

Government

## / firm overview

EYP is a global provider of comprehensive high-performance building design, research, and consulting services. We are five sectors – Higher Education, Government, Healthcare, Science & Technology, and Energy – who work as one firm to help our clients address some of the most critical issues facing our nation and our world. Our professionals work across 15 offices in the United States and Europe.

The only firm to have been ranked #1 for energy and sustainability for two consecutive years by *Architect Magazine*, EYP is committed to creating rich, productive, and inspiring environments that promote human well-being, preserve natural resources, and provide flexibility and resilience for the future. Our knowledge-based innovation strategy helps promote action-oriented public dialogue about the future of the built environment.

### Disciplines

Architecture, Engineering, Energy, Environmental Graphic Design, Interior Design, Master Planning

### Integrated Design Expertise

- Academic Innovation
- Embassies
- Energy & Sustainability
- Health Education
- Healthcare
- Historic Preservation
- Libraries
- Master Planning
- Mission Critical
- Modernization
- Science & Technology
- STEM
- Student Life
- Workplace

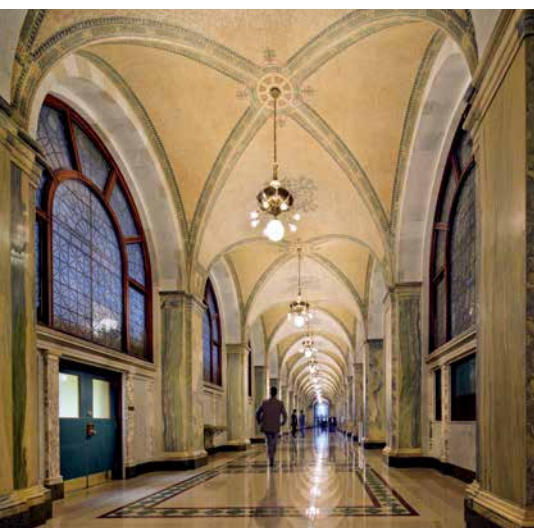
### Research

The right building design can help organizations advance their mission and goals. Our research program makes us better designers and more valuable advisors to our clients – and helps our clients make more strategic decisions about their buildings. Our open innovation approach values collective intelligence. We partner with outside experts in many disciplines to transcend the limits of current thinking and expectations, collaboratively exploring and testing ideas in Building Science, Energy, Healthcare Design, Living-Learning, STEM, and Workplace.

### Recognition

- 2016 Architect 50 – *Architect Magazine*
- 2016 Top 25 Architecture Firms – *Architectural Record*
- 2016 Top 25 Architecture & Engineering Firms – *Engineering News-Record*
- 2016 MEP Giants – *Consulting-Specifying Engineer*
- 2016 Giants 300 – *Building Design + Construction*
- 2016 Top 500 Design Firms – *Engineering News-Record*
- 2016 Top Architects – #1 for Healthcare Renovation – *Health Facilities Construction Quarterly*
- 2012-2015 AIA National IDP Outstanding Firm Award







## / government

We have embraced the mission of supporting federal, state, and local agencies since our founding in 1972. Our designs for public architecture serve our fellow citizens, communicate the values of our democracy, and advance sustainability and energy conservation for the greater good. We are proud to work with agencies including the General Services Administration; National Park Service; National Archives and Records Administration; US Department of the Navy; and US Army Corps of Engineers, as well as the US Department of State, at home and abroad.

- Civic
- Cultural
- Diplomatic
- Workplace

### **Recognition**

- #5 Federal Government Sector, Building Design + Construction Giants 300
- #14 Government Sector, Engineering News-Record Top Design Firms

### **Contact**

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## / General Services Administration

EYP has partnered with GSA for 30 years, enhancing how people experience the government through the built environment. As early adoptors of BIM, we embrace GSA's mission to champion innovative and collaborative project delivery. Our longstanding commitment to energy efficiency dovetails with the agency's leadership in advancing LEED and sustainable design parameters. EYP integrated expertise – in preservation, modernization, and sustainable design – delivers results that endure the test of time.

/ General Services Administration Indianapolis, IN  
Birch Bayh Federal Building and U.S. Courthouse Renovation



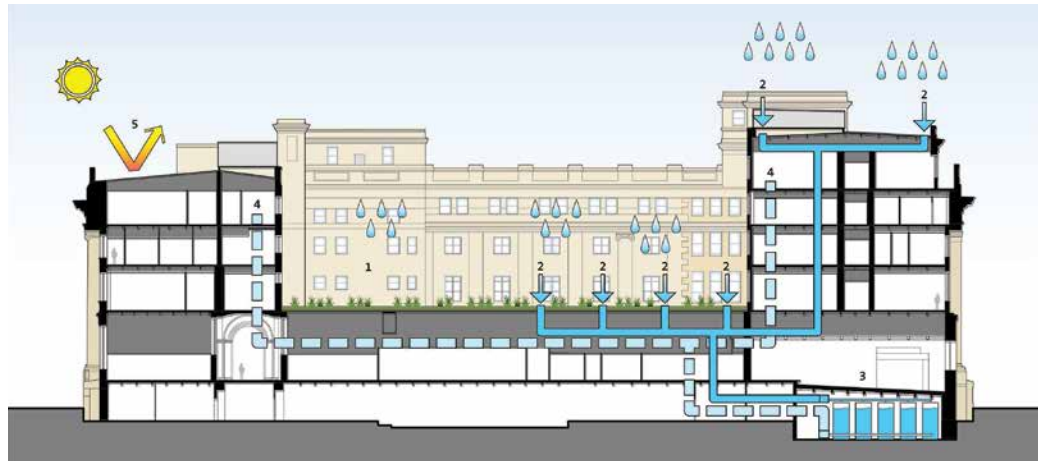


Modernization strategies invisibly transform this monumental landmark into a “machine for sustainability” that measurably mitigates the site’s urban heat island effect, decreases the building’s carbon footprint, and adds hundreds of thousands of gallons of water to the city’s supply every year.

GSA committed to making this distinguished example of Beaux-Arts architecture a highly desirable, sustainable workplace – one that was also safe, comfortable, and secure – that helps the city keep and attract jobs. Our design includes new mechanical, fire suppression, and alarm systems, new windows, and a green roof. A detailed preservation analysis of the building enabled the team to create a strategic roadmap that guided decisions about equipment locations and the sensitive threading of new systems through delicate historic fabric.

The most visible improvement is a 30,000 SF vegetative roof, located on the light-court roof, visible only from the building’s inward-facing windows. The vegetative roof, cool white upper roofs, and rainwater harvesting system are key components of the sustainable design strategy. The vegetative roof system – one of the largest of its kind on a building listed on the National Register of Historic Places – absorbs less heat than a typical dark membrane roof and provides increased insulation, reducing the building’s cooling load.

- LEED Gold certified
- GSA Design Excellence
- 540,000 GSF modernization
- 30,000 SF vegetative green roof
- Architecture, engineering, planning
- Historic preservation analysis
- Secretary of the Interior Standards for Historic Preservation
- Occupied during phased construction
- Award of Excellence for Historic Preservation, AIA DC
- Best Project of the Year (Government Buildings), ENR Midwest



West Facing Building Section

- 1 Light Court/Green Roof
- 2 Rainwater Collection
- 3 Five 2,000 Gallon Holding Tanks
- 4 Supply to Low Flow Toilet Fixtures
- 5 Heat Reflecting Coating on Roofs







# / General Services Administration Detroit, MI

## Theodore Levin U.S. Courthouse

Occupying a full city block, the Theodore Levin U.S. Courthouse features exterior ornamental bas-reliefs by noted Detroit architectural sculptor Corrado Parducci and a vaulted first floor corridor finished with murals, decorative stenciling and marble walls. When the building was completed in 1934, it served as the main Post Office for the city with the Federal Courts and other federal agencies occupying the upper floors. When the Post Office moved to a new facility in the 1970s, the Federal Courts renovated much of the building, increasing the number of courtrooms from seven to twenty-six. These and subsequent renovations increased the population of the building, creating issues of circulation, meeting space, and life safety.

A new stair tower added in the courthouse's interior light court satisfies the functional needs of improving code compliance, vertical circulation, and security for the movement of people and materials through the courthouse facility. Yet, the careful and cost-efficient design of this new circulation tower provides new and needed amenities to building tenants and users. The extended floorplate and careful reorganization of historic spaces provides impromptu meeting and discussion space away from the active courtrooms and judges' chambers. Using glass, the new tower brings in light and views from the existing light court, and symbolizes transparency in the justice process.

- 770,000 SF
- 26 courtrooms
- 10-story building



## / National Park Service

With more than 20 years of experience on NPS projects, EYP has worked on scores of projects that preserve the essential core of the American Identity. We approach every project as an opportunity to enhance the visitor experience through designs that are visually appealing, accessible, and cost effective. As leaders in sustainable design, we are committed to preserving the built and natural environment for the public's education and enjoyment.



/ National Park Service Rome, NY  
Fort Stanwix Visitor Center





The sustainably designed Willett Center enhances visitors' sense of arrival to create a sense of place and context while protecting archeological and cultural resources related to this Revolutionary War site. The facility fulfills NPS' vision of an interpretive exhibit area and resource management complex that respect the historic natural setting of the 16-acre site.

A 2-story lobby welcomes guests to the exhibition spaces, bookstore, and reception/information area. The main gallery is conceived as a large enclosed porch facing out to the historic rebuilt fort and nearby city streets. The secure Collections Management Complex is divided into three areas: Archives/Library; Object Repository; and Conservation Lab. The repository provides controlled climate storage for 400,000 artifacts, and the entire complex is a secured area.

An innovative exterior sheltered area serves as the arrival point for tourists to the grounds. To maintain the sense of open space that defined the original 1777 fort, the design uses screening trees, site berms, open space, walls, wayfaring signs, and contemplative benches. The building exterior employs native materials, with masonry veneer lower walls topped by cedar lap siding and a zinc-coated copper portion of sloped roof that complements adjacent flat roof lines.

- 13,500 SF new construction
- Architecture, engineering, planning, programming, interior design
- Archival storage
- AIA Eastern New York Honor Award









/ National Park Service Boston, MA

Faneuil Hall





One of Boston's best-known landmarks, the rehabilitated Faneuil Hall exemplifies the sensitive adaptive use of a historic icon to create an exciting, technology-rich destination. After 250 years of use, the structure now functions as the entryway to the Boston National Historical Park and Boston African American National Historic Site, as well as the gateway to all of the Massachusetts National Parks for more than 1 million annual visitors.

Selective demolition, new construction, and sensitive integration of contemporary systems enabled the iconic building to meet new program requirements with minimal interventions while exposing and highlighting the original historic fabric to the greatest extent possible. Our rehabilitation of the basement made way for new public education space, public restrooms, and NPS offices. The project replaces a warren of retail vendor stalls at the center of the market level with an open, light-filled exhibition and orientation area. To accommodate the rise in visitor traffic, the project included improved accessibility and egress pathways.

To meet contemporary codes and support rapidly evolving technological needs, new systems were carefully threaded throughout the historic building fabric. All work was completed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Massachusetts Historical Commission, and the Boston Landmarks Commission.

- 30,000 GSF modernization
- Architecture, engineering, planning, programming, historic preservation
- Integration of Preservation and New Construction Preservation Achievement Award, Boston Preservation Alliance







## / US Department of State

For over 20 years, EYP has been proud to design, upgrade, and preserve the facilities that express our nation's values to the world. Working on culturally significant buildings is a central component of our design practice. We embrace the DOS Design Excellence program and are proud to contribute to the projects that advance sustainable design. We are committed to promoting our nation's diplomatic missions and protecting our citizens while respecting the history, culture, and environment of every building site.



/ US Department of State, Overseas  
Buildings Operations Bujumbura, Burundi  
New Embassy Compound

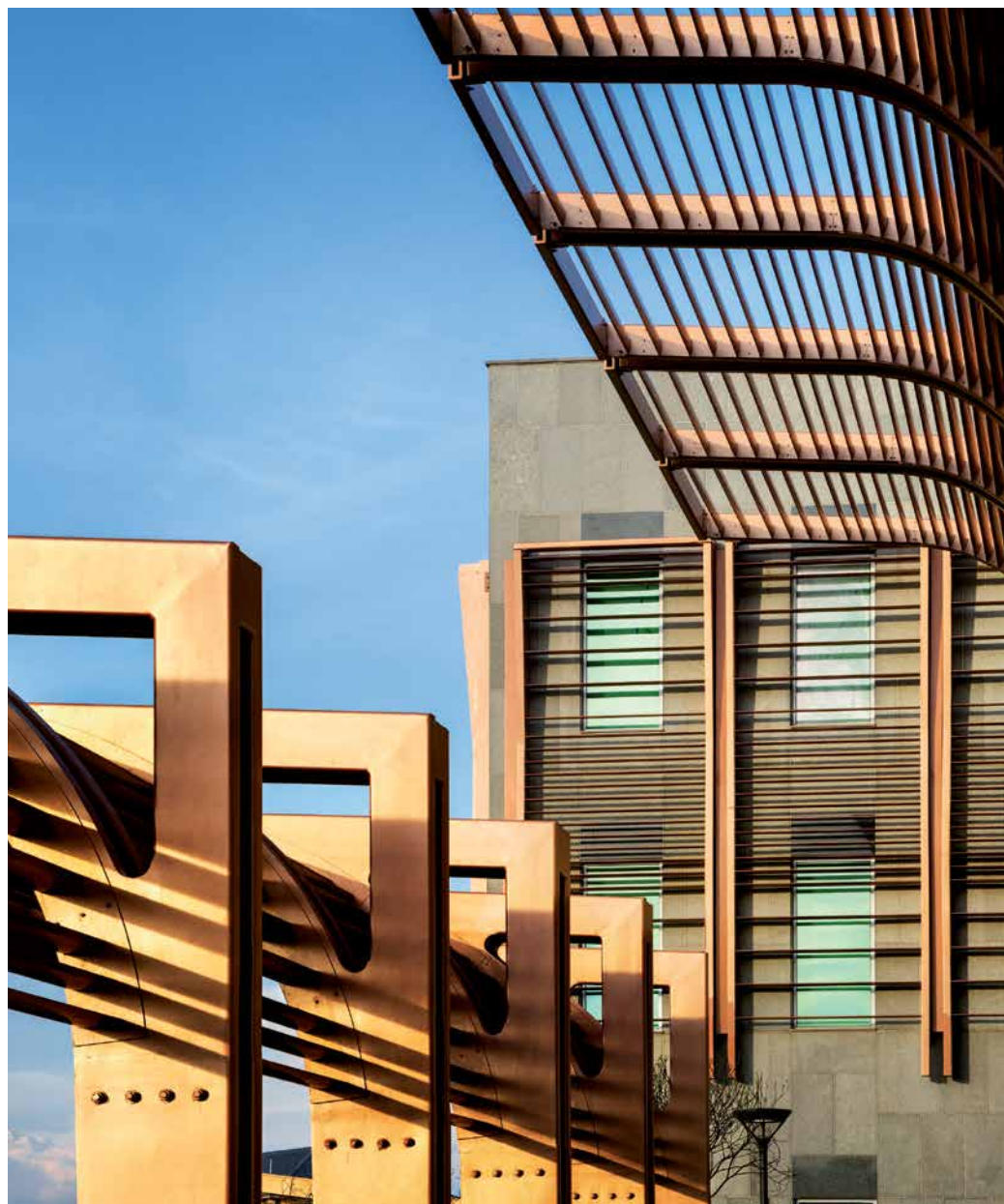


The challenge for the new embassy was to design all aspects of a sustainable and self-contained multi-building compound, to include the main chancery office building, support annex and warehouse, Marine security guard residence, health clinic, and other facilities for the embassy community. Ancillary requirements for the 10-acre site included a 5-generator utility building, staff and visitor parking, access control facilities, and related site development. The landlocked location and regional political instability presented challenges for delivery of materials and scheduling.

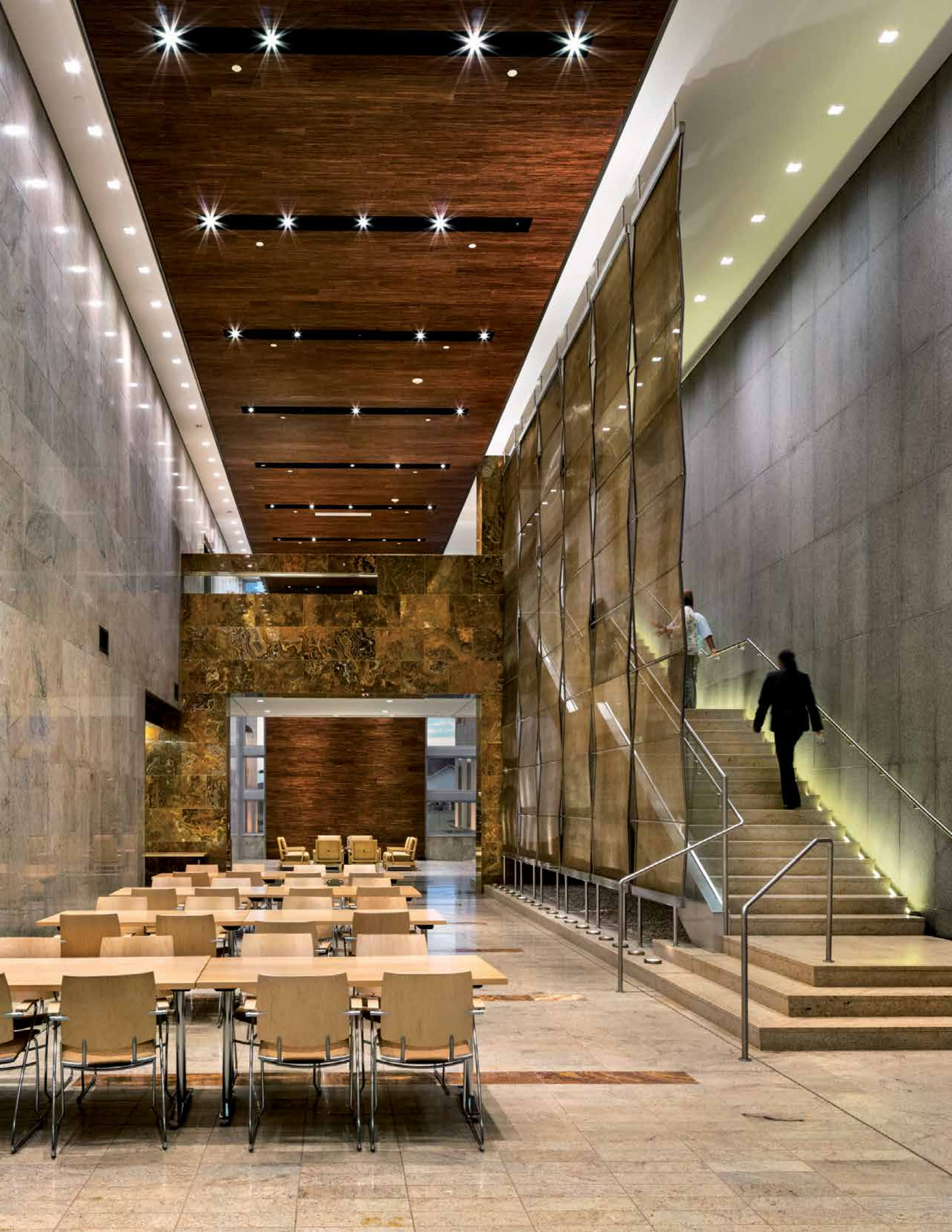
Modern design incorporates security concerns into every aspect of the gently sloping site, providing energy efficiency with solar panels, sun shades, canopies, and other sustainable design features. With average temperatures above 85 degrees, cooling costs and efficiency are major considerations. Optimizing insulation, shading, HVAC, and overall efficiency are all-important and are major features. The complex is designed for 100 percent prime power, with buried tanks to supply the diesel generators. Requirements for access control and blast protection were met by state-of-the-art technology.

The integrated design incorporates a pleasant and comfortable living and working environment for the 274-member embassy contingent and for the attached military personnel, and provides a welcoming atmosphere for visitors.

- LEED Gold certified
- 120,000 SF new construction
- Design-build
- Architecture, engineering, interiors, technology design









/ US Department of State, Overseas  
Buildings Operations Erbil, Iraq  
US Consulate

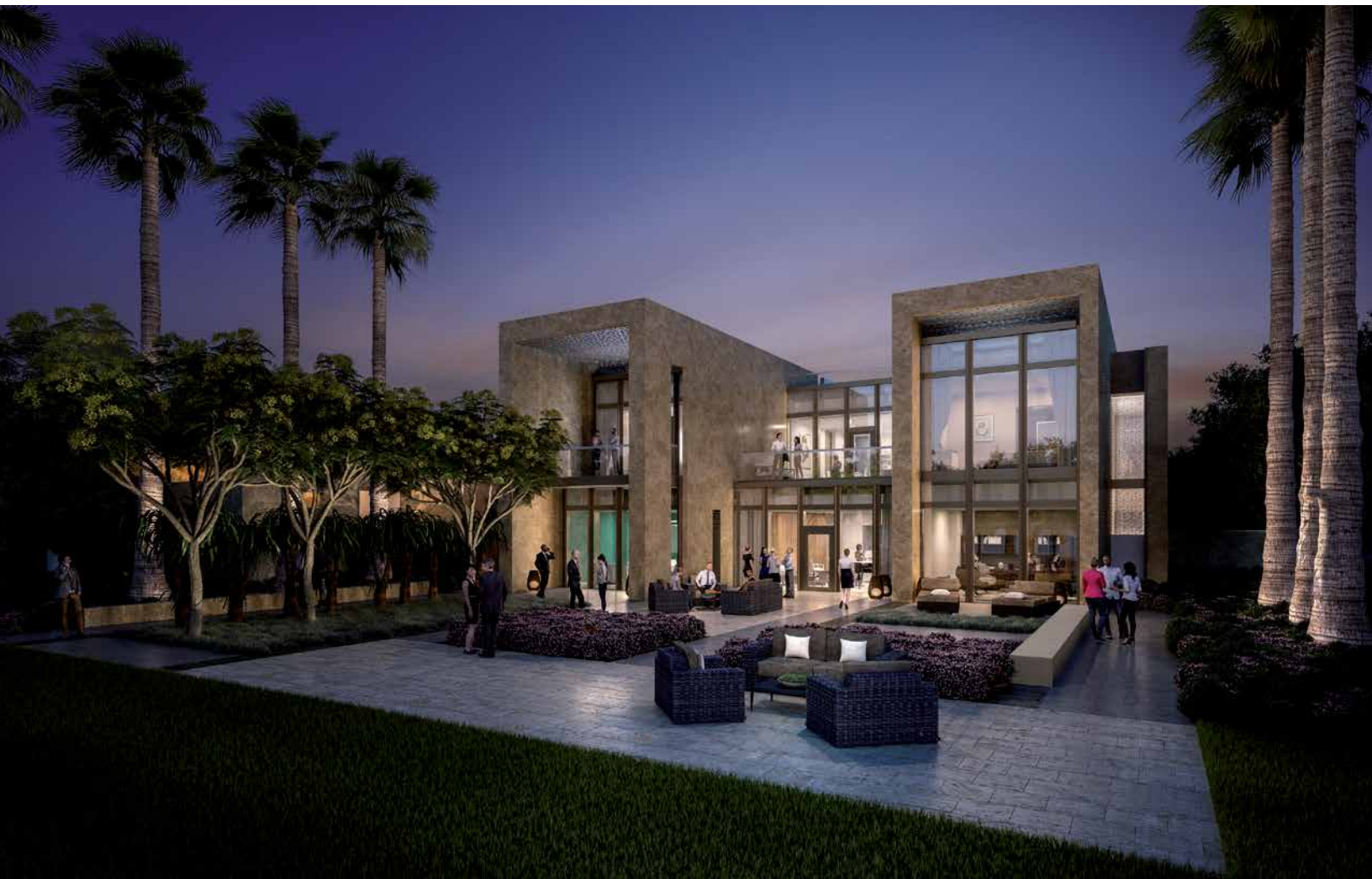




One of the primary drivers for the organization of the site was creating an experience for the users that would be authentic and diverse. The goal was to create a community that would have both the features and amenities familiar to the American population while making a connection to the culture of the local people with whom they interact on a daily basis. Taking advantage of the topography and elevation shifts allows us to provide a variety of views and connections to the surrounding community. Park-like landscaping and natural open zones offer spaces for recreational activities, social gatherings and private contemplation. Attention to the need for a well-designed work/life distinction led to the development of a residential village that offers a variety of lifestyle choices.









/ US Department of State, Overseas  
Buildings Operations Prague, Czech Republic  
US Ambassador's Residence





Built in the 1920s by banker-industrialist Otto Petschek, this mansion became the Ambassador's residence in 1948. A sophisticated yet economical mix of repair, replacement, updates, and new systems enable the historic building to support the private and public functions and ceremonies demanded of an ambassador's residence while providing the communications and security features of a modern American diplomatic facility.



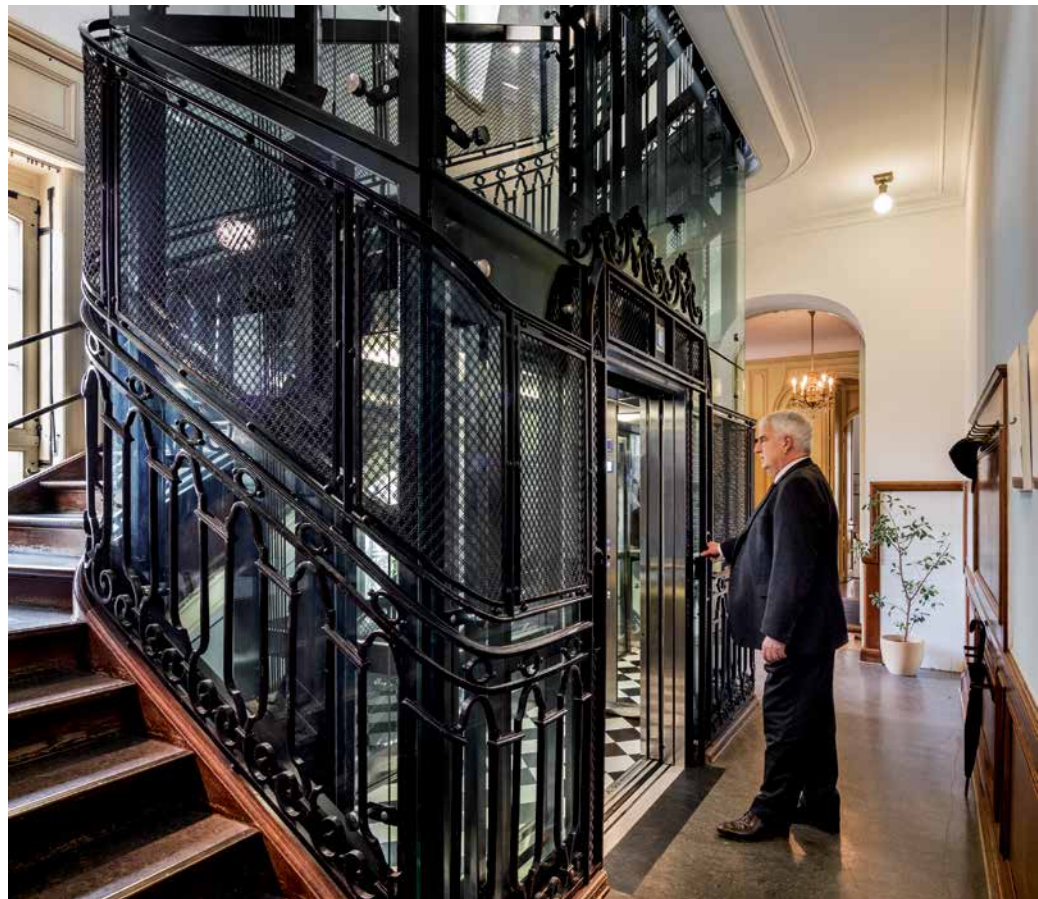
Prior to construction, experts conducted a trial disassembly of wall finishes to minimize impact on the highly decorative surfaces of French silk, plasterwork, or boiserie that would continue to conceal all new building systems.



A new, formerly unenclosed elevator in the center void of a staircase now rises within an all-glass shaft, retaining the quality of light in the stairway. The original, decorative, painted metal and wire guards were salvaged, restored, and repositioned at new landings.

A new stone and marble ramp now links grade to an accessible route on the piano nobile and to garden terraces used for public receptions, while retaining views of the rose garden.

- 50,000 SF renovation
- Secretary of State's Register of Culturally Significant Properties









/ US Department of State, Overseas  
Buildings Operations Frankfurt, Germany  
US Consulate and Regional Operations Center



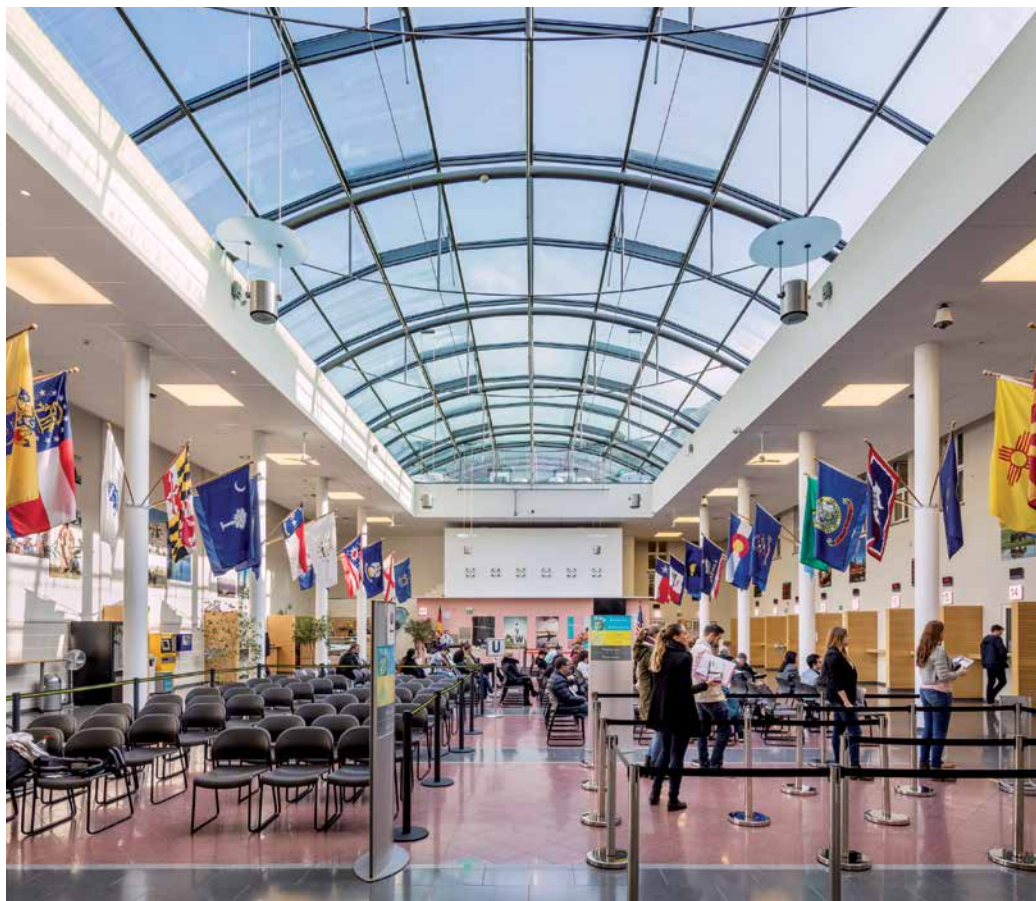


Originally a Luftwaffe (German Air Force) Hospital, the Consulate now houses over 1,000 State Department employees and 14 other tenant agencies to support 100 US diplomatic missions in Europe, Middle East, and Africa.

This project was executed in five phases. We first developed an unclassified design/bid/build project for the construction of the entire perimeter, including two new access pavilions, Main Entry, and Truck Service, and the conversion of two existing buildings (one a designated historical structure, the Porters Lodge) into a Consular and Service Compound Access Control (CAC). For the subsequent classified design/build project, a major rehabilitation with new construction, we developed bridging documents to convert the former hospital into a Consulate. To create an appropriately sized Consular Services Section for Non-Immigrant Visa (NIV), Immigrant Visa (IV), and American Citizen Services (ACS) within the structure's long, narrow wings, we infilled an enclosed courtyard with sally port access. This found space also serves as a gathering space for public events and all-hands staff meetings.

In the third phase of the project, we were responsible for master planning the construction of a regional warehouse. Following these design/build projects, our team evaluated the entire facility to identify outstanding or deferred projects, as well as those impacted by changes in OBO codes and security implemented after construction started. The resulting cost of prioritized projects was divided into two phases and implemented while the Consulate was fully occupied and operational.

- 9.4 hectare (23 acres) site
- 69,800 GSM (750,000 GSF) buildings









# / US Department of State, Overseas Buildings Operations Oslo, Norway US Embassy

When the US mission outgrew its space at Henrik Ibsens Gate, we worked closely with the Department of State and the City of Oslo Planning and Building Agency (OPBA) to realize an open, organic design sensitive to its Huseby Woods neighbors and site. Balancing some of the world's strictest energy and sustainability codes with the stringent security requirements of a modern US Embassy required cooperation, ingenuity, and design diplomacy.

The Chancery presents a welcoming public face, its design inspired by the sheltering horizontal roofs typical of traditional Norwegian longhouse design. All buildings have an overhanging copper cornice or copper roof, visually referencing the longstanding relationship of the United States and Norway where the copper for the Statue of Liberty was mined. The underground siting of the Support Annex takes advantage of the rising terrain along the site's southwestern edge to create an expansive green roof whose thickness (up to 7 feet) is capable of sustaining trees.

- 10 acres
- 80,700 GSF
- LEED Gold certified





## / US Navy

EYP designs facilities that honor the service, dedication, and sacrifice of those who promote the mission of the USN. Our in-house expertise in energy efficiency, historic preservation, and building modernization helps keep Navy building stock current for emerging programs and technologies. Adapting existing structures and incorporating modern engineering systems extends the useful life of the Navy's portfolio of historic structures.



# / NAVFAC Washington Washington, DC

## Historic Watch Box



Originally constructed in the 1840s, this guard house was the “check-in” location for all visitors to the Washington Navy Yard, including President Lincoln who frequently traveled to the base during the Civil War. As a result, the small structure is historically significant as one of the last places where the President made an official call only days before his assassination.

In 1906, the structure was moved to Indian Head, Maryland, where it remained for over 100 years. When the Watchbox was identified as an important contributing element to the Washington Navy Yard Historic District, NAVFAC arranged for its return and restoration.

The delicate structure was transported by barge down the Potomac River and sensitively relocated near its original site, across from the Main Parade Ground. Our preservation team restored the porch canopy with its columns and returned the Watchbox to its original design to help educate the public about the important role the Washington Navy Yard played during the Civil War.

- Design Excellence in Historic Resources, *AIA Washington, DC*
- Palladio Award, *Traditional Building Magazine*



## / NAVFAC Washington Washington, DC Joint Air Defense Operations Center

The new Joint Air Defense Operation Center (JADOC) facilitates a critical defense mission, balancing 21st century technology with an exterior design that responds to its historic surroundings at Joint Base Anacostia-Bolling. The 2-story building houses 22,600 SF of administrative and support space, unifying functions that had previously operated out of separate temporary facilities. Security and anti-terrorism/force protection are essential elements of the LEED Silver design.

JADOC is a workplace environment designed for maximum functionality and building energy performance. The facility core is a central operations control room with offices and support staff functions located along an easily accessed circulation curve that contributes to flexibility of building use. The design accommodates the command need to process secret information throughout the building with secure communications paths and system redundancy. The majority of the interior is a secure, open storage area.

- LEED Silver design
- 22,600 SF new construction
- Architecture, engineering, programming, planning
- Security, anti-terrorism/force protection





## / US Army

For more than 35 years, EYP has been privileged to help the USACE respond to the changing demands that today's Army programs and technologies place on buildings and bases. From our work on education and training facilities to offices and operations centers that support critical missions, we honor and ensure the well-being of our nation's troops. We are proud to advance the Army's mission and improve its ease of management on bases, museums, and historic sites.



/ US Army Corps of Engineers, New York  
District West Point, NY  
US Military Academy



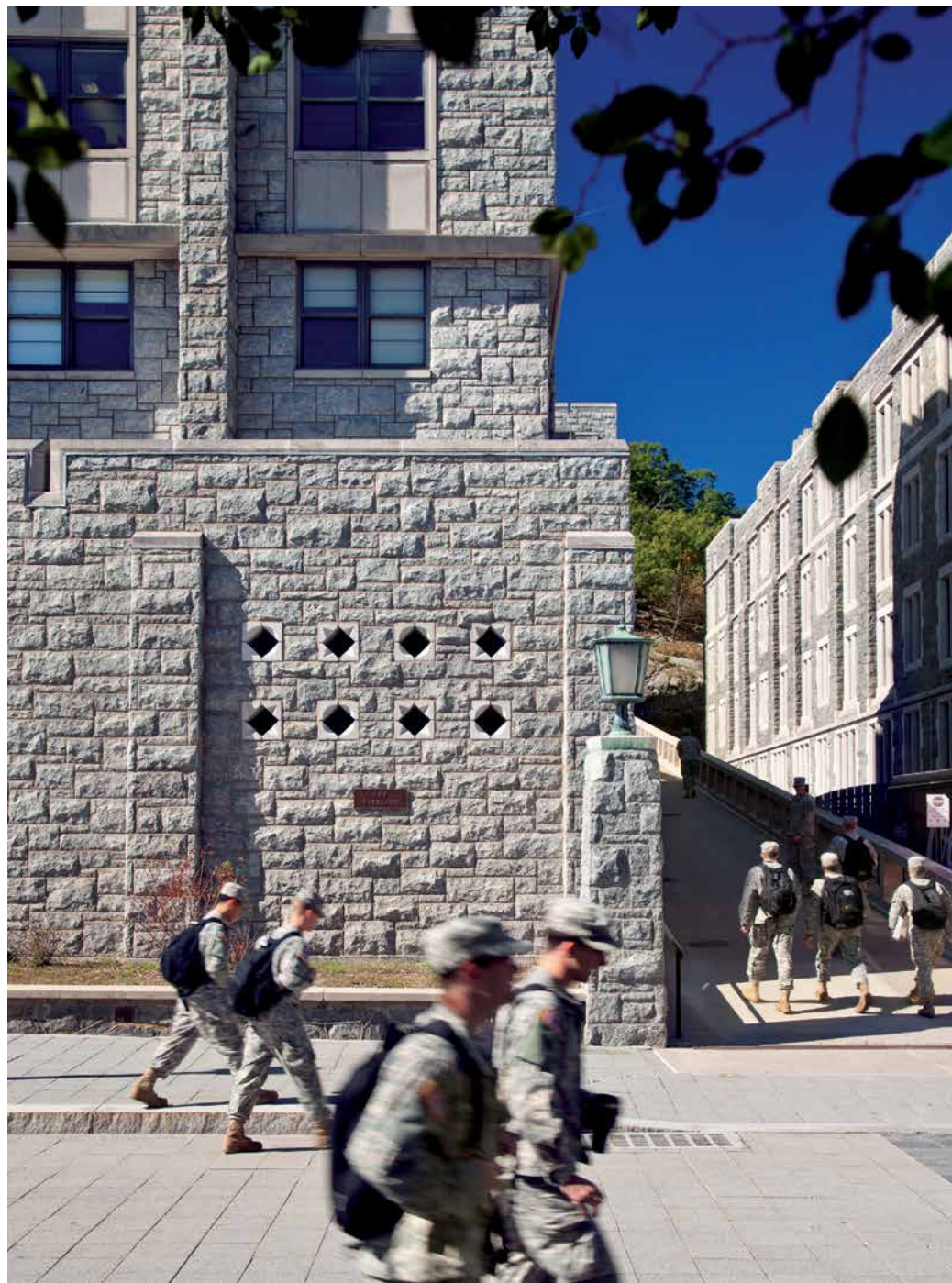
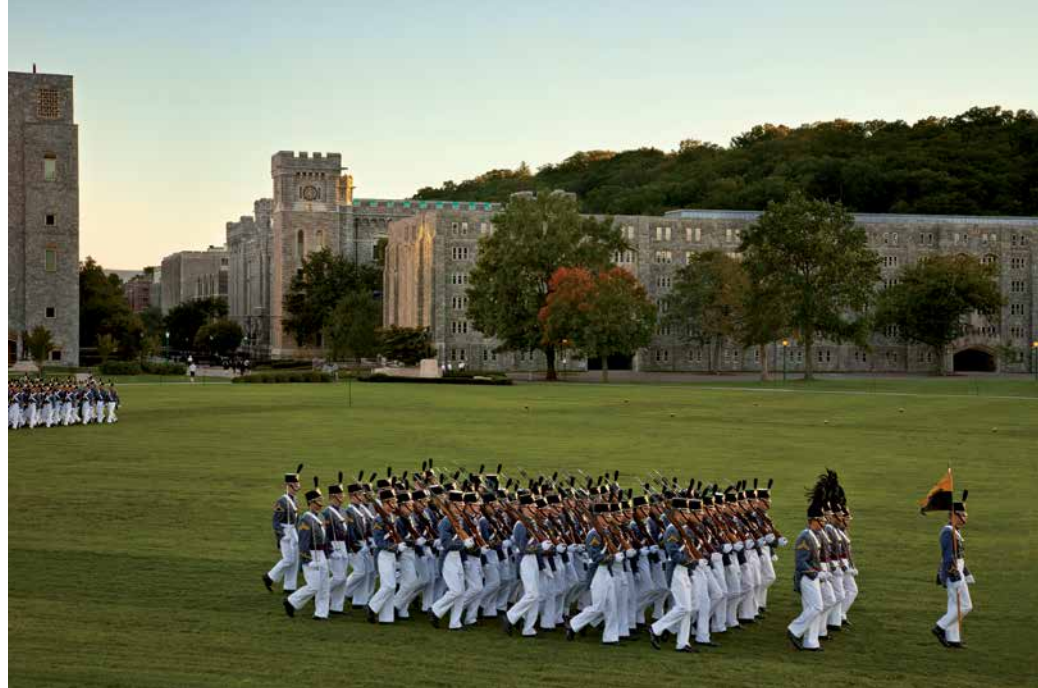


The oldest continuously operating Army post in the United States, West Point's primarily Gothic Revival campus is a designated Historic Landmark District. Over the course of more than 15 years, EYP has been responsible for the preservation, restoration, and rehabilitation of many of the Academy's most historically significant structures.

Under our IDIQ contracts, we have worked on all of the cadet barracks (350,000 GSF), as well as Grant Mess Hall; the Cadet Chapel; West Point Cemetery; upgrades to the athletic facilities; renovation of historic Building 624 to provide a Warrior Transition Unit; and investigation and stabilization of the Warner House on Constitution Island, the oldest building at West Point.

At Pershing Hall, Grant Hall, Washington Hall and Bradley Hall (the cadet barracks facing the central campus area and main parade grounds), our team provided repair and restoration of the exterior stone facades and parapets, and upgrades to the interiors for current use and code compliance. Two of these buildings are listed on the National Register of Historic Places. Rehabilitation work focused on improving the quality of housing for cadets by upgrading interior features; correcting structural deficiencies; and improving energy efficiency.

- Architecture, MEP & structural engineering, fire protection
- Historic Preservation
- Historic Structure Reports
- Secretary of the Interior's Standards for the Treatment of Historic Properties









## / US Army Washington, DC Grant Hall

Preservation, restoration, and modernization expertise reinvent this facility as modern office space while sensitively respecting the historic fabric of the landmark, which had undergone numerous renovations that significantly altered its appearance over the years.

Under the guidance of the U.S. Army Corps of Engineers Baltimore District, we provided architecture, engineering, and historic preservation services for the building, working in collaboration with the building's occupant, the National Defense University (NDU). Exterior renovations included new roofs and repair of the wood windows. All of the building systems were upgraded and fire suppression added. The first and second floors were converted into an efficient workplace for NDU, with the third floor offering a state-of-the-art, technology-rich conference room. Although our feasibility study determined that later renovations had removed virtually all evidence of the 1865 trial room, the project was developed to allow for a possible complete reconstruction in the future.

- 11,500 GSF modernization
- Reconstructed courtroom





## / National Archives and Records Administration

Preserving the records of our government and the iconic structures that house them is an important part of EYP's design practice. We share NARA's mission of ensuring the archival record and built environment that inform the American Identity. EYP's integrated expertise safeguards history while enhancing the visitor experience.



# / National Archives and Records Administration

Hyde Park, NY

Franklin Delano Roosevelt Presidential Library and Museum



“The dedication of a library is in itself an act of faith. To bring together the records of the past and to house them in buildings where they will be preserved for the use of men and women in the future, a Nation must believe in three things. It must believe in the past. It must believe in the future. It must, above all, believe in the capacity of its own people so to learn from the past that they can gain in judgment in creating their own future.”

*Franklin D. Roosevelt*  
*Library Dedication ceremony*  
*June 30th, 1941*



We partnered with NARA and the National Park Service to modernize the FDR Library – the first US presidential library – and enhance the visitor experience. The site fulfills two public missions: its archives support scholarly research in American socio-political history, while its museum maintains FDR’s legacy to educate the general public.

Bringing the archives and museum up to current code, ADA compliance, and NARA standards for environmentally controlled storage spaces required integrated expertise in historic preservation, energy, and archival storage. Our design inserted new permanent exhibit space as well as visible and compact storage areas. Meticulous research guided the seamless incorporation of infrastructure upgrades in historic building fabric. Extensive renovation of the masonry – informed by envelope analysis and a Computational Fluid Dynamics (CFD) model – allowed the original historic envelope to be preserved while also protecting its sensitive contents. Site utilities and the central plant were replaced. An energy consumption model of the building established baseline expectations for annual energy costs.

The building houses exhibition and research spaces, archival storage, visible displays, and support spaces. Strategic phasing of construction allowed portions of the museum to remain open throughout the renovation and ensured the careful, efficient transfer and reinstallation of sensitive archival material.

- 55,700 SF modernization
- Architectural & engineering design, historic preservation, archival storage, construction management

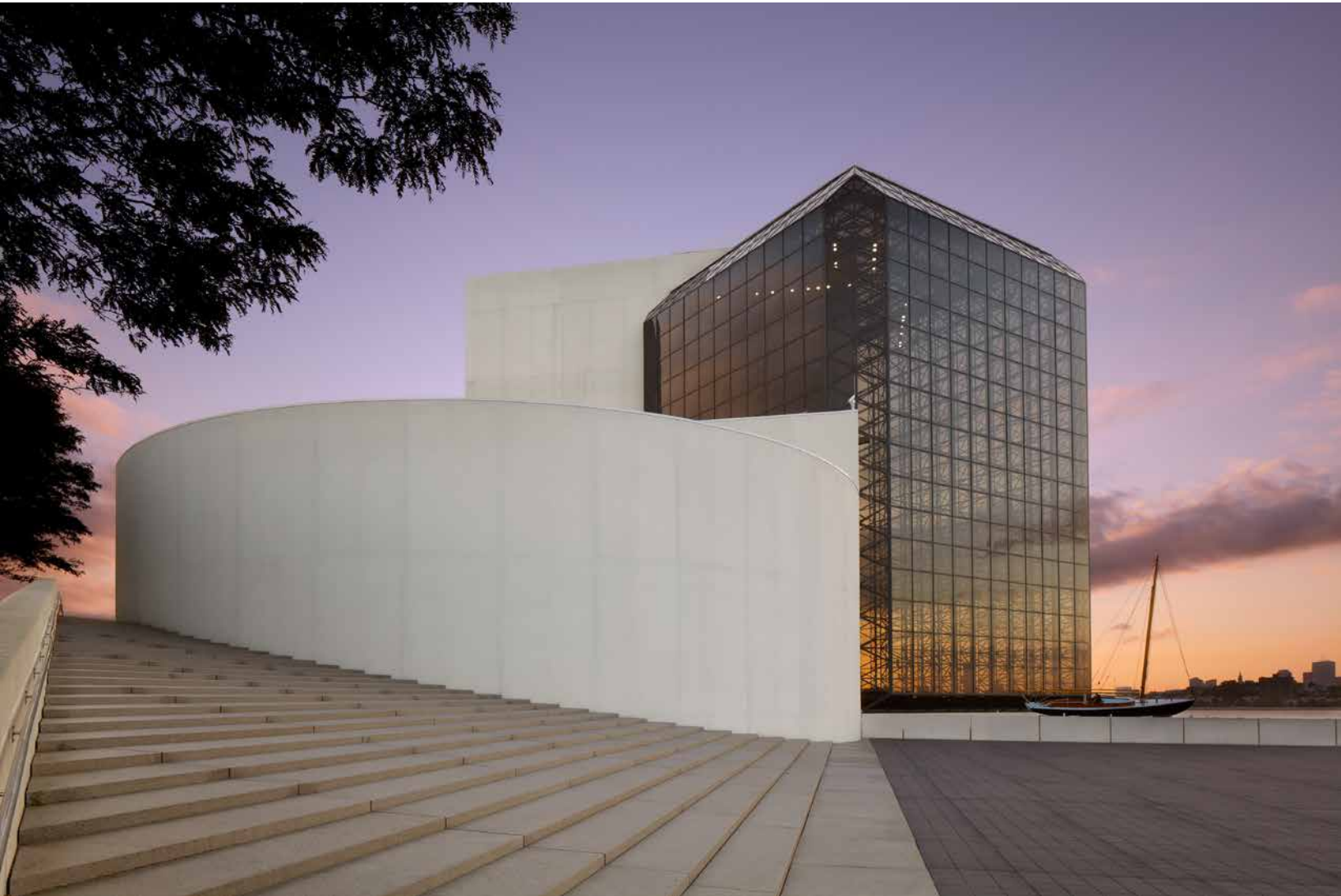








/ National Archives and Records  
Administration Boston, MA  
John F. Kennedy Presidential Library Study





The John F. Kennedy Presidential Library is among the busiest of presidential libraries, annually welcoming 200,000 researchers and visitors. Transformational technological advances made over the building's 30-year existence required extensive infrastructure upgrades to protect the collections and support the needs of a 21st century research facility. The original I.M. Pei structure also required additional conference, classroom, and administrative spaces to support the library's educational and research mission.

Our project addressed site and envelope, accessibility, interior finishes, MEP/FP systems, archival storage, information technology, and building security. To enhance the museum experience and address critical issues of collection storage, access, and management, we designed a respectful addition that deftly cants at a 45-degree angle to the original, leaving the massing and geometries of Pei's building to stand on their own, largely undisturbed. The addition's exterior is the same white concrete pre-cast panels, and a horizontal band of windows matches the shaded glass of the original pavilion overlooking the harbor. In addition to improving interior functions, repairing the façade, and modernizing engineering systems, the design provides archival storage compliant with NARA's stringent requirements for humidity, temperature, and gas infiltration. The Library remained open throughout design and construction.

- 173,000 SF total
- 28,000 SF modernization
- 30,000 SF addition
- Architecture, engineering, programming, planning, archival storage, historic preservation, security
- NARA standards







John F. Kennedy  
PRESIDENTIAL LIBRARY AND MUSEUM



## / capabilities

### Architecture

- Design
- Planning
- Programming
- Interior Design
- Life Safety
- Signage & Wayfinding
- Workplace Strategy & Design
- Master Planning

### Energy

- Energy Data Analysis
  - Energy Modeling
  - Benchmarking
- DSM Programs for Utilities
- Building Performance Optimization
  - Energy Audits
  - Energy Master Plans
  - Retro-commissioning

### Engineering

- Electrical
- Fire Protection
- Mechanical
- Plumbing
- Security
- Structural
- Telecommunications

### Software

- B3 Benchmarking
- NEO Net Energy Optimizer®
- Custom tools with WeidtSim®

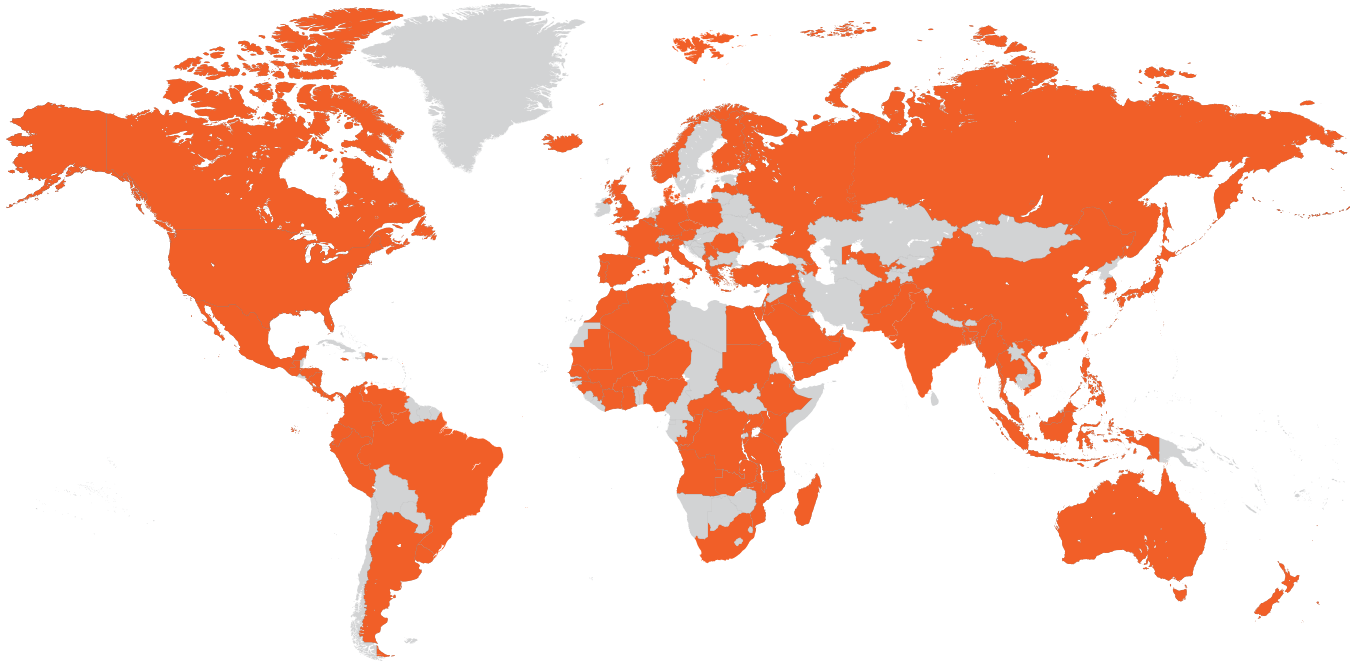
### Consulting

- Graphic & Environmental Design
- Marketing Communications
- Public Relations



## / global reach

High-performance projects for clients in over 100 countries





## / government client list

Air National Guard  
Architect of the Capitol  
Defense Health Agency  
Department of Energy  
Federal Bureau of Investigation  
Federal Railroad Administration  
General Services Administration  
Library of Congress  
National Aeronautics and Space Administration  
National Archives & Records Administration  
National Institutes of Health  
National Oceanic and Atmospheric Administration  
National Park Service  
Naval Facilities Engineering Command (NAVFAC)  
Smithsonian Institution  
US Army Corps of Engineers (USACE)  
US Department of Homeland Security  
US Department of State  
Veterans Affairs



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*Design for your people, your purpose, our planet.*

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