

Green Building in Boulder City

Summary

In early April 2010, the Bureau of Reclamation awarded a design-build contract to the Whiting-Turner Contracting Company (WT) for approximately \$14.8 million to design and construct a new “green” office building in its Date Street Complex in Boulder City, Nevada.

Whiting-Turner has partnered with Tate Snyder Kimsey Architects (TSK) to provide a LEED “Platinum” certified office building for approximately 170 employees from Reclamation’s Boulder Canyon Operations, Engineering Services, Equal Employment Opportunity, Native American Assistance, Power Management, and Resource Management Offices. This project, funded through the American Recovery and Reinvestment Act of 2009 (Public Law 111-5), is planned for completion in early fall 2011.

WT’s southern Nevada office, consisting of approximately 60 employees, is providing construction services for the work, while Henderson, Nev.-based TSK’s 30+ staff developed the high performance, sustainable building design. Both firms employ several sub-contractors, sub-consultants, and direct hire construction craft from throughout southern Nevada.

Background

Since 1943, Boulder City, in southeastern Nevada, has served as the headquarters for the Bureau of Reclamation's Lower Colorado Region, which administers water resource management programs in southern Nevada, southern California, most of Arizona and small sections of New Mexico and Utah.

The Regional Office workforce of approximately 320 employees is currently dispersed among four separate office locations in Boulder City. The new building will allow the Regional Office to consolidate its staff in two central locations – the Date Street Complex and the Administrative Complex near Wilbur Square Park – and will provide economic, environmental, operational efficiency, and productivity benefits.

The Date Street Complex was formerly the site of a Bureau of Mines’ Metallurgical Research Laboratory where research activities related to the refining of metals from ores were conducted between 1941 and 1983. In 1985, the Bureau of Reclamation took title to the property. From 2000 to 2001, to address hazardous materials issues and unsafe conditions, Reclamation demolished six of the metallurgy processing buildings, moved one structure to the Clark County Museum in Henderson, Nevada, and graded portions of the site with the expectation of building new office structures on this property. Between 2004 and 2005, Reclamation conducted hazardous chemical remediation activities to clean up elevated levels of chemicals in the site’s soil remaining from the research activities. In 2006, Reclamation erected four light industrial buildings for maintenance and laboratory services, and developed the site infrastructure for future improvements for these and future buildings. In 2008, one modular office building was constructed on the site.

Green Building Description

This two-story general office use building will be approximately 49,000 square-feet.

As a “green” building, this structure is being constructed with environmentally sustainable methods, including efficiently using energy, water and materials while reducing building impacts on the environment through improved siting, design, construction, operations, and maintenance techniques. The building and its related systems have been designed, constructed, and commissioned in accordance with the 2008 Guiding Principles for Federal Leadership in High Performance and Sustainable Buildings, and to achieve a minimum “Platinum” rating as established by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Green Building Rating System.

The building is located within the view-shed of the Boulder City Historic District as listed in the National Register of Historic Places. To comply with historic preservation objectives, the building’s exterior appearance is designed to be compatible with other historic buildings within the District.

Regulatory Compliance

Reclamation prepared an Environmental Assessment (EA) in accordance with the National Environmental Policy Act that analyzed potential effects on resources associated with project alternatives, and identified several best management practices to avoid, minimize or compensate for potential project effects. This EA and associated Finding of No Significant Impact (FONSI) can be viewed at: <http://www.usbr.gov/lc/region/programs/LCROgreenbuilding.html>.

Reclamation is consulting with the Nevada State Historic Preservation Office in compliance with the National Historic Preservation Act. As part of this consultation, Reclamation has engaged interested parties, including the public.

During design and construction phases, all appropriate building, personnel, and environmental protective and life-safety codes and standards are being followed.

Project Milestones

Activities related to stakeholder coordination, environmental and historic compliance, and project management will be ongoing throughout all phases of work.

Draft Environmental Assessment	June 2009
Final Traffic Study	July 2009
Final EA and FONSI	August 2009
Value Planning Study	September 2009
Design-Build Solicitation Phase 1 - Request for Qualification Issuance	December 2009
Design-Build Solicitation Phase 2 - Request for Proposal Issuance	January 2010
Design-Build Contract Award	April 2010
Commence Design Activities	April 2010
Commence Preliminary Construction Activities	Summer 2010
Substantially Complete Construction and Commissioning Activities	Fall 2011

For more information about this project, visit our website at: www.usbr.gov/lc/region/programs/LCROgreenbuilding.html.

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