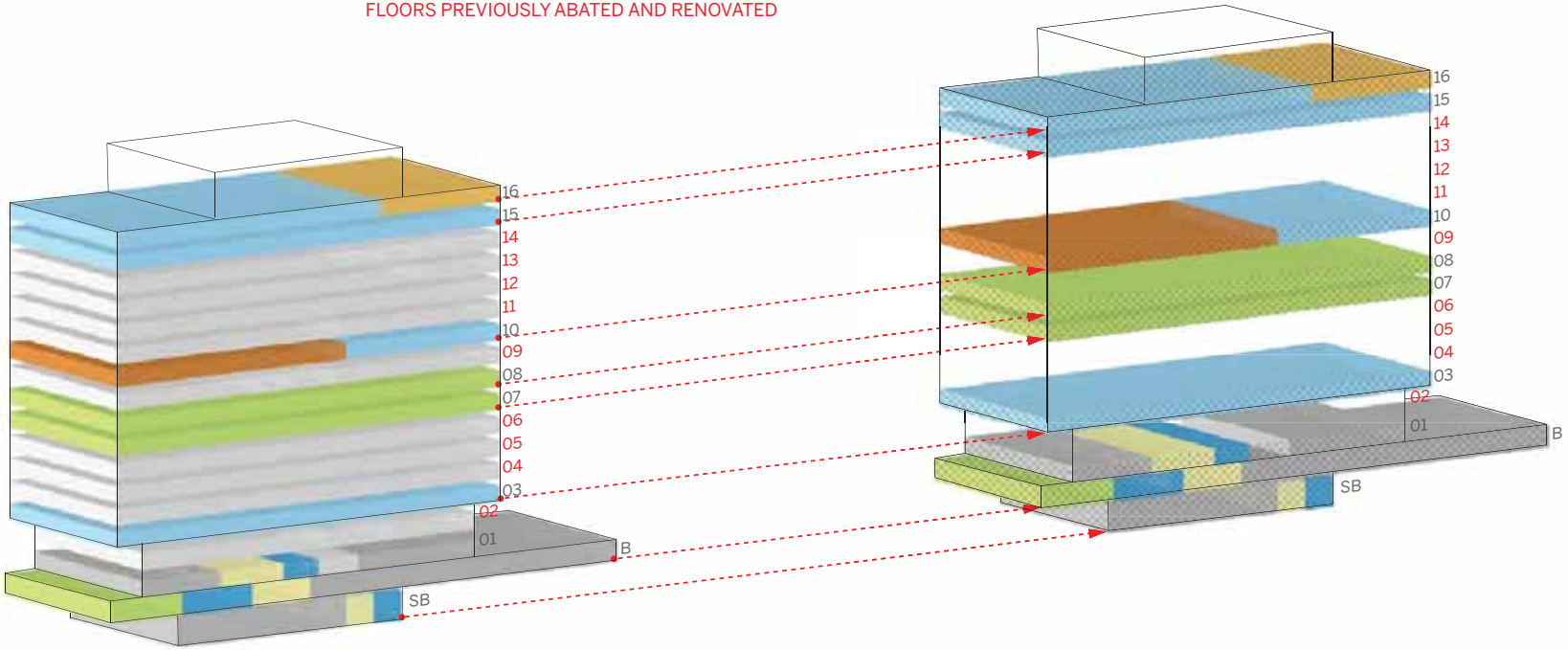

EXISTING HOUSING PLAN

PROPOSED HOUSING PLAN

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Swing Space

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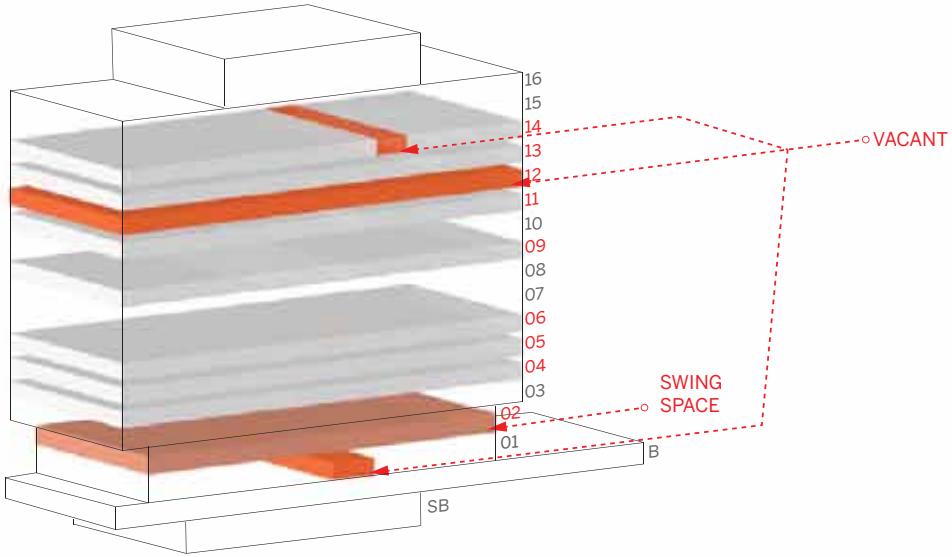

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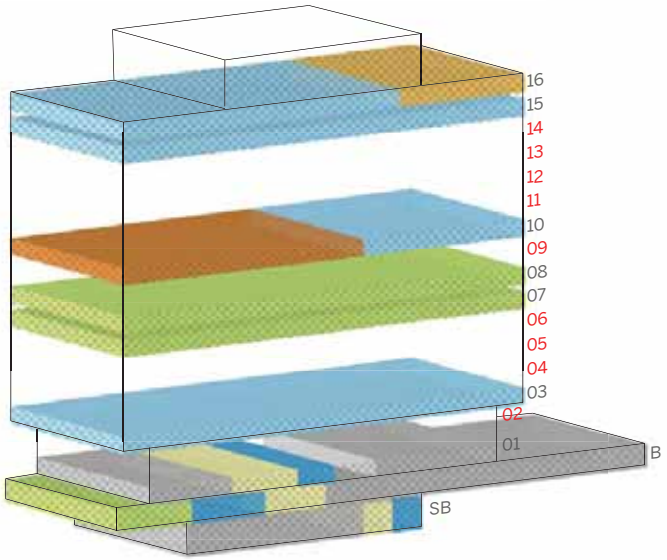

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US Attorney's Office (USAO)

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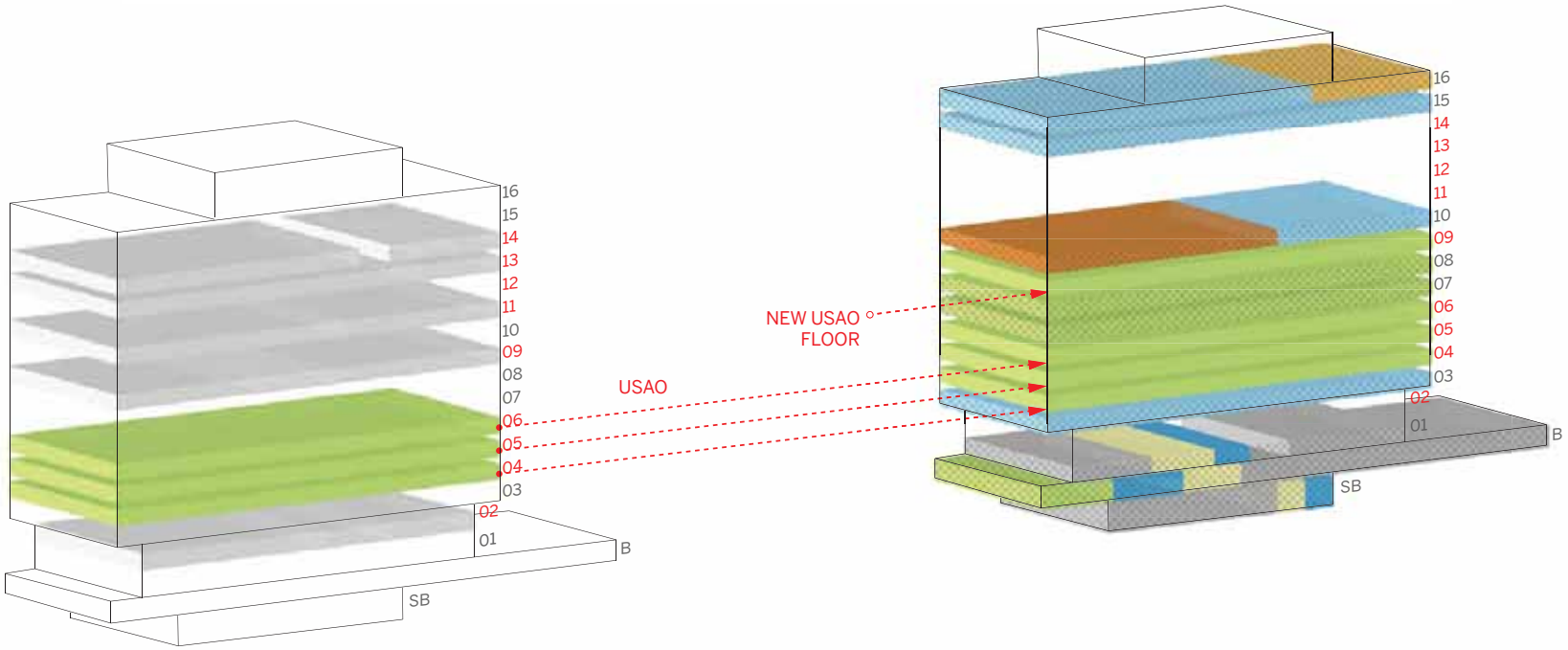

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Citizens & Immigration Services (CIS)

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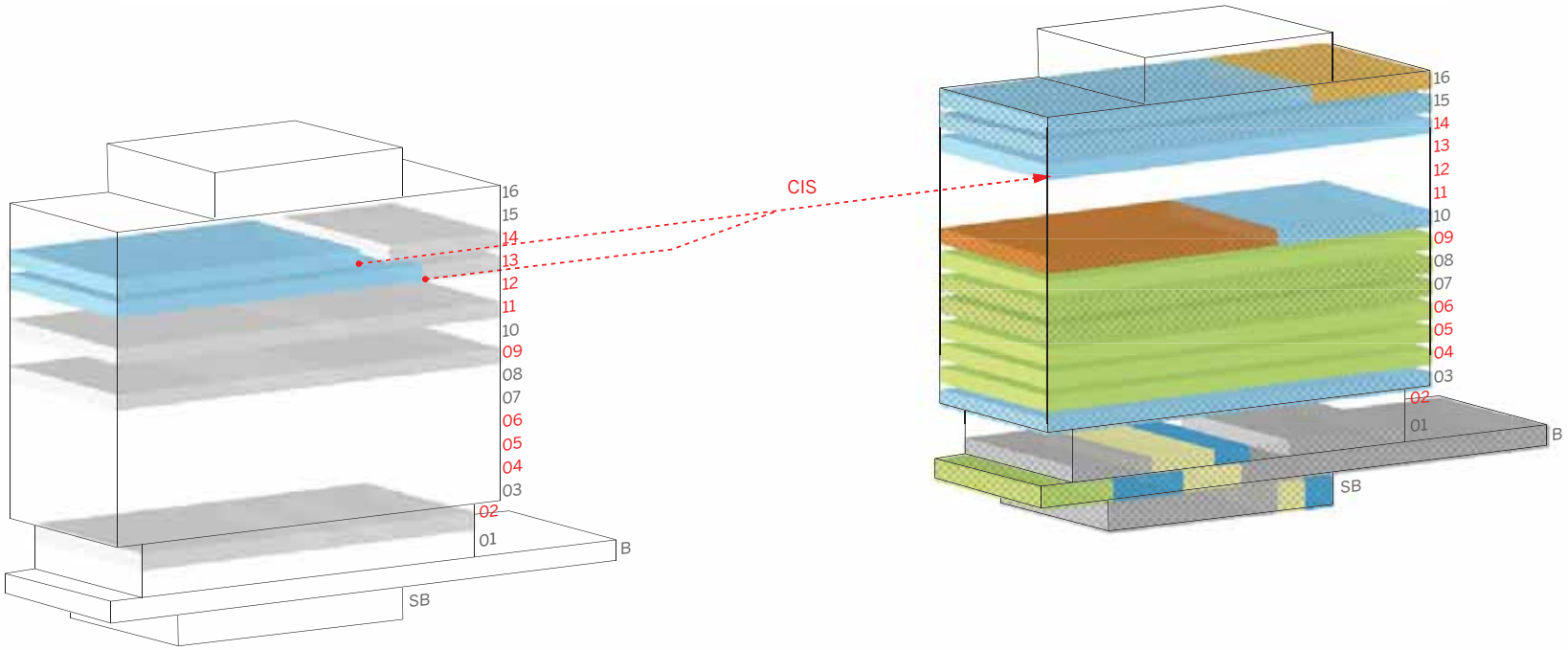

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Detention & Removal Operations (DRO)

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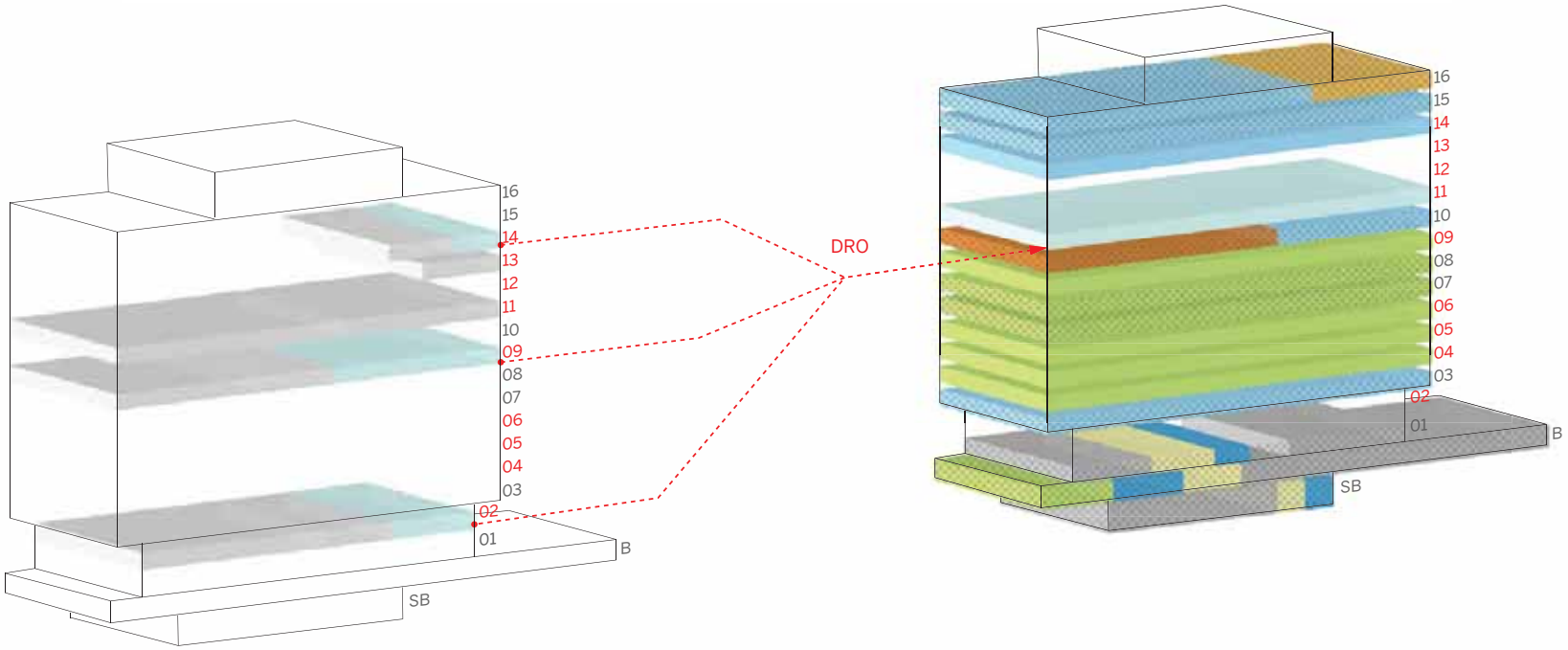

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OPLA and PHS

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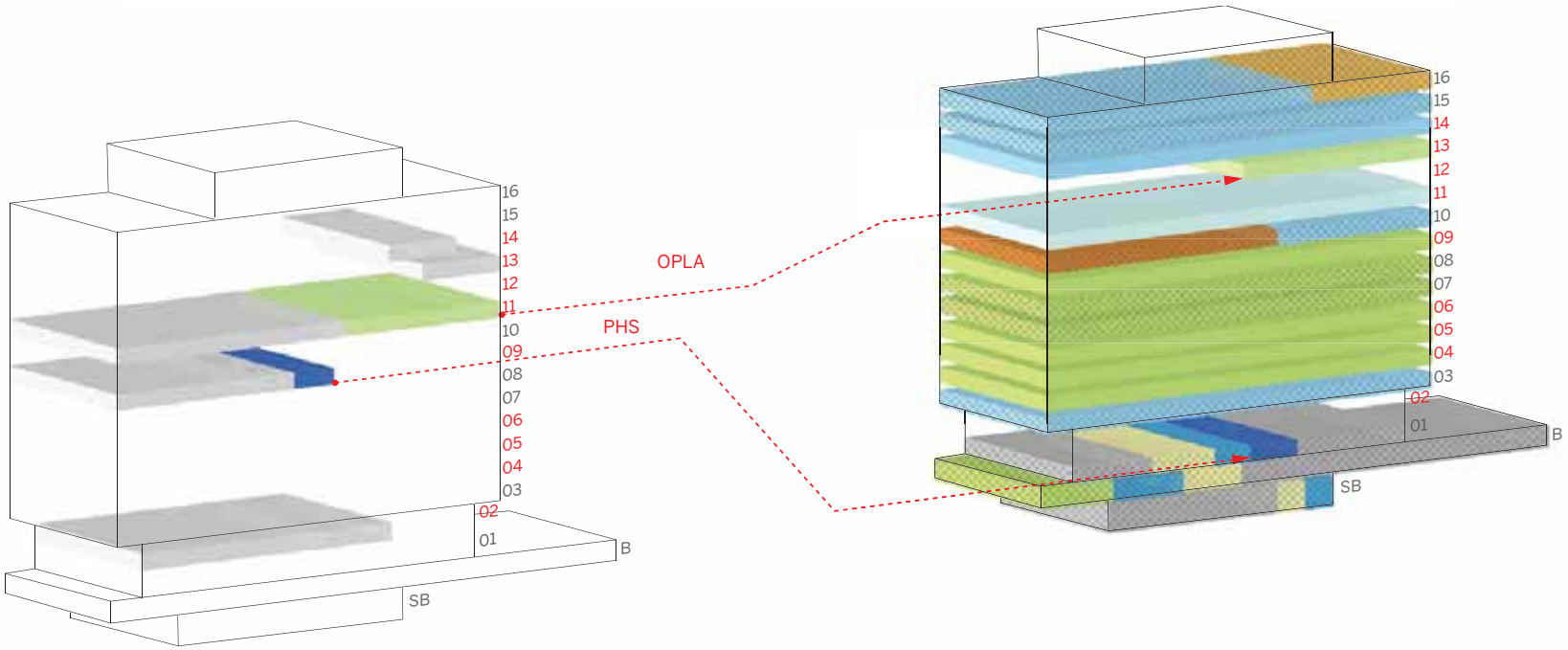

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FEB, ICE, EOIR and FBS

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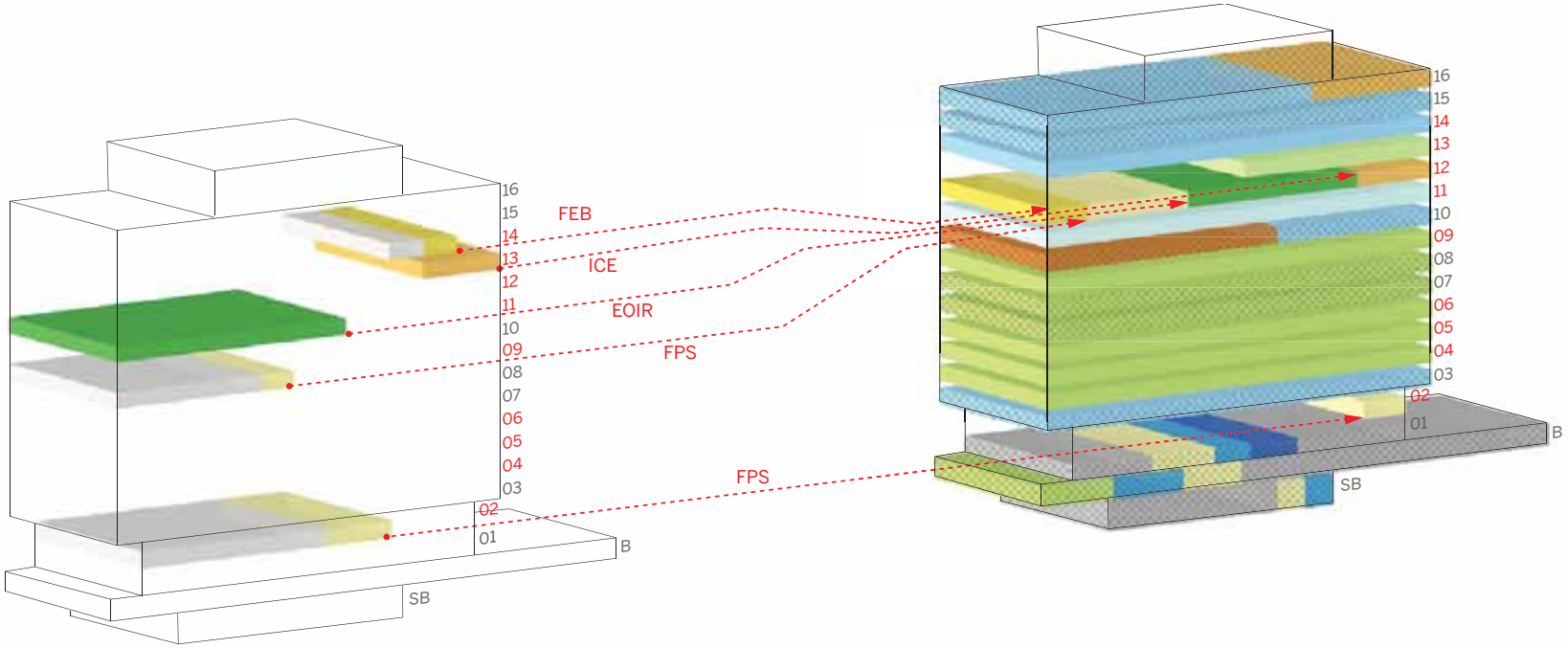

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General Serivces Administration (GSA)

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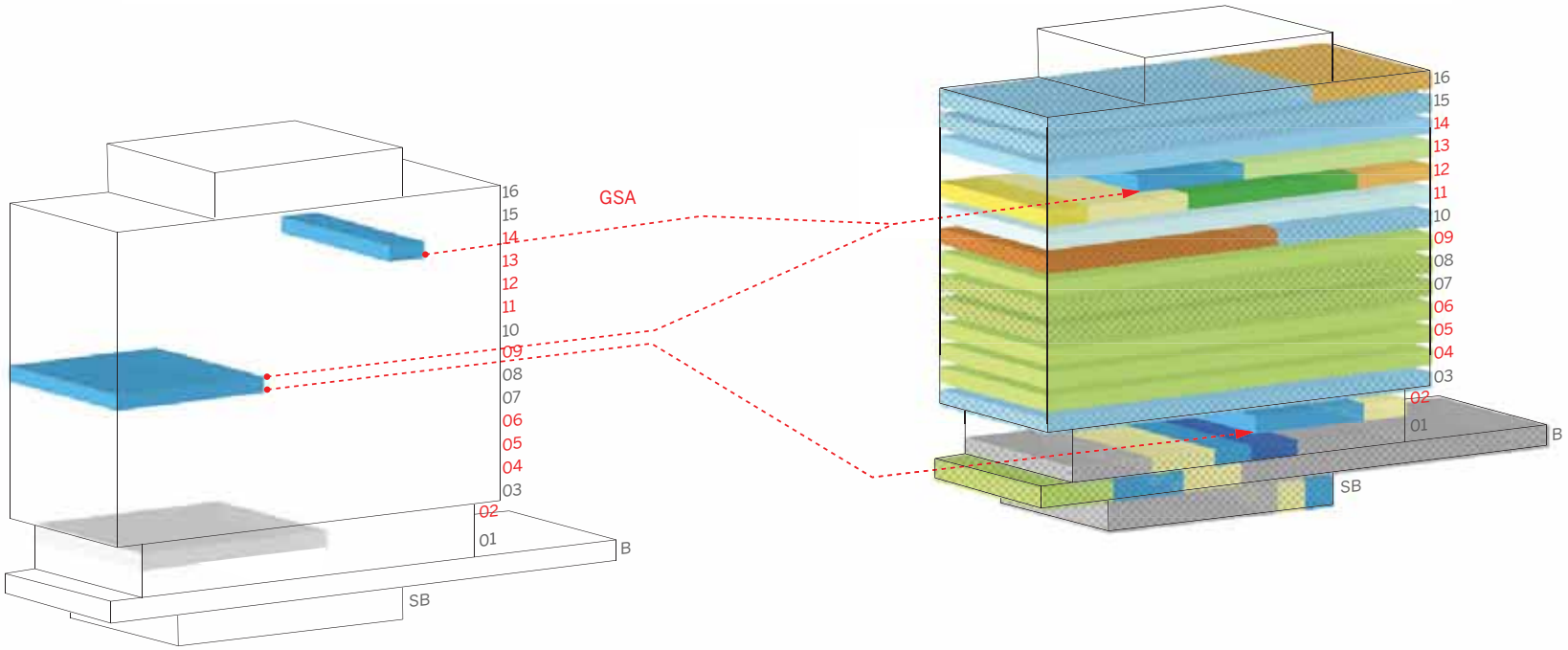
	SHARED SPACES		SSA	SOCIAL SECURITY ADMINISTRATION



EXISTING HOUSING PLAN

PROPOSED HOUSING PLAN

FLOORS PREVIOUSLY ABATED AND RENOVATED: SB, B, 01, 03, 07, 08, 10, 15, 16

New Program

	DRO	DETENTION + REMOVAL OPERATIONS		USAO	US ATTORNEY'S OFFICE
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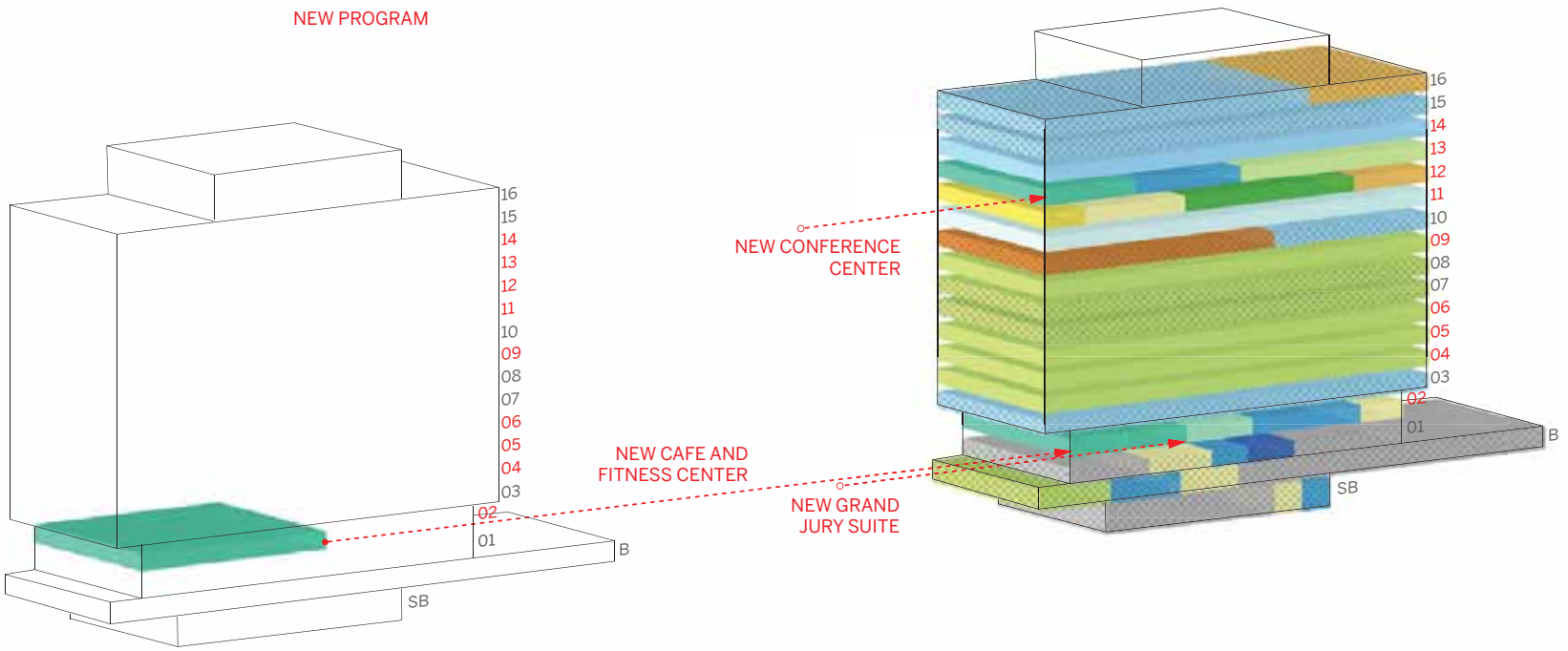

EXISTING HOUSING PLAN

PROPOSED HOUSING PLAN

FLOORS PREVIOUSLY ABATED AND RENOVATED: SB, B, 01, 03, 07, 08, 10, 15, 16

Final Housing Plan

DRO	DETENTION + REMOVAL OPERATIONS		USAO	US ATTORNEY'S OFFICE
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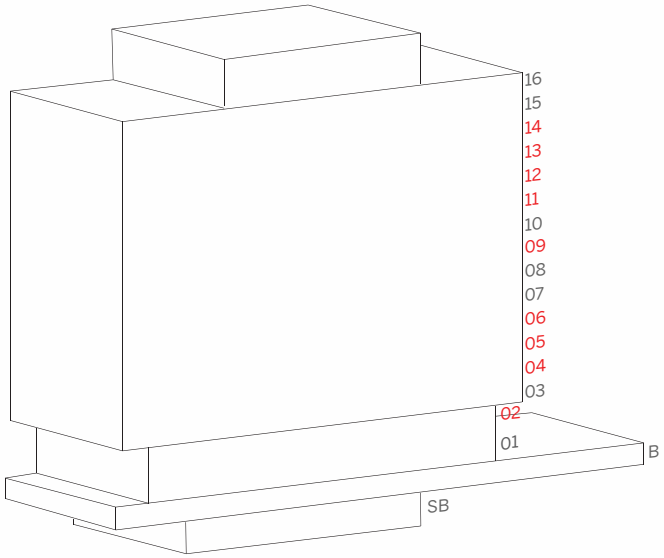
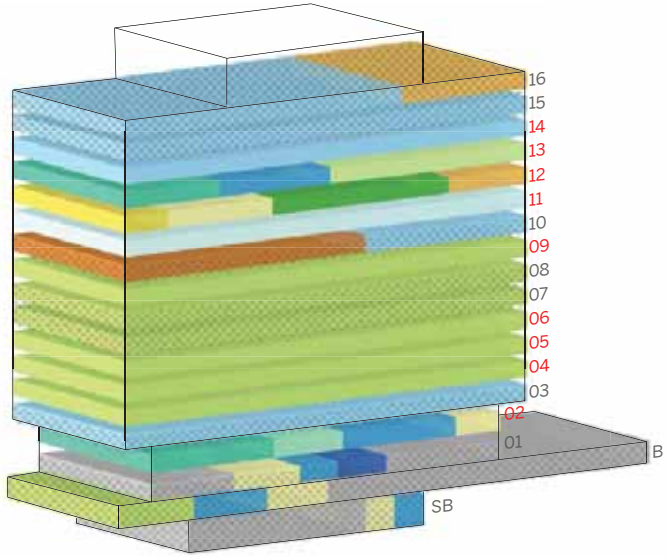


EXISTING HOUSING PLAN



PROPOSED HOUSING PLAN

FLOORS PREVIOUSLY ABATED AND RENOVATED: SB, B, 01, 03, 07, 08, 10, 15, 16

Final Design—Now Under Construction

AOC Commitment

Overview

Facilities Assessments

Commissioning
- Enhanced Commissioning
- Retro-Commissioning

Building Efficiency
- Energy
- Functionality

Renewal Standards Mirror Capital Construction
- Energy Efficiency
- LEED Silver

Assessments

Third Party Assessments
- Targeted for court presence >10,000sf
- Life Cycle Assessment
- Detailed Condition Assessment

In-house Assessments
- Target for smaller facilities <10,000sf
- Mirrored Standards

Program Status
- 186 Facilities Completed - AOC & County Space
- Total Assessed CRV - $4,044,000
- Deferred System Renewals - $718,000,000

Commissioning

Enhanced Commissioning
- Capital Construction Remodels
- Large Scale System Renewals

Retro-Commissioning
- High Complaint / Failure Rates
- High Energy Consumption
- Facilities not used as designed

Third Party Assessment
- Leverage existing Commissioning Agents
- Internal engineering support

Building Efficiency

Energy
- 41% of Total O&M Budget
- Many buildings never renovated
- Average System Age - 24 years

Functionality
- Compares Current Ops to Original Design
- Segregation of Functions
- Security - Major Program Deficiency
- Code Compliance

Sustainability Standards

Energy Efficiency

- Project Goal - Exceeded Title 24 by 10%
- Rebates or Alternate Financial Incentive
- Must Meet Multiple Program Goals

LEED

- Typical for Large Building Renovations
- LEED Principles Followed
- Target of LEED Silver

Case Study
Fresno County Courthouse
Sisk Building

- Functional efficiencies
- Energy efficiencies
- Lessons learned

B.F. Sisk Courthouse

- In service since 1967
- Built / Designed as a Federal Courthouse
- Contained 8 Courtrooms and associated support space

- Well-maintained infrastructure
- Federal Court Design no well suited for California Superior Court Operational Requirements

Program Challenges

- Court Room Design Insufficient
- Poor Operational Adjacency
- Seismic Level V Rating
- Aged Infrastructure
- Hazardous Materials
- Code Deficiencies

Program Goals

Create 15 Courtrooms and Support Space

Upgrading Infrastructure

- Seismic
- Electrical
- Mechanical

Code Compliance

- ADA
- Fire
- In Custody Holding

Functionality

Create Courtroom Flexibility

Simplified Way-Finding

Durable Finishes

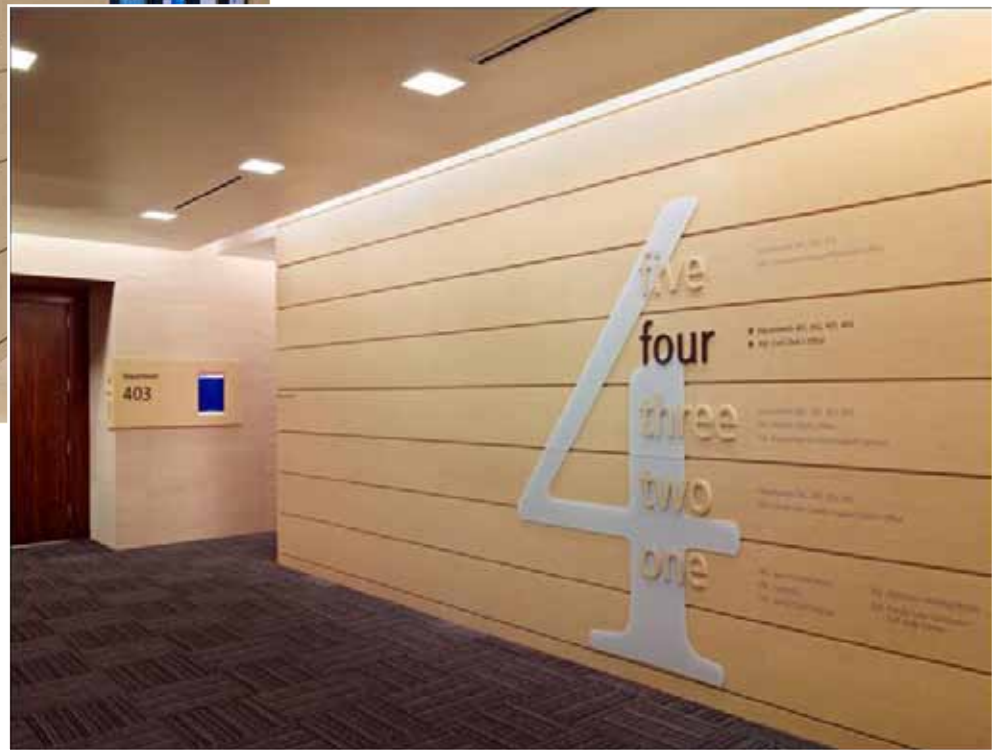
Workplace Adjacencies

- Functional areas located based on ease of public access
- Courtroom holding serving multiple courtrooms
- Security Separations

Functionality—Flexibility

Implementation: B.F. Sisk Courthouse

Functionality—Way Finding

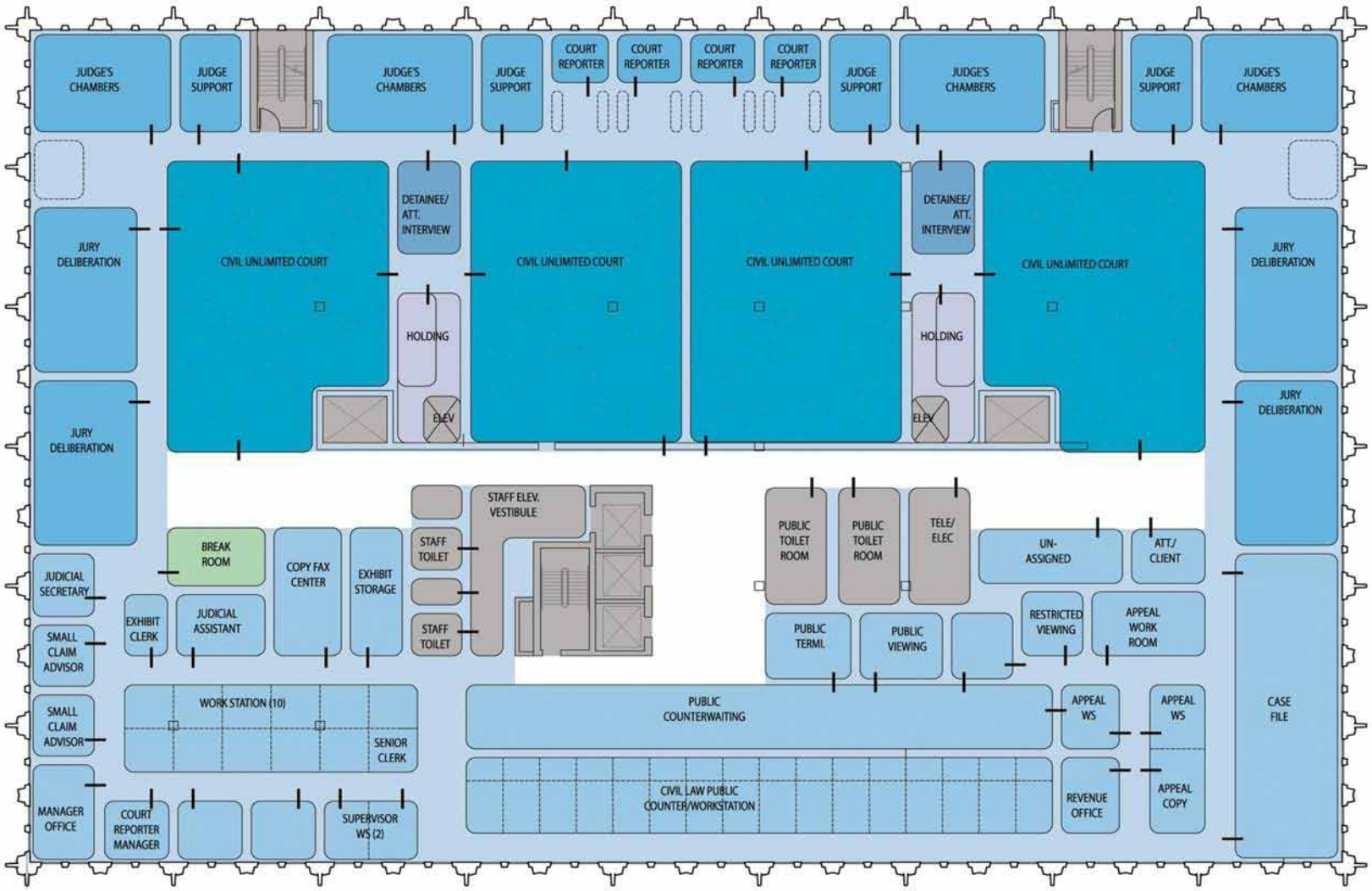


Implementation: B.F. Sisk Courthouse

Adjacency

FIRST FLOOR OPTION 1

Adjacency



Implementation: B.F. Sisk Courthouse

Functionality—Separation

Implementation: B.F. Sisk Courthouse

Sustainability

Energy Efficiency

- Replace existing Boilers
- Install BAS and Lighting Controls
- Exterior Lighting

Sustainability

- LEED Silver
- Energy Consumption Goals

Sustainability—Energy

Consumption

- Replace existing Boilers
- Roofing
- Mechanical Systems

Controls

- Upgrade Building Automation System
- Install Lighting Controls

Energy—Lighting

Before

After

Implementation: B.F. Sisk Courthouse

Sustainability—LEED

LEED Silver Goal

- Leveraged LEED Methodology
- Mechanical Systems
- Commissioning

Ancillary LEED Factors

- 90% Recyclable
- Water Consumption
- LEED Certified Support Team

Sustainability—Durability

Wall Coverings

Seating

Implementation: B.F. Sisk Courthouse

Contact Information

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Sources

GSA

- www.whitehouse.gov/administration/eop/ceq
- www.gsa.gov/recovery
- www.wbdg.org
- For doing business with the government: industryrelations@gsa.gov

California Office of the Courts

- www.courts.ca.gov

Floor 2: Existing

DRO	DETENTION + REMOVAL OPERATIONS	USAO	US ATTORNEY'S OFFICE
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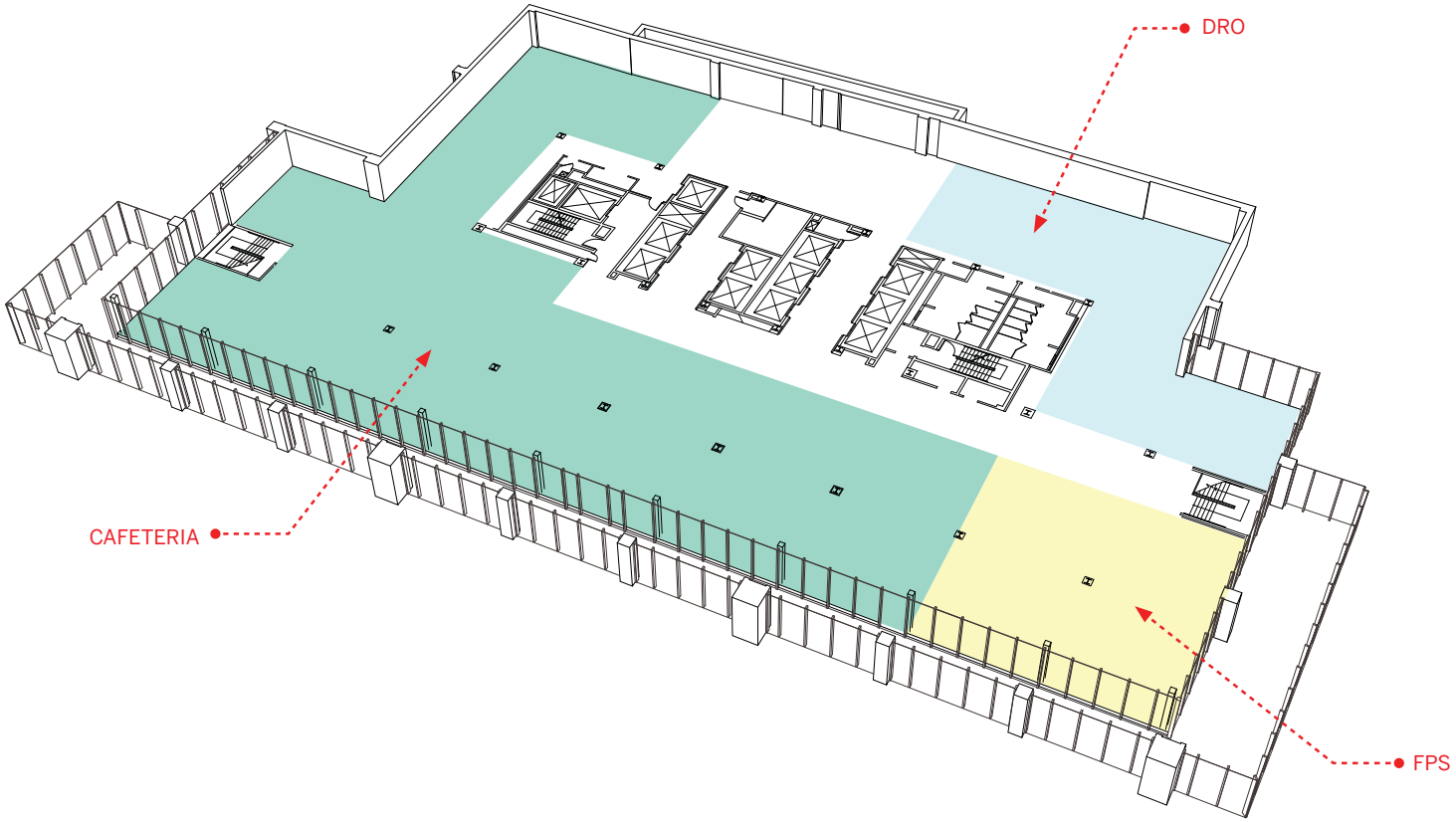

Floor 2: Phase 0

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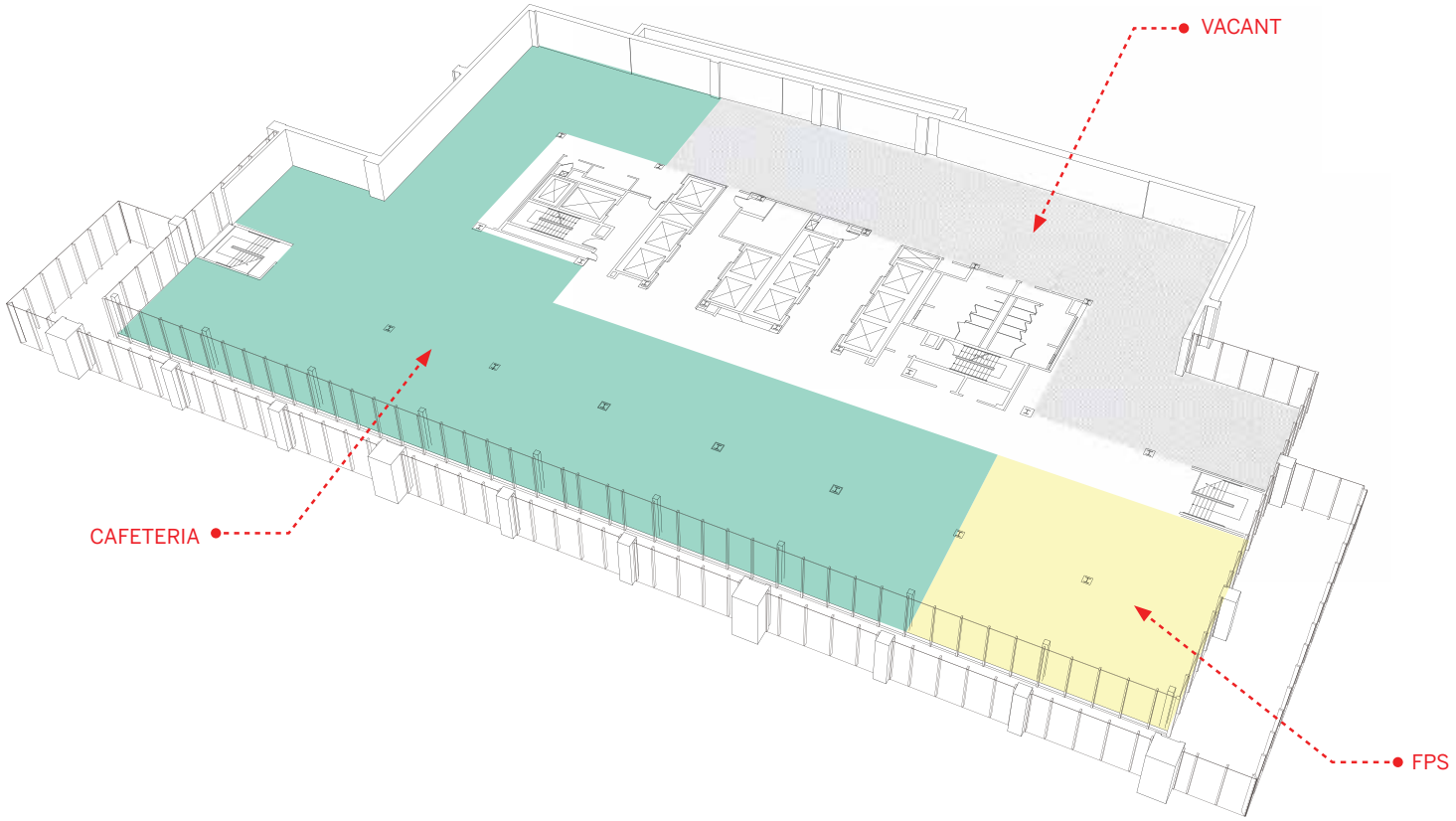

Floor 2: Phase 1

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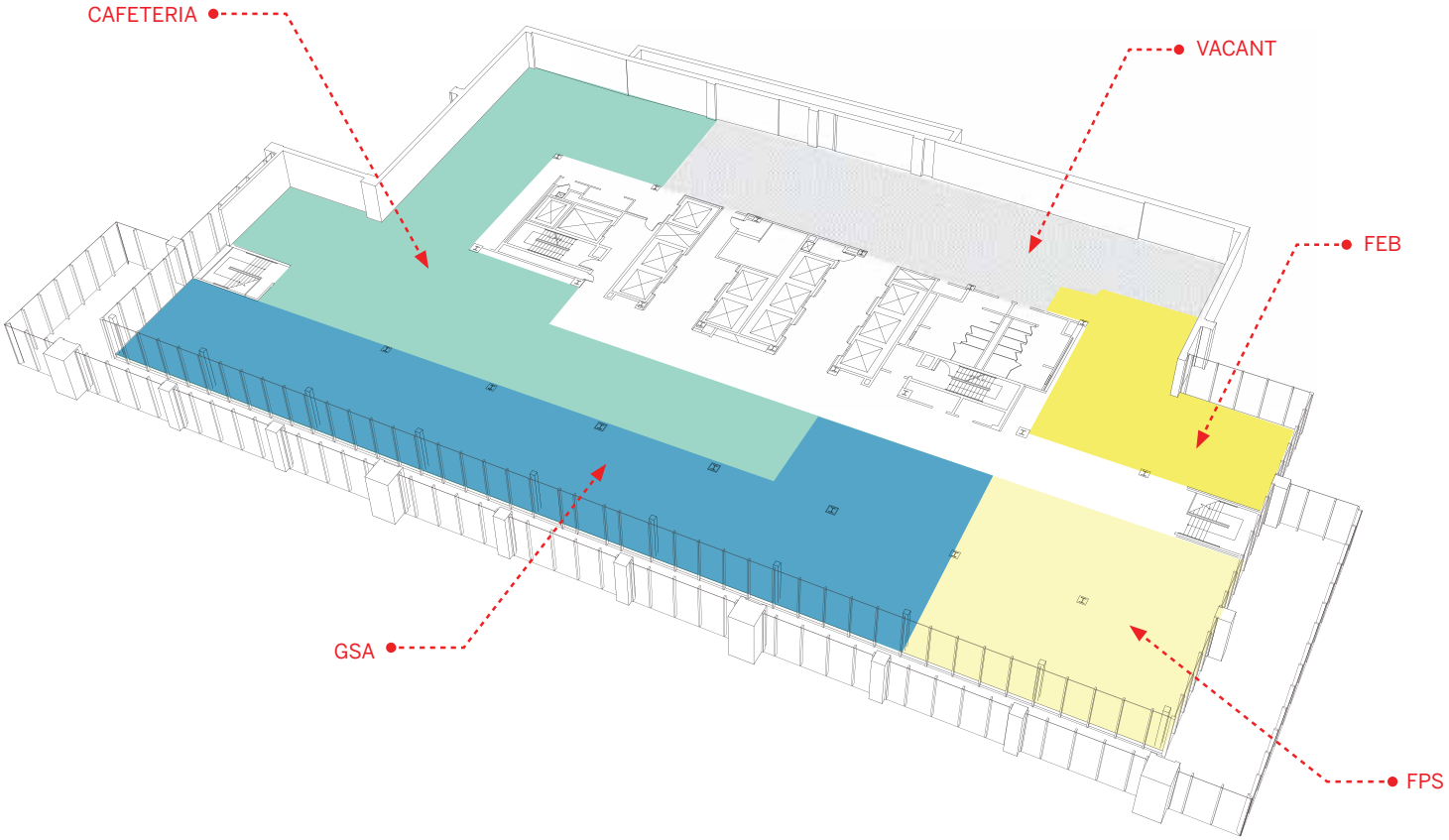

Floor 2: Phase 2

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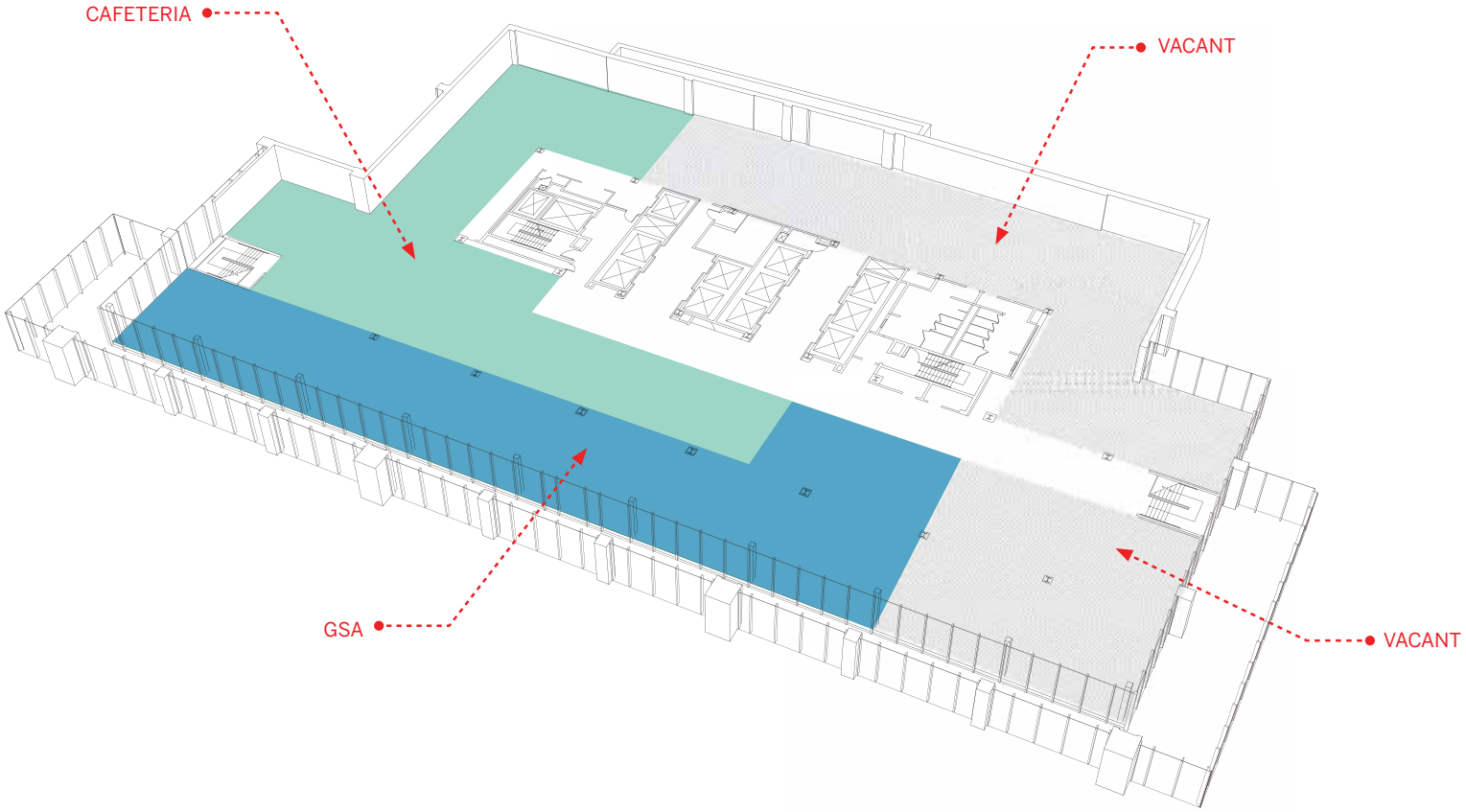

Floor 2: Phase 3

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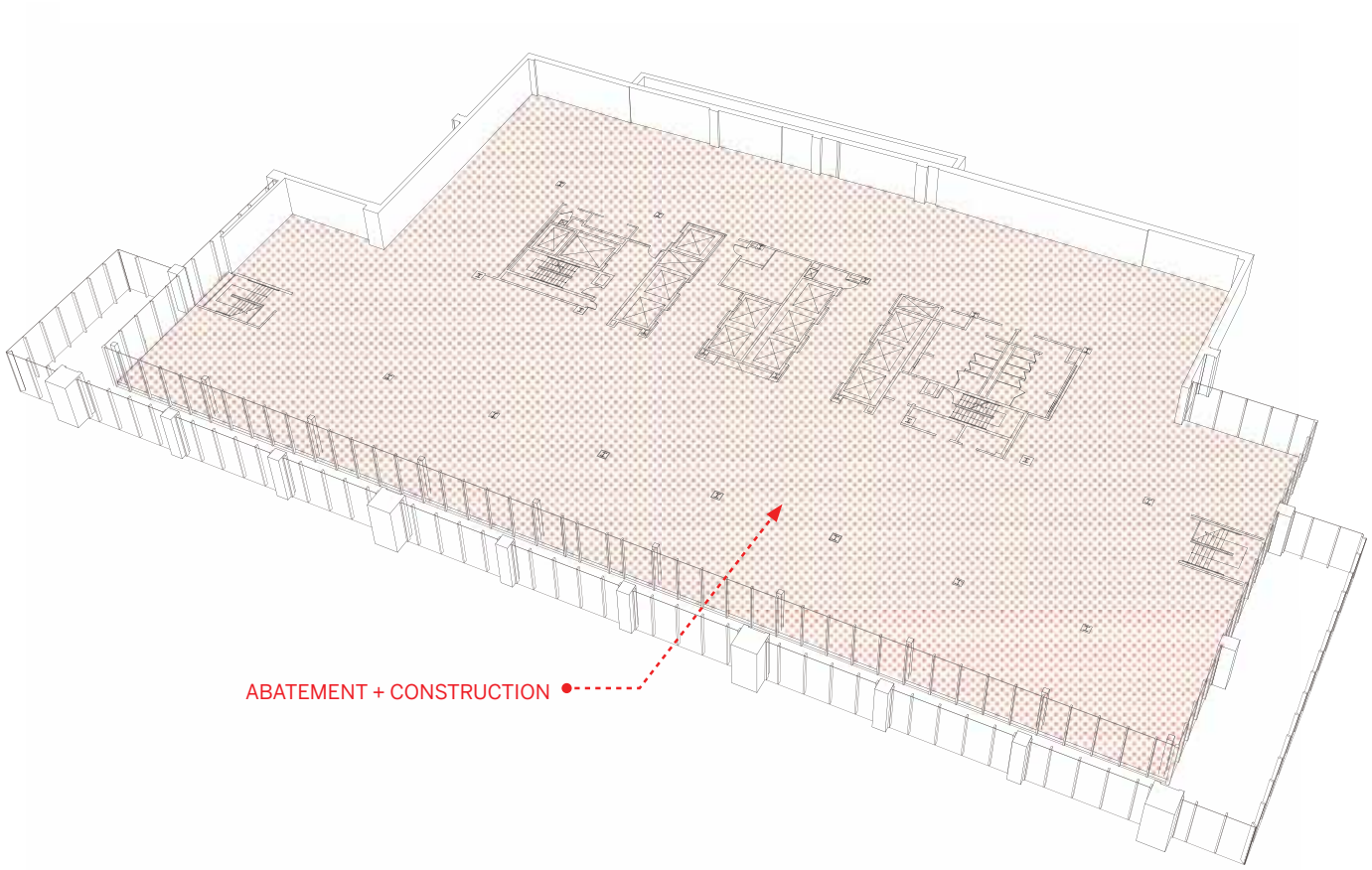

Floor 2: Phase 4 - Final

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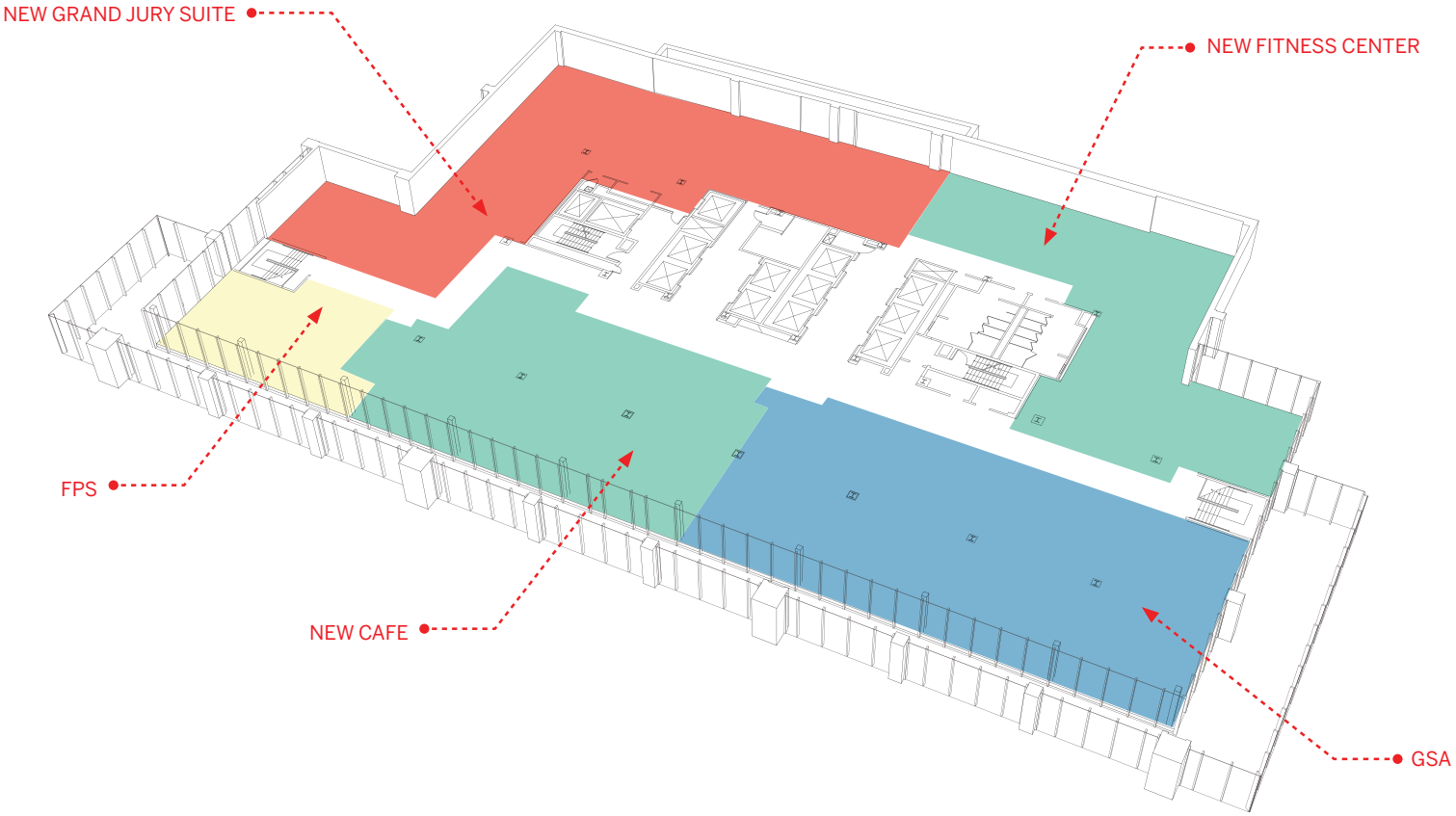

Floor 2