

# Federal Office Building in Andover

*GSA Design Excellence Project providing a model workplace with NET ZERO sustainability*

**A**s part of its Design Excellence Program through the Office of the Chief Architect of the United States, the General Services Administration (GSA), the new Federal Office Building in Andover is a prototypical workspace serving as a model for future US government office buildings. This modernization project transforms an existing 400,000 square foot building from a maze of dark workspaces into a dynamic workspace infused with natural light.

## *Features*

- Creation of new public image for federal function
- Creation of livable work environment
- Organization of highly complex program components
- Clear organization of movement/wayfinding for large numbers of occupants
- Intensive construction phasing of occupied site
- Complex demolition and hazardous abatement program
- LEED-Gold sustainability program and high energy performance

## *Recognition*

- 2014 Honorable Mention for Excellence in Architecture, AIA New England
- 2014 Biennial Design Award – Citation, U.S. General Services Administration Public Building Service
- 2013 Award for Design Excellence – Citation, AIA/Boston Society of Architects

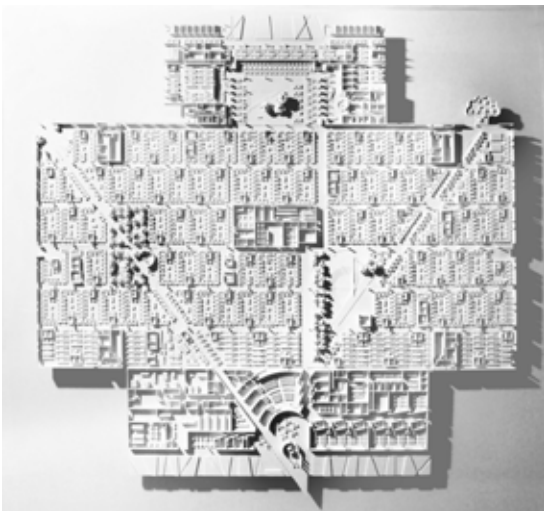


Main entrance detail





Summer garden reflecting pool



Floor Plan 3d Model Above: Differentiating the plan, four major loci – the lobby complex, two new internal gardens and the renovated existing courtyard – anchor the building's workplace neighborhoods.

- **Agency First Impression:** Mission statement entry pavilion, redesigned public facade and frontal landscape, honorific courtyard with reflecting pool and terraces
- **Liveable/Productive Workplace:** Collaborative workstation 'pods', workstation daylighting and views, 2,000-workstation organization tailored to department operations analysis
- **Commons/Community Hub:** Major food service servery/food prep, Minor canteens/cafes, Communications center (Auditorium), Training Center, Multiple Meeting/Conferencing environments
- **Sustainability:** LEED Gold. 300-well geothermal field, 2 megawatt proposed solar voltaic, new daylighting and views, low ambient light/occupancy sensor task light, permeable pavement parking
- **Multi-use Program:** Multiple departments ranging in scale from hundreds of employees to few employees sharing extensive common amenities and services
- **Way-finding:** Large building circulation with way-finding and orientation clarity
- **Master Plan Coordination:** Manipulation of large scale parking and service access loads, outside landscape public presentation and employee landscape amenities together with security program
- **GSA/Federal Agency Process:** P100 compliant, pre-prepared PDS, client, national and regional GSA supervision, consensus building with department directors, unions, site administrators
- **Art in Architecture:** Selection and close collaboration with project artist, selection of art sites, coordination with architecture





◀ Auditorium  
▶ Typical column shroud



◀ East canteen with skylight and typical luminous ceiling  
▼ East summer garden with surrounding interior



## Design

The design for the new Northeast Headquarters campus responds to the anticipated changes in the Government's operations at the site – operations less about paper processing and more concerned with phone and computer based customer service. Many initiatives of the project therefore relate to the creation of a forward looking workplace with environmental features that support individual liveability, promote team building and help to create a larger sense of community and belonging.

Remote from city amenities and designed for 2,000 occupants, the building is intended to provide a complete simulacrum of an urban environment including interior streets, parks and squares (courtyards and atria), interior and exterior landscape, restaurant, canteens and cafe, exercise facility, assembly center, conference nodes and training complex. All is embedded in an open 300,000sf raised access work floor achieved by demolishing all interior structures and partitions. The building block of the project is the 11 member team module which was prototyped with open team building conference area and signature raised supervisor/clerk offices. Wayfinding pathways intended to minimize the need for signage and large new roof openings for courtyards and daylight typify the work floor. A new monumental glass primary entry pavilion was created at the south elevation in order to welcome and dignify the arrival of employees from the main parking area. A new secondary entrance at the street side serves pedestrian arrivals.

A continuous, self-illuminated open cloud ceiling allows for screening of mechanicals while taking advantage of the high structural bay to increase the sense of height. Working together with the low ambient ceiling light, computer-monitored and occupancy-sensored task light dramatically reduces electrical consumption. Heating and cooling is provided exclusively by a 300-well geothermal field located below the parking - one of the largest fields in the country. A 1,800 space parking zone is constructed with permeable pavement for reduced stormwater run off.

- ▼ Workfloor pathway with cloud ceiling and column shrouds
- ▶ Main cafeteria courtyard with 'Art in Architecture' ground sculpture beyond.



### JLA Role

Lead Design Architect, Architect of Record, EFl, Concepts, Tentatives, Final Working Drawings, Construction Administration services

### Associate Architect

Burt Hill, Boston

**Personnel** Jonathan Levi FAIA, Project Designer/Principal-in-Charge; Ian Ford AIA, Project Architect; Linda Smiley AIA, Project Manager

**Clients** U.S. General Services Administration

**Location** Andover, MA

**Size** 400,000 sf

**Construction Cost** \$94,444,746

**Phase 1 Construction Completed** 12/2012

**Phase 2 Construction Completed** 6/2013