EPA/GSA WYNKOOP RECONFIGURATION
GOVERNANCE BOARD
April 4, 2018
12:00 – 1:00 EDT – 10:00 – 11:00 MDT

DRAFT AGENDA

TOPICS:

1. Introductions
2. Project Status
   a. Lease Amendments: GSA to update on this
   b. Construction Schedule – Lessor has provided a more detailed Phase 1 construction Schedule. The schedule has a two week slip due to delay in getting permits. No detailed Phase 2 schedule has been provided yet. ***Additional one-week delay on Phase 1.***
3. Schedule Discussion
   a. Construction
      i. Holding weekly construction meetings. Weekly Construction reports being produced by lessor. ***GSA contractor Parsons also producing reports for GSA/EPA use.***
      ii. Indoor Air Quality Plan and Testing – Preliminary results show good air quality on floors 3 and 4. Summary of the findings was prepared by EPA R8 and is undergoing review by the ARA (Buhl). ***Pre-construction results on floors 5-7 show good numbers in general with the exception of 7th floor for PM-10.***
      iii. Antenna – decoupled from overall permits process as it may require additional attention including presenting the project in front of the Landmark Commission (LODO historical neighborhood). OARM has agreed to include the cost for drawings in the TI budget but not the installation charges, approx. 9K. ***Region will need to engage HS office in HQ to secure funding. This may require coordination between OARM and the HS Office at EPA HQ.***
      iv. Security Status: Lessor providing GSA/EPA drawings and path forward
         a. LINX Systems – ***work is currently being performed by EPA R8/OARM SMD staff and LINX. Awaiting response to comments.***
         b. Interconnectivity of systems (Wynkoop/Bldg. 25/Montana) – still need to work out a solution to this

v. Fire/Life/Safety status –

a. ***Path forward reached for second floor egress concerns for all except issue below***
    i. ***Issue where the doors on the second floor (hallways facing Wynkoop) may meet egress codes – as per OARM FLS staff assessment. GSA to provide input.***

b. ***Loud Speaker System: Building management rejected proposal to have limited use of the fire alarm speaker system for EPA to use during tornado warnings and other emergencies. Building management has expressed to GSA that all other tenants will have to have their own loudspeaker system.***
    i. ***R8 position: until we can move forward on a permanent solution to this matter, the expectation from this lease is that the lessor will quickly and efficiently notify EPA of any emergency via the fire alarm loudspeaker system.***

4. Action Items
    a. From this meeting:

5. Closing and Adjourn