



The Renovator

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Air Force ready to 'swing' into swing space

A home away from home. That's what swing space will be. For the Air Force, this is particularly true. Unlike the other military service branches, the Air Force will not rotate Pentagon tenants through "generic" swing space.

Lengthy stay

Instead, "as the renovation dislodges Air Force tenants from Wedge One and then subsequent wedges, those moving out will remain in swing space throughout the duration of the building renovation," said Robert Andreae, chief, Air Force Renovation and Support Services.

The Air Force views swing space as a stepping stone to the renovated Pentagon. "For the first time, many Air Force activities will be consolidated into one centralized location," said Andreae.

Most of the Air Force Wedge One swing space will be located at 1500 Wilson Boulevard in Rosslyn, one and one-half miles from the Pentagon. The Rosslyn Metro Rail Station is one and one-half blocks from the building and only two stops away from the Pentagon.

The building offers 153,382 square feet of usable space, and the Air Force will occupy all but three floors of the building. The interior will be gutted and built-out to Air Force specifications.

The Rosslyn location offers numerous amenities to include:

- over 50 restaurants;
- 500,000 sq. ft. of retail development, including a super market located directly across the street;
- over 6,000 housing units within a 10 minute walk; and
- several nearby parks.

Swing space standards

While the Wilson Boulevard building offers these site specific details, it will also include several swing space standards such as Integrated Services Digital Network telephones (which will be installed in the renovated Pentagon), small

coffee kitchenettes on each floor, and a vending stand.

"The building meets current life and safety codes, so employees will no longer be working around potential health risks," said Andreae.

AF personnel credited

The Air Force credits its personnel with making their swing planning so successful. "Planning the move to long term swing space requires a lot of hard work and sacrifice," said Col. David Walker, Air Force user group representative. "Our people are doing an incredible job of working as a team to prepare a comfortable home away from home."

Structural deterioration poses safety risk; limits access to pedestrian ramp

Pentagon Renovation Engineers, fearing a collapse of the west side wall of the North Parking pedestrian ramp (which leads to the Corridor 8 building exit), limited access to a 12 foot walkway after discovering extreme structural deterioration beneath that side of the ramp.

The unstable portion of the bridge will remain closed pending design and construction of a new ramp.

The ramp was already scheduled for renovation, but following a recent inspection of the underside, it was determined that the deterioration was a potential safety hazard.

The bicycle ramp adjacent to the Pentagon Athletic Club has been temporarily relocated to maintain pedestrian access to the bridge. The portion of the ramp that continues to serve as a walkway is supported by grade and remains a safe access route.

Interior design

Tenant agencies determine color schemes

Colors and finishes are an important part of the office environment. They can influence moods and productivity, and help identify functional areas and facilitate building circulation, making a building more user-friendly.

Color standards

The Pentagon Renovation Office has selected finish and color standards for the public areas (hallways, restrooms, etc.). Each floor will be identified by a palette of colors that coordinate with the colors of the other floors. These finish and color standards address flooring, wall covering, ceilings and other interior elements that complement the primary color palette for each floor.

Three separate but complementary color schemes have been selected for the tenant areas, with input from the Pentagon Renovation User Group's Tenant Agency Advisory Commission. The color schemes consist of various shades, patterns and finishes. Each agency will make the final selection for the complementary color schemes for their respective areas.

Tenant area color schemes are described in three categories:

- **coordinating** ties one floor to all other floors;
- **neutral** will highlight certain nuances and can reflect partial ties to other floors; and

- **accent** will give that floor a distinctive look from other floors.

Agency participation

"User Group participation has been crucial to balancing the need for a master color approach with the individual identity of the tenant agencies in a 6.5 million sq. ft. building," said Rudy Szollar, space planner, U.S. Army Corps of Engineers, Baltimore District, Pentagon Renovation Office.

Color schemes for the tenant areas in the basement and mezzanine were recently finalized, with the focus now moving to the upper five floors. These should be completed in the next few months.

Phase I of the basement and mezzanine will be the first renovated area ready for tenant occupancy. Selections for these first areas are critical, as they may determine the agency's theme for the remaining floors, according to Szollar.

Meeting needs

"Most of the services and agencies are working with their own interior designers to ensure the color scheme selections meet their needs," said Szollar.

The military services and agencies have participated in advisory groups throughout the space planning/interior design process, and have indicated they are pleased with their involvement.



Mike Brown, director, Planning Division, Washington Headquarters Services, Pentagon Renovation and Planning Office, and chairman of the User's Group, discusses color scheme selection with agency representatives.

Basement displays provide tenants information

Pentagon tenants curious about the basement renovation are encouraged to view the wall displays located outside the basement work areas. The exhibits are located in two areas: at the bottom of escalator 19, outside of room BB880; and at the D Ring, Corridor 8, near the Air Force Operations Centers.

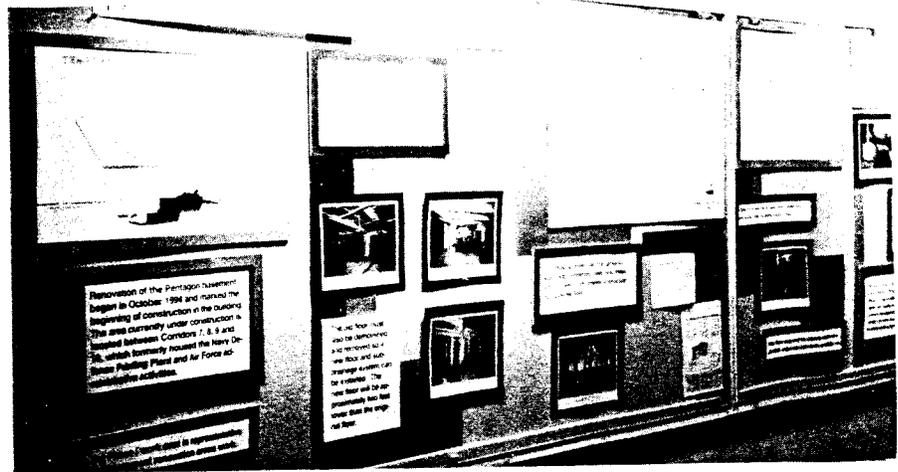
The displays explain the construction work, and include charts and photographs of recent activities. The text describes the stages the basement renovation areas undergo. The graphics include the Phase I work area in relation to the entire basement, planned utility lines and communication conduits, and the status of the work in progress. Photographs

chronicle work in progress, and give tenants a glimpse of the transitions the basement is undergoing.

Tenants seem to appreciate the information. "Our office has enjoyed seeing pictures of the

work," said Maj. Pete Micalé, Air Force Security Police, whose office borders the Phase I area.

The board will be updated periodically so tenants remain aware of progress and changes in the status of the work area.



The basement displays explain the procedures and progress of the basement renovation.

Chilled water lines undergo smooth transition

Another successful chilled water outage was conducted the first weekend in May, and

most tenants were unaware that a transition to new chilled water lines was made. The outage was

used to connect chilled water lines to Federal Office Building-2 (the Navy Annex). The connection was made at the Federal Office Building-2 vault (at the Pentagon Heliport), and joined the vault to lines that run beneath South Parking. The chilled water lines previously used by the vault ran beneath the Pentagon.

The new chilled water lines also put Federal Office Building-2 one step closer to being serviced by the new Heating and Refrigeration Plant.

Final transitions to the new Heating and Refrigeration Plant are scheduled to begin this fall, and should also go unnoticed.



Pipe is lowered to connect the new chilled water lines (left) to the FOB-2 vault lines (right).

Center Courtyard work accommodates summer activities

"I haven't noticed any noise at all," said Paula Lamagra, currently on detail to the office of the Assistant Secretary of Defense for Atomic Energy.

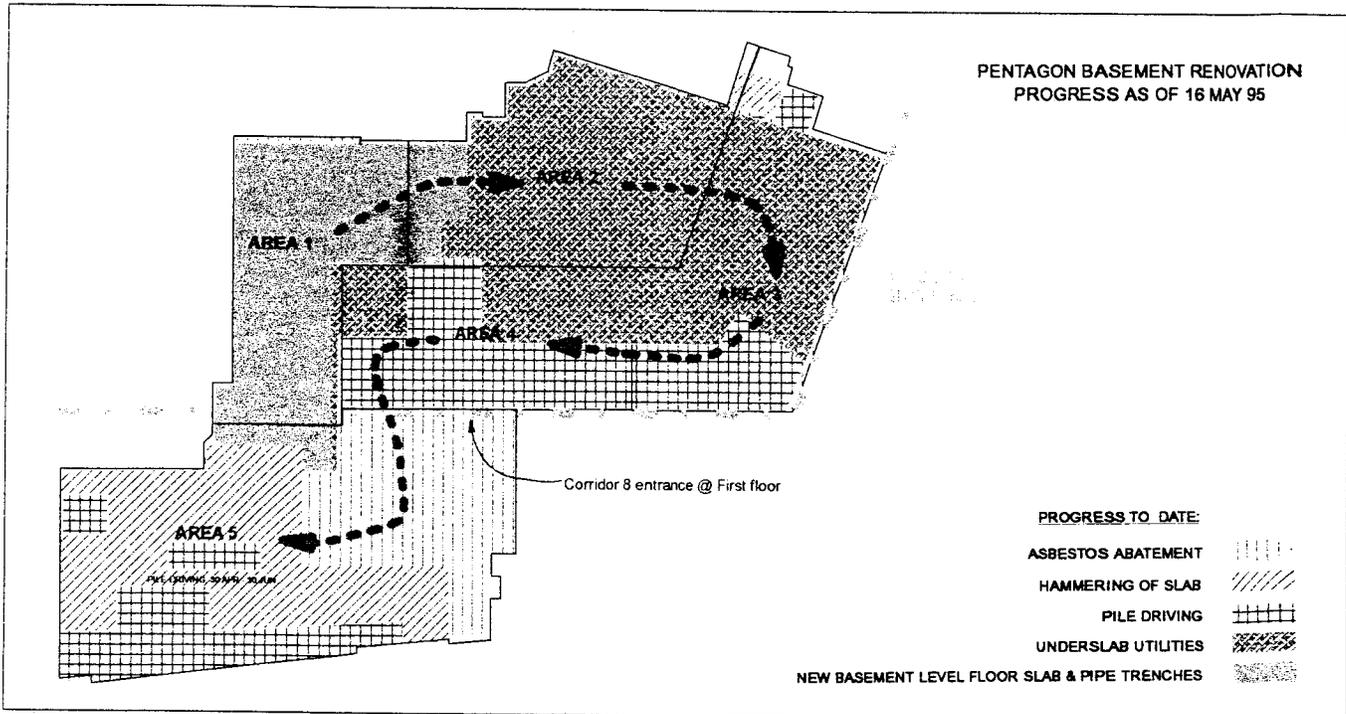
Although construction noise has not posed a problem in the Center Courtyard thus far, extra efforts are being made to ensure that tenants can continue to enjoy the area during the busy summer lunch hours.

To accommodate Ground Zero Cafe's hours, summer concerts and ceremonies, the day's construction will end by 11:30 a.m. throughout the summer months.

Most of the construction will now take place during the early morning hours. Plans remain in place for conducting pile driving and pavement demolition (noisy work) at night.



A workman maneuvers a Bobcat beneath a communications conduit in the Center Courtyard work area.



The "progress to date" graphic is included in the basement displays and is updated on a monthly basis.

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