

Department of Homeland Security (DHS)

BCS integrated into the DHS Chief Administrative Office (CAO), Project Management support staff to act as DHS liaison between the DHS tenant and General Services Administration (GSA) on multiple, simultaneous renovation projects ranging in size from 10,000 SF to 110,000 SF. Due to the nature of these projects photos are not available. Representative projects include the following:



DHS IAIP, Arlington, VA

Provided project management services for the 85,000 SF phased renovation of GSA-leased space. Three of the five floors were used as-is for swing space during tenant fit-out, requiring a five-phase design and construction plan approach with a complex schedule involving many government contractors. All five floors were designed and built to accommodate classified cabling, including one floor for highly sensitive information. Project required extensive coordination among the DHS cabling, furniture, physical security and AV contractors.

DHS NPPD, Arlington, VA

Provided project management services for the 76,000 SF initial tenant alterations of GSA-leased space. Coordinated the timely completion of the design of tenant alterations, and ensured that design met the Program of Requirements and was within the project budget. Coordinated design and construction with the DHS cabling, furniture, physical security and IT installations. The project finished on schedule and within budget. Portions of the space were delivered ahead of schedule to meet changing requirements in NPPD's mission.

DHS S&T and CSO, Washington, DC

Provided project management services for the 50,000 SF interior fit-out of GSA-leased space. One of the floors was designed and built as support space for all DHS building tenants, and included a mail room with special equipment to contain biochemical hazards and office space to support a high level of security information. Project required extensive coordination among the DHS cabling, physical security, furniture and AV contractors.

DHS CHCO, Washington, DC

Provided project management services for the 60,000 SF interior fit-out of two floors for Chief Human Capital Office (CHCO). Floors were built out to an open office configuration for team collaboration and maximum space utilization. Space included a Training Room with folding partitions and special acoustics, and a mail room built to contain biochemical hazards. Project required extensive coordination among the DHS cabling, furniture and AV contractors.

DHS, Nebraska Avenue Complex, Washington, DC

The Nebraska Avenue Complex (NAC) housing occupancy program encompasses a number of building renovations and campus-wide projects. One of the major challenges for this program is to take 1940's vintage buildings with limited electrical and HVAC infrastructure and convert them to densely-occupied facilities that accommodate state-of-the-art technology and cabling. Projects are a combination of gut/re-build and alteration. Many of the projects require base building infrastructure modifications.

Representative projects include the following buildings:

NAC BUILDING 17

Provided project management services as the DHS CAO representative for the 18,000 SF interior renovation of NAC 17 – 3rd floor. Coordinated the design, and ensured that design met the Program of Requirements. Detailed construction monitoring resulted in mitigation of two months of contractor requested time extensions due to various unforeseen conditions. Assisted the tenant in the development of a detailed scope of work and technical specifications for procurement of furniture. The project finished on schedule and within budget.

NAC BUILDING 19

Provided project management services to the Office of Intelligence & Analysis (OI&A) on numerous projects within NAC 19. These projects require extensive coordination with multiple layers of DHS Security (physical security, SSPD, IT security). Customer requires frequent updates on project status and often requests accelerated performance of work. Representative projects include:

- Renovation of floors 1 & 2
- Renovation of basement
- Renovation of restrooms on floors 2, 3, and 4
- Installation of new elevators
- Renovation of HVAC systems

NAC BUILDING 59

Provided project management services as the DHS CAO representative for both NAC 59 renovation projects. NAC 59 projects consisted of a new disintegrator for classified material and a highly sensitive physical security office renovation. The disintegrator required complex coordination between many contractors due to engineering requirements. Originally a warehouse, the physical security office renovation demanded special attention to convert to a highly sensitive secure facility.

NAC BUILDING 13

Providing project management services as the DHS CAO representative for a complex locker room renovation in NAC 13. The existing locker room is being converted from an open, communal-type shower facility into an updated facility featuring individual privacy stalls, new lockers and millwork. This project also involves the replacement of all fixtures and finishes.

NAC BUILDING 4 and 14

Provided project management services as the DHS CAO representative for a build-out of two new dining facilities. The dining facility in NAC 4 serves the general NAC population, while the one in NAC 14 is the Executive Dining Facility. Both facilities received all new kitchen equipment, upgraded HVAC and exhaust venting, and updated finishes.

General Services Administration

BCS integrated into the GSA Project Management support staff to act as liaison between the Federal agency tenant and commercial landlord on multiple renovation and build-to-suit projects ranging in size from 10,000 SF to 400,000 SF. Due to the nature of some of these projects photos may not be available. Representative projects include the following:

Defense Information Systems Agency, Falls Church, VA

Provided project management services as for this 407,000 SF build-to-suit construction for a DOD agency. 85,000 square feet was classified as research and development space with raised access floor and a special 24/7 HVAC system. The areas that are mission-critical were connected to a UPS system and backed by two 900-kW emergency generators owned by the tenant. Types of spaces included computer labs, software and hardware testing facilities, conference facilities and high-tech classrooms with enhanced audio-visual features, and multiple high-level areas for top-secret clearance. Construction was completed on schedule and within budget.



Missile Defense Agency, Falls Church, VA

Provided project management services for this 125,000 square foot build-out for a Department of Defense tenant. Design and construction was accelerated in response to a Congressional mandate. Constant coordination with the design and construction team was required to accomplish the extensive site and exterior/interior building modifications required to secure the building tenants. Tenant upgrades included structural upgrades to accommodate high-density file storage, a UPS system for the computer room and telephone/data rooms, and supplemental air conditioning for 24/7 operations. Site work included two access-controlled entrances, bollards, parking lot lighting, and perimeter security fencing. Project was completed on schedule and within budget.



Environmental Protection Agency, Arlington, VA.

Provided project management services for this 360,031 SF build-to-suit construction project for the Environmental Protection Agency. This LEED Gold USGBC rated facility holds many innovative and state of the art technologies. Specific and unique facets regarding this project include MSDS documentation and compliance; pre and post construction phase indoor air quality compliance; managing client Health and Safety team inspections; LEED compliance such as Measurements and Verification controls; utilization of recycled products; daylight harvesting; and environmentally friendly finishes to name a few. The facility is the first LEED Gold building in the GSA National Capital Region. Project finished on budget totaling \$30,500,000.00.



Environmental Protection Agency, Arlington, VA



National Oceanic and Atmospheric Administration, National Center for Weather and Climate Prediction, Riverdale Park, MD. Providing project management services for the 226,000 SF build-to-suit GSA-leased building in the University of Maryland Research Park/Enterprise Campus in Prince George's County, Maryland. The space is comprised of 70% open environment and 30% for enclosed offices, support and mission-specific use, with mission critical (24x7) operation occupying approximately 14% of the facility. The building is a state-of-the-art facility that will be able to support prediction of weather events two weeks in advance. It is an environmentally sustainable project that is required to achieve a Leadership in Energy and Environmental Design Version 2.1 (LEED) Silver rating. Unique space requirements include increased floor loading, fitness center, emergency generator and UPS support, 5,000 SF column-free auditorium, two weather-protected loading docks, a 450 SF mail room with bomb-resistant construction, extensive physical security access and alarm system, and raised flooring throughout the areas designated for offices, workstations, and office support areas.



Federal Communications Commission, The Portals Building, Washington, DC. Consolidation of the Federal Communications Commission from seven geographically separate buildings in Washington, DC to a 400,000 SF build-to-suit new facility in DC. The space classification was primarily office, with special conference facilities requiring upgraded audio-visual systems and finishes. Other special construction included raised floor and a special 24 by 7 HVAC system. The cabling infrastructure accommodated normal and classified communications and data networks.



Federal Trade Commission, Washington, DC
Provided project management and construction engineering services for the tenant of this 220,000 square foot "Class A" office building. Successfully accelerated the design and construction of the tenant interior fit-out. Served as GSA's on-site representative, managing the construction contract, providing quality control monitoring, and coordinating all tenant contractors with the construction contractor. Construction of the tenant fit-out was completed within budget and on schedule.



Various Projects to Support GSA National Capital and Mid-Atlantic Regions. Provided cost estimating services during the design and construction phases of projects to include preliminary project budgets, cost estimates and change order evaluation and negotiation. Analyzed the impact of change orders to the critical path and predicted resulting time delays and cost overruns. Also provided architectural and engineering support including construction drawing reviews and contractor-submittal reviews and approvals. Prepared shop drawings based on architectural layout revisions and analyzed contractor change order proposals for accuracy and price justification. Performed final inspections of buildings at construction completion and recommended space acceptance.

Transportation Security Administration

BCS integrated into the TSA Headquarters Project Management support staff in Arlington, VA to act as TSA liaison between the TSA tenant, GSA, local governments, airport authorities, airlines, and commercial landlords on multiple nationwide build-out and renovation projects. Due to the nature of these projects photos are not available. Representative on-going projects include the following:



Transportation
Security
Administration

Washington-Dulles International Airport, Dulles, VA
Electrical upgrades for Continuity of Operations (COOP) program.

John F. Kennedy International Airport, Jamaica, NY

- Terminal 1, Various Carriers lease training space
- Terminal 2, Delta lease break room and office
- Terminal 3, Delta lease larger break room
- Terminal 4, Various Carriers lease break room, 700 SF
- Terminal 5, Jet Blue break room and office
- Terminal 7, British Airways lease space for break room, 1,800 SF
- Terminal 9, American Airlines lease break room, 1,800 SF

Newark International Airport, Newark, NJ

- 4,421 SF build out of existing space at Terminal A to provide screener training rooms, break room, manager's office, secured storage & HR/finance office.
- 600 SF build out of break room space in Terminal B
- Direct lease and build out of 20,000 SF for new off site FSD office.

O'Hare International Airport, Chicago, IL

- Acquire 350 SF space for the screeners break room in Terminal 1, Checkpoint 3. Space will require build-out to be a break room.
- Acquire 275 SF screeners break room at Terminal 1 inline baggage. The space will require minor renovation.
- Acquire 9,500 SF of new space on the airport at Terminals 2, and 3 and return 12,093 SF of the Rotunda space. Minor construction and renovations will be required, permanent furniture will be provided.

Gulfport-Biloxi International Airport, Gulfport, MS
4,227 SF Expansion.

Seattle-Tacoma International Airport, Seattle, WA

- 10,000 SF build-out of Checkpoint 1 Space that is to be FSD offices, training, storage, and IT closet.
- Furniture and build-out of 1,180 SF in Mezzanine space.
- 5,000 SF of new space at the DHS building.

Saipan International Airport, Saipan, Northern Mariana Islands

New training room space with minor tenant improvements.