

NSC TIMES

A monthly publication from CenterPoint Zimmer LLC to provide news and information about the new National Security Campus in Kansas City, Missouri

Gibbens Drake Scott and Systems Integration

“Successful relationships equal successful projects.” The tag-line of Gibbens Drake Scott, Inc. (GDS) could also describe the necessity of good working relationships among all the players on the National Security Campus project team. GDS has an important role in maintaining the success of those relationships. GDS is the Mechanical Electrical and Plumbing Engineer for building one, a three-story, three hundred square foot building housing all of the offices for the site and the Systems Integrator for the Campus. In this role, GDS is responsible for ensuring that building management, information technology, and audio/visual systems, to name a few, are connected. The plans for construction of walls in a room with audio/visual equipment, for example, need to be communicated to an A/V engineer, who can weigh in on wall types and materials depending on the vibration potential of the room. It’s crucial, according to GDS Vice President Jay Guerra, that relationships on the project remain in good working order; as he states, “If any one of us fails, the whole project fails.”

GDS comes to the project with a history of good working relationships with others on the team, as well as significant experience working with government

agencies. “Understanding who we work for is critical,” states Guerra. GDS’s history of working with JE Dunn and others enables them to, as Guerra puts it, “navigate through the layers to ensure [the client] is satisfied.” So when conflicts arise, he says, “even when we haven’t agreed, there’s been a lot of respect.”

NNSA: Customer and Partner

Given the task of cutting the Kansas City Plant facility in half, and cutting 100 million dollars (FY 2006) in operating expenses, Mike Roberts, Program Manager for the NNSA, welcomed the opportunity to partner with the GSA in bringing the new National Security Campus project to fruition. “The GSA has been instrumental to this project and their expertise was essential in getting the project underway. Without them, the project wouldn’t have happened.” For example, GSA’s expertise in procurements has been invaluable in financing the project. Roberts specifically cites GSA’s procurement of PIEA financing, which “helped close the gap in our Prospectus cap.”

As Roberts states, a crucial part of the NNSA’s and the new campus’s mission is to “maintain the stockpile for as long as it’s needed,” keeping it “safe, secure, and reliable.” To do so at a lower cost is also crucial. “We knew that we needed a more flexible, responsive facility that could change with future demands.” The NNSA’s

role in the project, in addition to being the eventual tenant, is to establish the requirements of the facility and to ensure that those requirements are met. This includes what Roberts calls “over the shoulder” activities like reviewing the developers’ submissions to ensure that those meet POR/SFO requirements. It also includes communicating those requirements as clearly as possible. “We supply the necessary inputs to the design-build process to make sure folks have what they need to do their work.”

Roberts cites the professionalism of the team members as a highlight of the project. The City of Kansas City has been “a great partner to work with,” according to Roberts. “With CenterPoint Zimmer, HNTB, Dunn and its contractors, the GSA, and the NNSA/Honeywell/Burns and McDonnell team, we’ve had a tremendous team effort. Everybody has really pulled together to try to make certain that it’s a cohesive team, so that the requirements and the schedule are met.” Roberts cites the “accommodations for the project site office” as going above and beyond, facilitating teamwork. “It helps to have the team co-located, understanding what everyone’s needs are, and working together in real-time.” The BIM’s 3-D drawings and the informative databases are also impressive to Roberts, allowing the team to “take a very, very difficult task and break it up into digestible pieces to make sure each piece is done right and fits into the entire picture.” He continues, “It’s neat to see people that are expert in their craft come together in a well-orchestrated activity.”

SSRCx: LEEDing the Team to Gold

Green is gold at the new National Security Campus – LEED® gold. LEED, or Leadership in Energy and Environmental Design, is an internationally-recognized green building certification system, developed by the U.S. Green Building Council (USGBC), and the NSC project has been designed as a sustainable facility seeking LEED Gold certification. SSRCx serves as the LEED project consultant for the NSC project team, led by

senior project manager Eric Sheffer. As Sheffer indicates, energy efficiency is a major component of LEED certification. The campus is being designed to be 17.5% more efficient than a standard code-compliant facility. “It’s a challenge and an opportunity [to meet this criterion] for a facility with a large manufacturing component,” states Sheffer. SSRCx uses an energy modeling program to simulate how the building might perform, and provides feedback to the project team on efficiency strategies and optimizations based on both energy usage and energy cost. Honeywell has been instrumental in providing operational data on the projected utilization of the facility, which assists in refining the energy model. Post-occupancy, SSRCx will work with the building operators to collect energy data over a one year period. Energy use will then be compared with original design projections so that ways to further improve energy efficiency can be sought.

The design team, under HNTB’s coordination, has been diligent in implementing LEED goals throughout the design process. For example, water efficiency is central to the design of the buildings and the site. Indoor plumbing is designed to be 40% more efficient, and 50% of the water necessary for flush fixtures will be gray water. No potable water will be used for irrigation on the site; captured rainwater and condensate water from the air handling unit system in building one will be used for that purpose. JE Dunn has implemented several programs in the construction process, including diverting a minimum of 75% of construction waste from landfills, primarily steel, aluminum, masonry, and concrete. A minimum of 10% of building materials are to contain both recycled and regional (extracted and manufactured within 500 miles) materials.

Sheffer, who is committed to the ecology, economics, and human components of the built environment, appreciates “the opportunity to be part of a project team who has partnered to create a public-private facility to be designed, built, and maintained with sustainability as a driving factor.”