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EPA

Nationwide Facilities Guide

he United States Environmental Protection Agency • Office of Administration and Resources Management

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The Office of Administration and Resources Management (OARM) is pleased to present the 2001 Nationwide Facilities Guide. The Guide is a comprehensive listing of our locations and facilities throughout the country and the Commonwealth of Puerto Rico. This Guide provides a quick and easy method by which detailed facility information can be accessed, including required data for each location. With your help, we have verified lease data, personnel counts, and space descriptions. We will continue to track and maintain database information on all EPA facilities in order to provide accurate information in future Guide updates.

The Office of Administration is extremely proud of its efforts over the past several years in improving the quality of EPA's office and laboratory space. All ten Regional Offices have moved into new or extensively improved facilities. These facilities include the new Federal Office Buildings in Chicago, Atlanta, and New York; upgraded offices in Dallas, San Francisco, and Denver; a new leased facility in Philadelphia; and our award winning new Kansas City office. The Southeast Expansion Project is progressing. The consolidation of our offices from 13 scattered buildings into three locations in Triangle Complex in Washington, DC is about 50 percent complete.

In providing new facilities for our employees, we believe it is important that care and thought be given when planning and laying out space. In our new facilities, we ensure that EPA standards for indoor air quality, maximized natural light, and quality furniture systems are upheld. We also provide other features such as conference facilities, and fitness and child care centers.

We have also moved aggressively to support the scientific and analytical activities of the agency. Since the Guide was last published, we have acquired new regional labs in Chelmsford, Massachusetts and Kansas City, Kansas. We have commenced the upgrades of our Manchester, Washington and Chicago, Illinois labs, and have developed a plan to improve the Edison, New Jersey lab. This will complete the modernization efforts for all of EPA's Regional Laboratories. Our new, state-of-the-art facility at Research Triangle Park, North Carolina (RTP) is nearing completion, and occupation will begin later this year. The campus will provide space for 2,200 people and approximately 600,000 usable square feet of office and lab space.

We should all be pleased and proud of the Agency's accomplishments in providing quality space for our employees and state-of-the-art facilities to support our mission.

John C. Chamberlin
Director, Office of Administration

Office of Administration

EPA United States Environmental Protection Agency

Program Acronyms

AO Office of the Administrator

OIA Office of International Activities

OARM Office of Administration and Resources Management

OECA Office of Enforcement and Compliance Assurance

OCFO Office of the Chief Financial Officer

OGC Office of General Counsel

OEI Office of Environmental Information

OIG Office of the Inspector General

OW Office of Water

OSWER Office of Solid Waste and Emergency Response

OAR Office of Air and Radiation

OPPTS Office of Prevention, Pesticides, and Toxic Substances

ORD Office of Research and Development

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Introduct

The US Environmental Protection Agency's Facilities Guide has been prepared by the Facilities Management and Services Division (FMSD) of the Office of Administration to provide EPA employees and other users with current information on the facilities used by the Agency in the conduct of its mission.

In addition to providing a listing of EPA facilities, the Guide is intended to simplify retrieval of information. It is structured so that buildings can be identified; a) by location: city and state, or Region; b) by assignment to Headquarters, Region, or Program; and c) by primary use: office, laboratory, etc.

The Guide includes basic information such as a facility's address, its size, current lease status, and controlling authority, i.e., GSA (the US General Services Administration) or EPA. For major Agency facilities, such as the Headquarters, Regional Offices, and primary research laboratories, photographs and site maps are provided. Information on the approximate number of persons employed at each facility is also provided.

This 2001 Guide updates the Facilities Guide published in 1999, and includes the real estate changes that have occurred since that time. However, because of the dynamic nature of the Agency, the state of its facilities is subject to ongoing change. The Agency constantly realigns and consolidates its buildings and real estate needs to meet its mission requirements. Some changes that are in the process of implementation are noted in the narrative; other changes may be contemplated but have not been described because construction or implementation may not yet be committed.

A few notes about some of the terms used in this guide:

EPA facilities are occupied under various arrangements. These include:

EPA Owned — Examples include several of the research laboratories, such as those in Athens, Georgia, Duluth, Minnesota, and Narragansett, Rhode Island.

EPA Leased — The Agency pays rent directly to the landlord. Where known, the lease expiration date has been noted. Two facilities in North Carolina have this arrangement, as do the Houston, Texas and Richmond, California facilities.

GSA Owned — Under the control of GSA. Agency offices located in federal buildings or courthouses are often under this type of arrangement. In many cases, EPA may share the building with other agencies, and may share with those agencies common facilities such as food service, child care centers, fitness centers, and similar amenities.

GSA Leased	The Agency pays rent to the General Services Administration, which, in turn, leases the building from a private owner.
Personnel	Numbers of employees have been estimated for each facility, based on current available data. Numbers include other than full-time EPA employees, such as Stay-In Schools (SISs), Senior Environmental Employees (SEEs), and on-site contractor personnel.
Areas	The space occupied is shown in rentable square feet (rsf), unless otherwise noted. Common-use spaces shared with other agencies have not been included. Rentable Square Feet is the usable area of a space with its associated share of common space. GSA leased and owned buildings are shown in rentable square feet. Usable Square Feet is the occupied space, not including common space. EPA leased and owned spaces are shown in usable square feet.

Overview of the EPA Space Inventory in 2001:

The Environmental Protection Agency occupies approximately 8.9 million square feet of space, housing approximately 25,500 personnel in 38 states. EPA facilities are comprised of offices and laboratories in space that is: GSA-leased (49%), GSA-owned (29%), EPA-leased (5%), or EPA-owned (17%). In addition to the Headquarters facilities located in the Washington, DC metropolitan area, the other predominant facilities include the 10 regional offices and the two major research centers in Research Triangle Park, North Carolina and Cincinnati, Ohio.

EPA has ten regions across the United States, each of which has a regional headquarters office and several laboratories. These laboratories perform a broad range of scientific and technological activities that range from enforcement and technical services to development and fundamental research. The roles and missions of these facilities focus on environmental problems from a variety of sources, and their ecological and health-related impacts.

The following is a description of the different types of EPA facilities:

Headquarters	EPA Headquarters in Washington, DC accommodates the Agency's policy making, management, administration and integrating functions for a variety of research, monitoring, standard setting, and enforcement activities pertaining to the protection of the environment.

Regional Offices	The EPA Regional offices conduct activities in support of EPA programs and manage environmental policies in the states that comprise the region. The regions provide administrative support for the development and implementation of comprehensive and integrated environmental protection programs.
Regional Laboratories	The 10 regional labs are dedicated to the support of regional programs primarily through the provision of laboratory analytical support, quality oversight, and technical activities in support of enforcement and compliance.
Program Laboratories	There are two major research centers in Research Triangle Park, North Carolina and Cincinnati, Ohio. These centers provide laboratory and office space for several Program offices. In addition, several Programs have their own labs, which engage in a variety of activities, ranging from basic research to analysis and enforcement support. The Office of Research and Development (ORD) labs engage in fundamental research, application-driven research, development, and technical assistance on an as-needed basis. The other program labs support regulatory needs through development of standards, laboratory analytical services, enforcement and compliance activities, monitoring, and technical assistance services.

How to Use this Guide

The Guide organizes the various EPA facilities by geographic region. This means that various organizational components, for example, ORD Laboratories, are included within the Region that they are located in, even though the particular component may be responsible to the Program's Assistant Administrator at Headquarters, rather than to the Regional Office.

At the end of this guide, there is an Index of Facilities that lists each facility name and address, programs located there; lease/ownership status; estimated number of personnel; facility area; and primary use.

Where a facility is assigned to a particular Program (or Programs), the Index identifies the particular Program Office (by acronym) responsible for the operations at that facility. Refer to the list of acronyms in the front of the guide.

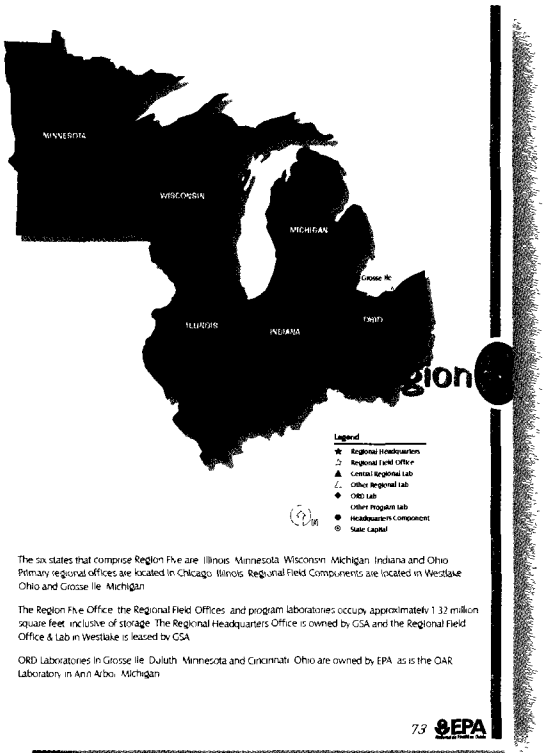
EPA Regional Offices and Laboratories

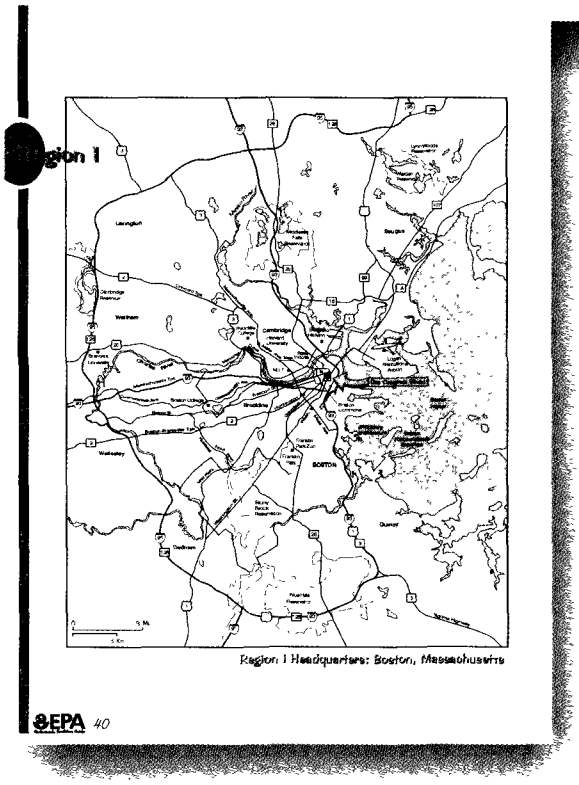
Facilities Guide Format

A standard format is used for each region in the Guide. The format includes a regional map, a metropolitan area map, a narrative, photographs (where available) of significant facilities in each region, and a summary page listing the small facilities not covered earlier.

Regional Map

Description of the region and location of headquarters, field components, laboratories and facilities are displayed.





Metro Area Map

Detailed map of the metropolitan area of the city hosting the primary regional headquarters.

Foley Square Federal Office Building
290 Broadway, New York, New York

GSA Owned
Primary Use • Office
Facility Area • 457 729 rsf
Personnel • 927
Occupants • Region 2 Offices
• Office of the Inspector General (OIG)
• Office of Enforcement & Compliance Assurance (OECA)

Region 2

The thirty story Foley Square Federal Building at 290 Broadway in Lower Manhattan was constructed in 1995 to serve as a home for several federal agencies including the EPA Region Two Headquarters. The EPA occupies floors fifteen through twenty nine of this building. Other federal tenants include the Internal Revenue Service and the Federal Bureau of Investigation. Foley Square has a total of 1 008 850 gross square feet.

Prior to its move to the new Foley Square Federal Building, Region Two Headquarters was located in the nearby Jacob K. Javits Federal Building at 26 Federal Plaza. Space layouts there had become somewhat fragmented over several floors as a result of agency growth over time. The move to Foley Square allowed EPA to consolidate all of its divisions thus leading to a more efficient use of space and improving functional relationships among the various organizational components.

The Foley Square Building is a modern steel-framed fireproof structure. EPA offices are served by a bank of eight high speed elevators and two large service elevators. The typical floor plate permits open-plan work stations to be placed around the central core containing elevators, stairs, and toilet rooms, while most enclosed offices are located towards the interior. Selected interior structural bays have been designed for heavier live loads and allow the use of high-density files.

Region Two components located here include: In addition to the Office of the Regional Administrator (ORA) the Office of the Region Counsel (ORC) the Communications Division (CD); the Office of Policy and Management (OPM); the Division of Enforcement and Compliance Assurance (OECA); the Division of Environmental Planning and Protection (DEPP); and the Emergency and Remedial Response Division (ERRD).

Foley Square also houses two Headquarters field components: the Criminal Investigations Division (CID/OECA) and the Office of the Inspector General (OIG).

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Summary of Major Facilities in the Region

Each section contains narratives and illustrations of the facilities in the region. Information includes location, lease status, area, personnel, primary use, number of personnel, occupants, and brief descriptions of the facilities.

Summary of Remaining Facilities in the Region

Information on a facility's location, controlling authority, lease status, area, primary uses, and number of personnel.

Additional Region 10 Facilities

E. Green - W. Wyatt Federal Building
1220 SW 3rd Avenue, Portland, Oregon
GSA Owned
Primary Use • Storage
Facility Area • 605 rsf
Personnel • N/A

Idaho Operations Office
1445 North Orchard, Boise, Idaho
GSA Leased • Expires 30 November 2004
Primary Use • Office
Facility Area • 6 941 rsf
Personnel • 27

Couer D' Alene Office
1910 Northwest Boulevard, Suite 208
Couer D' Alene, Idaho
GSA Leased • Expires 1 November 2005
Primary Use • Office
Facility Area • 904 rsf
Personnel • 1

Alaska Operations Office
222 West 7th Avenue, Anchorage, Alaska
GSA Owned
Primary Use • Office
Facility Area • 8 735 rsf
Personnel • 26

Alaska Operations Office
709 West 9th Street, Room 223
Juneau, Alaska
GSA Owned
Primary Use • Office
Facility Area • 1,842 rsf
Personnel • 3

Kenai Office
514 Funny River Road, Soldotna, Alaska
GSA Leased • Expires 15 March 2002
Primary Use • Office
Facility Area • 200 rsf
Personnel • 1

Region 10

EPA 122

Green Buildings Vision & Policy Statement

From EPA's Environmental Procurement Strategy, August 1995, EPA200-R-95-001

In order to maintain leadership in environmental protection, EPA must lead by example. Through sustainable design and construction of EPA facilities, EPA attempts to model responsible environmental behavior and to help create the framework within which the building industry as a whole can shift toward practices which will promote "Green Buildings."

Green Buildings are structures that incorporate the principles of sustainable design – design in which the impact of a building on the environment will be minimal over the lifetime of that building. Green Buildings incorporate principles of energy and resource efficiency; practical applications of waste reduction and pollution prevention; good indoor air quality and natural light to promote occupant health and productivity; and transportation efficiency in design and construction, during use and reuse.

Agency facilities, both new and existing, should serve as models for a healthy workplace with minimal environmental impacts. To achieve this goal, EPA utilizes both innovative "state-of-the-art" technologies and holistic approaches to design, construction, renovation and use. EPA works with the private sector to identify opportunities for innovation and help create markets for both products and design concepts. Important considerations in the design, construction and use of EPA owned and leased facilities include the following:

- Site planning that utilizes resources naturally occurring on the site such as solar and wind energy, natural shading, native plant materials, topography and drainage.
- Location and programs to optimize use of existing infrastructure and transportation options, including the use of alternative work modes such as telecommuting and teleconferencing.
- Use of recycled content and environmentally preferable construction materials and furnishings, consistent with EPA Procurement Guidelines.
- Minimization of energy and materials waste throughout the buildings life cycle, from design through demolition or reuse.
- Design of the building envelope for energy efficiency.
- Use of materials and design strategies to achieve optimal indoor environmental quality, particularly including light and air, to maximize health and productivity.
- Operation systems and practices that support an integrated waste management system.
- Recycling of building materials at demolition.
- Management of water as a limited resource in site design, building construction and building operations.
- Utilization of solar and other renewable technologies, where appropriate.

Evaluation of trade-offs is an important component of the design of Green Buildings. Where the goals of a Green Building are contradictory (for example increased ventilation vs. increased energy efficiency), the trade-offs are evaluated in a holistic framework to achieve long-term benefits for the environment. Also, the physical considerations are balanced with other policy objectives such as environmental justice, particularly with regards to site location. EPA anticipates that there may not always be single answers to recurring building issues, but it adopts a consistent approach to evaluating all buildings for sustainable design considerations

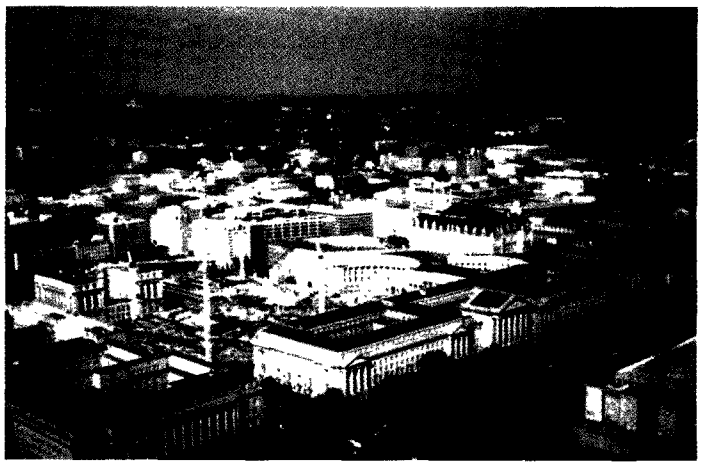
The following pages highlight examples of Green Building Practices and Sustainable Design, through which, EPA is "Leading by Example."

New Headquarters Complex

EPA was created in 1970 and set up Headquarters operations at Waterside Mall in southwest Washington, DC. The growth of the Agency eventually resulted in the occupation of over ten buildings in the Washington Metropolitan Area. In 1981 plans were set in motion to consolidate EPA's fragmented Headquarters and in 1993, GSA announced that EPA would occupy Ariel Rios, US Customs, ICC, and Connecting Wing buildings, all part of the Federal Triangle Complex in northwest Washington. In 1993 EPA also began plans to occupy space in the new Federal Triangle Building (later renamed the Ronald Reagan Building), which was under construction, and would be completed in 1997.

The EPA move into the Federal Triangle Headquarters facilities has been a significant challenge. Time constraints and tenant-specific renovations for another federal agency complicated EPA's consolidation efforts. In the Ronald Reagan Building the New Headquarters Team had to work with a space that was already designed and altered to reflect EPA's mission and environmental goals. The other four Federal Triangle Buildings were historic structures and presented the challenge of modernizing spaces without disturbing historically significant features. The focus settled on intervention strategies, that ensured that the Agency's functional and mission requirements were met. Even in these complicated, fast-paced projects in which EPA was not initially a primary tenant, the Agency has been successful in incorporating numerous Green Building features. For example, EPA has:

- Established a process to review materials and material safety data sheet information to choose alternative materials with low off-gassing potential,
- Developed an indoor air quality guidance document for use by the construction contractor to avoid potential adverse effects from construction on adjacent occupied areas,
- Specified low-VOC paints, crystalline silica-free joint compound, and 4-PC free carpets,
- Recommended refinements to HVAC, air distribution, filtering, (i.e., pre- and post-filters), and exhaust aspects of the buildings,
- Incorporated use of operable windows,
- Chosen systems furniture using environmental selection criteria (including emissions testing) and
- Incorporated a Green Lights lighting design, specified low-flow plumbing devices, and required recycled materials in the base building and tenant spaces.



These and other building refinements will ensure a healthful, productive workplace for all EPA employees. As the project progresses, the planning team will continue to develop space plans and make design choices that reflect the latest sustainable design practices.

The New England Regional Laboratory
Region 1

In September, 1999 EPA broke ground for its New England Regional Laboratory in Chelmsford, Massachusetts. Like other recent EPA construction projects, this laboratory will incorporate numerous environmental attributes in its design and construction. When constructed, this laboratory will be eligible for a medal rating from the US Green Building Council's Leadership in Energy and Environmental Design (LEED™) program. A medal rating is rare for a laboratory because the LEED™ criteria were developed for office buildings that have significantly lower energy and air flow requirements than laboratories.

The laboratory's environmental features cover the following areas: site and building planning, energy efficiency, indoor air quality, water efficiency, and recycling and use of recycled-content materials. Beyond those measures, EPA continues to look for more ways to "green" its new labs.

Site and Building Planning

Over time, laboratories invariably need to be reconfigured or expanded to meet changing research needs. The Chelmsford laboratory will include the following features to enable quick, cost- and material-efficient modifications:

- Electrical and mechanical systems, including waste piping, will be fed down two central spines and continue past the last module to allow easy extension into expansion space without taking other laboratories off-line.
- Foundation walls will be extended beyond the end walls and will feature detailing to facilitate expansion without disrupting lab operations.
- At the end of its useful life, the majority of the building construction materials can be captured, separated and recycled at demolition.

Recycling and Use of Recycled-Content Materials

The following recycled-content materials and recycling protocols are currently in place:

- Wallboard containing synthetic and recycled gypsum will be used. Wallboard trimmings will be reclaimed and used for landscaping purposes.
- Recycled-content metal studs and fiberglass batt insulation will be used.
- Carpet will be selected based on its recycled content, low VOC adhesive compatibility, and recycle-ability.
- Wall tile will contain post-industrial and post-consumer glass, and ceiling tile will have at least 60% recycled-content material.
- Construction waste will be separated and recycled to the extent possible.
- Fly-ash modified concrete will be used along with locally available brick and masonry.

The New England Regional Laboratory, continued
Region 1

Indoor Air Quality

A healthy indoor environment is a critical safety concern in a laboratory setting. It also increases occupant productivity and comfort and provides a sense of health and well-being. This building will include the following features to help protect indoor air quality:

- Air intake locations will be sited away from exhaust equipment and vehicular traffic to avoid contamination.
- Ultra-low volatile organic compound (VOC) paints, sealants, and adhesives will be used and formaldehyde and other potential indoor air contaminants will be strictly controlled in other construction materials.
- Corrosion inhibitors in HVAC systems will not contain volatile amines and the moisture level of the systems will be controlled to minimize bacterial contaminants.

Energy Efficiency

The building interior and exterior, including all system components, are being designed to minimize energy consumption through the use of the following:

- State-of-the-art automation systems.
- High-efficiency motors and variable flow pumping systems.
- Water-chilled coolers.
- Daylight dimmers, adjustable occupancy sensors, skylights, and energy efficient electronic light ballasts.
- Variable air volume HVAC systems with the capability to reduce air flow to four air changes per hour.
- Low-emittance (low-E) windows.
- High insulation ratings for the walls, roof and windows.
- Active and passive solar design.

Water Efficiency

The following water-efficiency measures will be employed:

- Electronic sensors for plumbing fixtures will be installed in restrooms.
- Xeriscape landscaping (planting of native tree & shrub species) will limit outdoor water use.
- Water from roof drainage will be used to replenish wetlands or irrigate the limited grassy areas. Runoff from the parking lot and other pervious areas will be treated, and, if possible, used for irrigation.

Green Solicitation

Region 3 Headquarters, 1650 Arch Street, Philadelphia, Pennsylvania

The EPA has attempted to procure buildings with "green" features through various strategies. While it may be simpler to incorporate its numerous requirements into government-owned buildings, EPA has also acquired leased space through the incorporation of environmental criteria into its Solicitation for Offers.

The 1997 solicitation by the General Services Administration to acquire leased space for EPA's Region Three headquarters was the first such procurement where a serious and concerted effort was made to seek space meeting the Agency's environmental standards. In this procurement, for the first time, space leased and fitted out for EPA use was required to comply with the various environmental criteria that are of special concern to the Agency; particularly in the areas of indoor air quality, energy conservation, and ozone depletion. The solicitation for offers specifically promulgated the use of environmentally preferred building products and materials, such as materials using post-consumer recycled materials, and also specified the use of low-VOC products in the tenant fit-out. Energy-conserving lighting fixtures and lighting system controls utilizing occupancy sensors were a requirement of the SFO.

Multi-Partner SOFC Demonstration Project
Region 3 Laboratory, Fort Meade, Maryland

A MegaWatt (MW) Class SOFC/Gas Turbine Hybrid Power System, developed by Siemens Westinghouse, will be demonstrated at EPA's new Environmental Science Center at Fort George G. Meade, Maryland. The total cost to supply the system is estimated to be $24 million. The project began in April 2000 with the preliminary design phase; currently funding is also being finalized. Installation and startup is scheduled to be completed in 2002.

The SOFC/Gas Turbine Power System will consist of a solid oxide fuel cell (SOFC) electric power generator of 800 kW capacity integrated with a small gas turbine of 200 kW capacity, for a total output of approximately 1 MW. The system will be air cooled, water independent, and will be unattended during normal operation.

The highest electrical efficiency ever demonstrated in a power plant, and the lowest emissions of any fossil fuel technology are expected. This demonstration will showcase SOFC's cutting edge, efficient and clean power production technology, and will:

- Achieve an efficiency of 60% versus 25-35% for similarly sized conventional technologies.
- Cut in half CO_2 emissions versus similarly sized conventional technologies.
- Achieve zero SOx emissions, and reduce NOx emissions by a factor of 40 or more over conventional technologies.

Green Considerations in the Design of a New Laboratory-Office Complex
Research Triangle Park, North Carolina

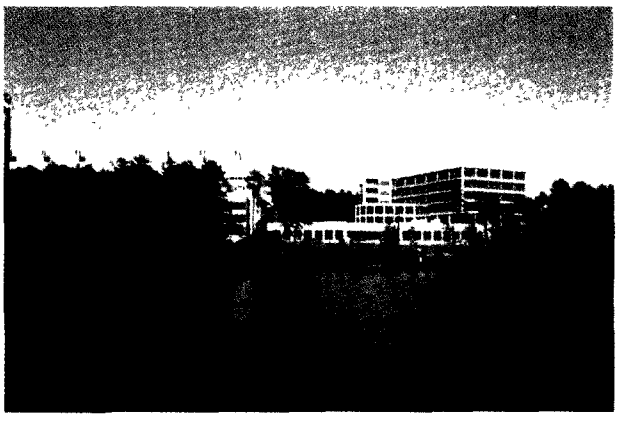
EPA's new one million square foot facility at Research Triangle Park has been designed and constructed to reflect the Agency's environmental mission and to demonstrate its concern not only for the workplace environment for its employees, but also for the environmental impact that the new building complex would have on the surrounding area. To minimize any adverse impact, every aspect of the design, the selection of building materials and products, and of the construction process was examined. The finished facility is one that incorporates every appropriate means to provide a healthy and pleasant workplace for EPA employees, while keeping negative environmental effects to a minimum.

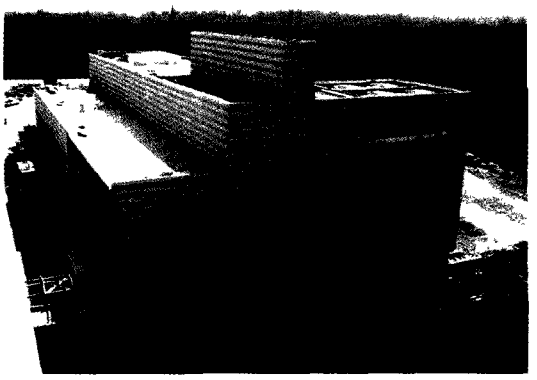
To make the complex as "green" as possible, some of the aspects discussed below were considered and implemented:

- The EPA building complex, which occupies about 132 acres of a 500-acre federally owned property, faces a 23-acre lake, and which is a neighbor to laboratory facilities of the National Institute of Environmental Health Sciences, has been thoughtfully sited to minimize its impact on the terrain. Excavation was kept to a minimum, efforts were made to retain many of the old-growth trees and to reduce the removal of existing vegetation, and the existing watershed was protected.

- Treatment of storm water runoff has been enhanced by avoiding the use of curb and gutter, and using instead natural biofiltration as well as bioretention facilities using porous zones planted with trees and shrubs that absorb and break down contaminants from heavy rains. The landscaping scheme utilizes native plants that do not require a costly irrigation system.

- The access road to the new facility, originally designed as a four-lane divided roadway with a 20-foot wide parallel utility easement, was reduced to two lanes, and the utilities were buried beneath the roadway. This change effected substantial savings in cost and saved about 20 acres of trees and vegetation.





Green Considerations, Continued
Research Triangle Park, North Carolina

- As with any EPA facility, energy conservation is an important consideration. At RTP, the design scheme, which places offices and laboratories around large, three-story atria, provides several energy-conserving benefits: natural light penetrates deeply into the building; the external surface area of the building is reduced substantially, thereby decreasing demands on the heating and cooling systems (as well as reducing costs for exterior thermal glazing and other exteriors finish materials), and the atria provides a large volume of preconditioned air, thus reducing costs of tempering the air.

- In addition to incorporating passive design techniques the design team also employed other energy savings strategies. These included: increase of fume hood efficiency by designing a centralized air flow system to reduce the number of exhaust fans, decision to share the NIEHS utility plant instead of building an independent one, installation of a state-of-the-art building automation system to monitor and control mechanical and electrical operations, implementation of the Green Lights Program, and use of high performance window glazing.

- Although EPA went to great lengths in applying energy efficient strategies, it also optimized Indoor Air Quality (IAQ) features. The design team produced a 150-page IAQ Facilities Operation Manual that articulates IAQ procedures during construction and maintenance. The manual contained procedures to eliminate as many contaminants as possible through the following: material selection; construction sequencing; provision of appropriate air exchange rates; installation of proper air filtration systems; and through test models the determination of the best direct exhaust stack heights to minimize exhaust re-entry, etc.

Energy Savings Performance Contract
National Vehicle and Fuel Emissions Laboratory, Ann Arbor, Michigan

EPA's National Vehicle and Fuel Emissions Laboratory in Ann Arbor, Michigan is the first EPA facility upgraded using the Labs 21 Approach*. Through a comprehensive energy upgrade, EPA will reduce this 150,000 square foot laboratory's annual energy usage by 68 percent.

EPA used an Energy Savings Performance Contract (ESPC), a third party financing technique, to make major mechanical system upgrades. An ESPC allows EPA to use energy cost and maintenance savings to finance mechanical system replacements and improvements. Under the ESPC approach, complete system upgrades can be planned and implemented in a single contract. The alternative, a piecemeal upgrade of the facility spread out over a 5 to 10 year period, would not have enabled EPA to realize the same level of savings. Through this ESPC, a private-sector contractor agreed to pay for all necessary upgrades (approximately $10 million), provide a guaranteed efficiency improvement of 66 percent, and operate, maintain, and replace the equipment through the life of the contract. In exchange, EPA agreed to pay the contractor the lab's energy and water efficiency savings for 23 years.

Specific upgrades at this OAR lab include:

- Installing high-efficiency, double-effect, gas fired, chiller/heaters that do not use chloroflurocarbon or hydro-chlorofluorocarbon refrigerants. This replaces old high-demand chillers as well as low pressure steam boilers.
- Replacing all single pass, roof-top air handling units with units utilizing various combinations of heat recovery, including air re-circulation and enthalpy recovery wheels.
- Operating a state-of-the-art fuel cell to offset the facility's energy demand. Waste heat from the fuel cell is used within the plant when feasible.
- Replacing the existing chemical water treatment system with an ozone water treatment system.
- Using a single direct digital control unit to control and monitor all of the new systems.

Overall, energy savings from this effort will be substantial. EPA is expecting to reduce annual energy consumption by 4.5 million kilowatt hours for a cost savings of $128,000**. In addition, the Agency is projecting demand savings of 22,780 kilowatts a year for a value of $437,000**. Natural gas consumption will be reduced by 429 therms, saving $205,000**, and water consumption will be reduced by 25 million gallons, saving $101,000**. These annual reductions significantly cut the laboratory's emissions and finance the redesign and replacement of the mechanical systems.

** The Labs 21 Approach is an effort by EPA to encourage the Federal Government and private sector to design and operate labs in an energy efficient manner*

*** Monetary values of expected savings are based on utility prices at the time of this Guide's printing (January 2001)*

Energy Savings Performance Contract
Robert S. Kerr Environmental Research Center, Ada, Oklahoma

EPA determined that significant energy reductions would occur in its laboratories only by combining its use of renewable energy with energy efficient technologies managed through advanced sensing and control. For ORD's Ada laboratory, EPA pursued the application of advanced geothermal technologies as its renewable energy technology. This was done through an Energy Savings Performance Contract.

The application of this technology in a laboratory setting may be among the first of its kind. Johnson Controls, Inc., the energy services company for this project, will install EPA's project, that will include a geothermal field with over two hundred 250 feet deep wells using water-to-water and water-to-air heat pumps, managed through advanced digital controls. The project will incorporate the most aggressive fume hood / HVAC management system yet to be applied in a laboratory.

The project is expected to provide energy reductions exceeding 60%, which equates to a reduction in electricity use of 1.7 million kilowatt hours per year, and more than 39 million kilowatts for the expected life of the system. Additionally, the combustion of natural gas is nearly eliminated from the facility. This equates to 128,000 therms per year, and more than 2.9 million therms during the life of the system. In addition, through the use of lower maintenance geothermal systems, appreciable savings will be realized through reduced O&M costs. EPA estimates that the laboratory will operate at less than one dollar per square foot for energy.

The direct environmental benefits from implementing this project at a small (70,000 square foot facility) laboratory are:

- Carbon Dioxide (CO_2): 1,980,573 pounds per year (source) from electricity use; 1,003,982 pounds per year (site) from the elimination of natural gas combustion; a total of 68.6 million pounds eliminated during the useful life of this system (20 years).
- Sulfur Dioxide (SOx): 20,848 pounds per year (source) from electricity use; 463,573 pounds per year (site) from the elimination of natural gas combustion; a total of 11 million pounds eliminated.
- Nitrous Oxide (NOx): 8,686 pounds per year (source) from electricity use; 743 thousand pounds per year (site) from the elimination of natural gas combustion; a total of over 17,282,066 pounds eliminated.
- Carbon Monoxide (CO): With an estimated five pounds generated per therm consumed, approximately 640,000 pounds per year (site) will be eliminated for a total reduction of 84,000,000 pounds eliminated.
- Water (H_2O): Reduced by over 80% for a 938,000 gallon reduction during the life of this system.

A Gold Medal Performance
Region 7 Headquarters, Kansas City, Kansas

In late 1995, downtown Kansas City, Kansas had become somewhat physically distressed remnants of a once proud and vibrant metropolitan area. Here, the government saw an opportunity to participate in a revitalization...to lead by example, and create a "jewel" to be seen by the "neighbor across the river" making a statement and becoming the gateway to a new beginning.

In March 1996, development proposals were submitted to the government in response to the Solicitation For Offers. By mid year of 1996, Koll Development Company had been awarded the project and began moving forward with the design from Langdon Wilson Architects.

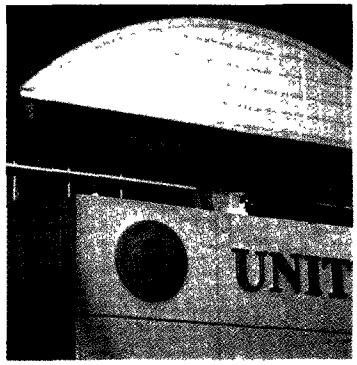
Situated looking southeast across the river to spectacular views of downtown Kansas City, Missouri, the building offers a transitional sensitivity from residential neighborhoods to a commercial district while still maintaining a strong "Gateway" impression. The building integrated site topography to soften visual impact; reduced disturbance to site conditions and surroundings; and effectively oriented the building to accommodate natural light and solar efficiencies.

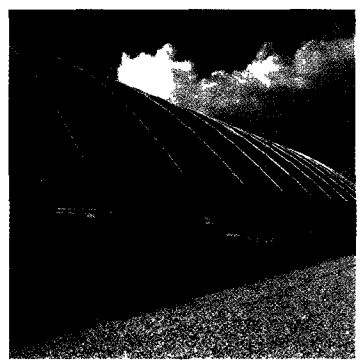
The design was intended to emphasize the EPA overall mission of enhancement and sustainability to the environment. To begin addressing environmental responsibility, the site chosen is a "Brownfield" site (property that is "...abandoned and/or underutilized and has...an actual or perceived threat of environmental contamination. ."). The EPA actively encourages redevelopment of such sites.

Special design considerations were introduced, including indirect lighting, recessed windows for increased shading coefficients, outdoor terraces for employee interaction, a large green atrium with trees, a fountain and a skylight for increased natural lighting.

Kansas is a participant in a voluntary program known as "Leadership in Energy and Environmental Design" (LEED™) promoted by the US Green Building Council in San Francisco, California. The US Green Building Council says the following about the LEED's™ process:

> *The LEED Green Building™ Rating System is a priority program of the US Green Building Council. It is a voluntary, consensus-based, market-driven building rating system based on existing proven technology that evaluates environmental performance from a whole building perspective over a building's life cycle. LEED™ is intended to be a definitive standard for what constitutes a green building.*

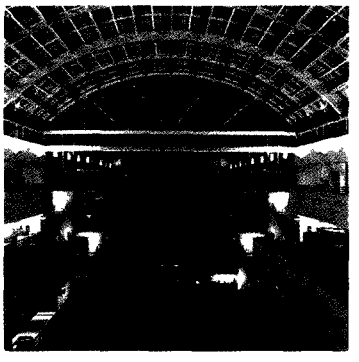
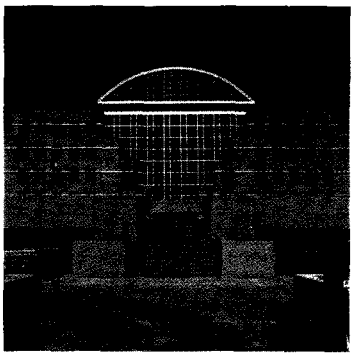
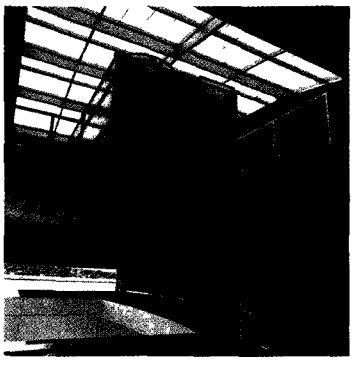


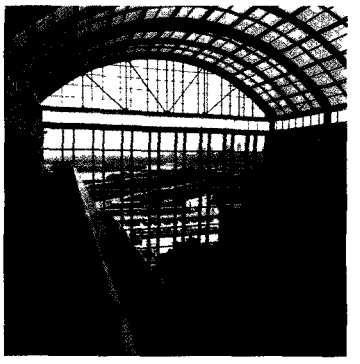


A Gold Medal Performance (continued)
Region 7 Headquarters, Kansas City, Kansas

The US Green Building Council's LEED Green Building™ Rating System is based on accepted energy and environmental principles that strikes a reasonable balance between known effective practices and emerging concepts. Unlike many other rating systems currently in existence, the development of the LEED Green Building™ Rating System has been open to public scrutiny and has involved the participation of virtually all segments of the building industry including product manufacturers, environmental groups, building owners, utilities, state and local government, research institutions, professional societies, colleges and universities. LEED™ is a self-certifying system designed for rating new and existing commercial, institutional, and high-rise residential buildings. It is a feature-oriented system where credits are awarded to applicants that earn two-thirds of the available credits and meet all prerequisites. The system is designed to be comprehensive in scope, yet simple in operation."

The EPA Regional Headquarters earned credits based on complying with criteria in areas such as energy efficiency, indoor air quality, water quality, landscaping/exterior design, recycling and other environmentally sensitive categories. Architects, engineers, contractors, governmental consultants and various other sources combined their ingenuity and expertise to support the validity of the criteria as it related to the EPA Regional Headquarters. Current documentation for this project supports 34 out of the 44 LEED™ criteria for application for a gold award.

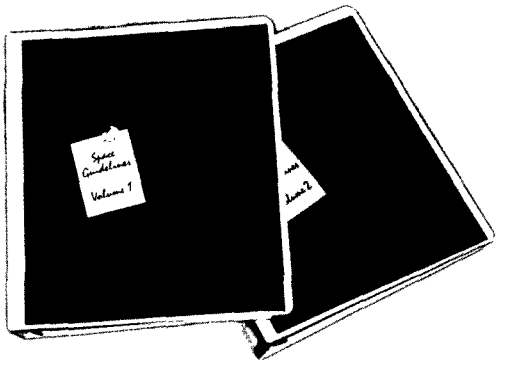







EPA's Facility Planning & Design Standards

Since its inception in 1970, EPA has grown at an average rate of 3.5% annually, with a parallel growth in its facilities. This growth, together with the need to upgrade laboratory facilities, led to the need for consistent space planning guidelines to ensure that all EPA employees are housed in safe and efficient buildings that help them meet EPA's goals. To meet this need, the EPA Facilities Manual combines three elements - Space Guidelines; Architecture, Engineering and Planning Guidelines; and the Facility Safety, Health and Environmental Management Manual - that describe the standards for acquiring, building and renovating EPA space.

The Space Guidelines cover a range of topics, including *space distribution, environmental considerations,* suggestions for planning and design, space acquisition procedures and selection of materials and furniture. EPA's goal is to achieve consistent quality office space for all its employees. The Guidelines have accordingly incorporated environmental considerations including indoor air quality, energy efficiency, resource conservation and pollution prevention.



The Architecture, Engineering and Planning Guidelines provide specific requirements for all aspects of building construction, which are incorporated in all new and renovated construction for EPA. These guidelines are particularly focused on laboratories, and cover such topics as planning for flexibility by using modular laboratory spaces, requirements for heating, ventilation and air conditioning systems, electrical systems and plumbing systems, requirements for access to buildings by persons with disabilities, and environmentally preferable purchasing of construction products.

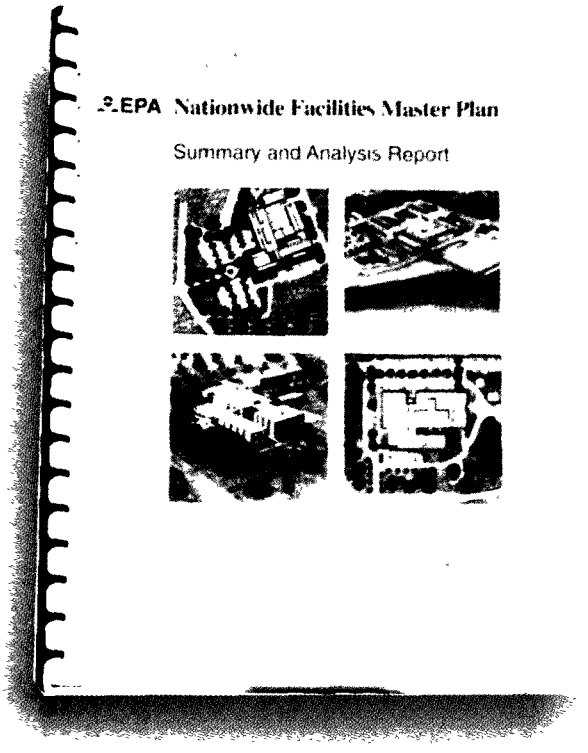
The Facility Safety, Health and Environmental Management Manual describes the full scope of the facility features required in EPA-occupied facilities to maintain a safe and healthy workplace. The objective of this standard is to provide reasonable safeguards against injury, to prevent fire exposure, health hazards and environmental damage, to prevent property loss, to promote the health, well-being and productivity of occupants, and to promote the successful integration of environmental requirements into facility design processes to prevent pollution and support EPA's goal of environmental stewardship.

Master Planning for EPA Laboratories

EPA has used a recurring Master Plan process for its laboratories since 1984. This process has evaluated all of EPA facilities to identify critical needs for improving older facilities and for ensuring that laboratory facilities meet the research and analytical needs of the Programs and Regions. As a result of this program, most of EPA's laboratories have either moved to new spaces or undergone significant renovations to bring them up to current standards for state-of-the-art laboratories.

The Master Plan process has been invaluable in providing clear justifications for funding Buildings and Facilities appropriations both for Repair and Improvement and for New Construction. The process involves a detailed site investigation to assess facility conditions and to interview facility staff and management to identify any areas in which the facility does not meet the needs of the Program or Region. Preliminary plans for improvements are developed together with cost estimates and implementation strategies. These plans are reviewed with senior management in the Program or Region as well as with OARM management to develop a five-year budget outlook for the Buildings and Facilities (B&F) budget and to furnish the justifications for specific B&F projects. The Master Plan process is updated about every five years as major new projects are implemented, and as program requirements change.

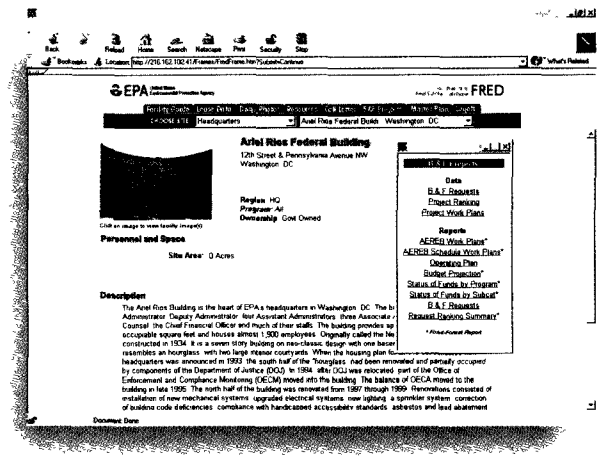
In order to facilitate the Master Plan process, all information about EPA facilities, from drawings and photographs to work plans for individual B&F projects, has been entered into a database, called the Facilities and Real Estate Database or FRED. (See FRED description on following page.)



FRED (Facilities & Real Estate Database)
Tracking, Records Retention, Electronic Submittals

EPA's Facilities Real Estate Database (FRED) is a computer-aided facilities management (CAFM) system that allows the EPA to make sound management decisions regarding the needs of office and laboratory space. EPA's Architectural, Engineering, and Real Estate Branch (AEREB), developed this system, which automates, standardizes and consolidates resources used to track master planning, space use, facilities projects and equipment, and archive critical facilities information. The system has been in development since 1992.

The FRED system consists of an Internet browser based database management system supported by computer aided design (CAD) and other software tools that link drawing information, photographs and data. FRED allows a user to submit and maintain facility level data as well as to view, create reports from, and print a wide range of facility information. The system tracks construction projects from their planning stages through the budget process and through construction, supported by drawings, photographs and project work plans. It also provides space use analyses of EPA buildings. This tool allows EPA to do long term planning for Buildings and Facilities (B&F) budgets and to ensure that EPA facilities continue to meet the highest science priorities of the agency.



Some of FRED's features are as follows:

- At the local facility level - the database can track space, people, telephones, equipment and ongoing repair;
- At the national level - the database tracks proposed and ongoing B&F projects with links to budget and program requirements;
- Provides a link between the engineers and architects responsible for B&F projects, and their counterparts in the programs, regional offices, and local facilities;
- Provides current capital and preventive maintenance costs on a site and nationwide basis;
- Links Master Plan information to budget and project data;
- Archives construction and as-built drawings on a site-by-site basis;
- Provides on-line tracking of general facilities information and mission statements nationwide;
- Supports regional office space and furniture planning;
- Allows national, regional, program and facility level reporting for data contained within the system.

FRED is now located on the EPA Intranet in the Office of Administration homepage at: http://dcwww.wic.epa.gov:9876/oa/. There is an electronic Facility Guide for basic information about every EPA facility, and, for facility and program managers, detailed information about their own facilities. A log-in procedure is used to gain access to this detailed information. For more information contact Bill Ridge at 202-564-2165.

EPA Facilities in the Washington, DC Metro Area

Headquarters

In addition to the buildings at Federal Triangle, EPA Headquarters offices are presently located in 14 other buildings in the Metropolitan Washington Area. These include:

<u>In the District of Columbia:</u>

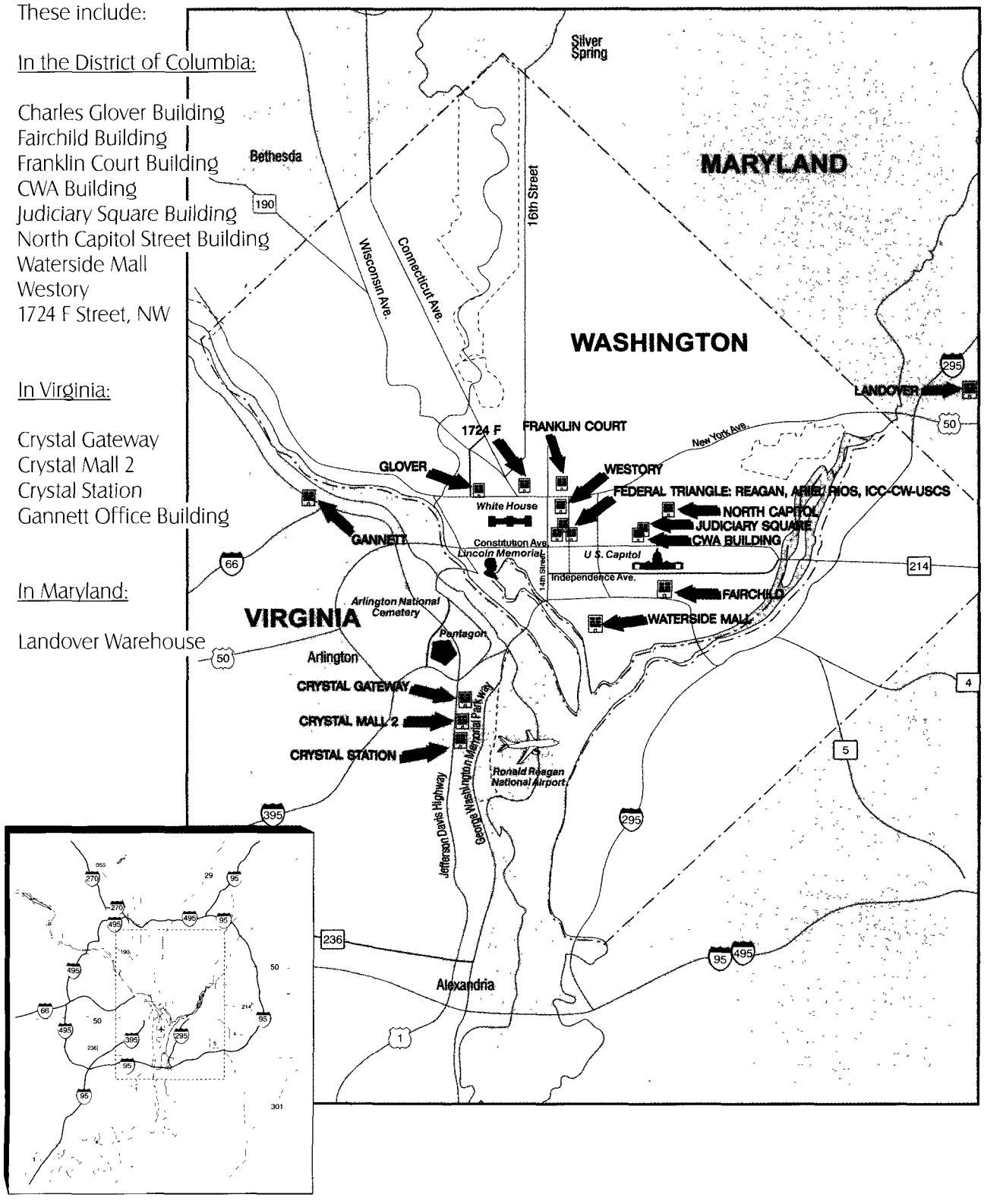
Charles Glover Building
Fairchild Building
Franklin Court Building
CWA Building
Judiciary Square Building
North Capitol Street Building
Waterside Mall
Westory
1724 F Street, NW

<u>In Virginia:</u>

Crystal Gateway
Crystal Mall 2
Crystal Station
Gannett Office Building

<u>In Maryland:</u>

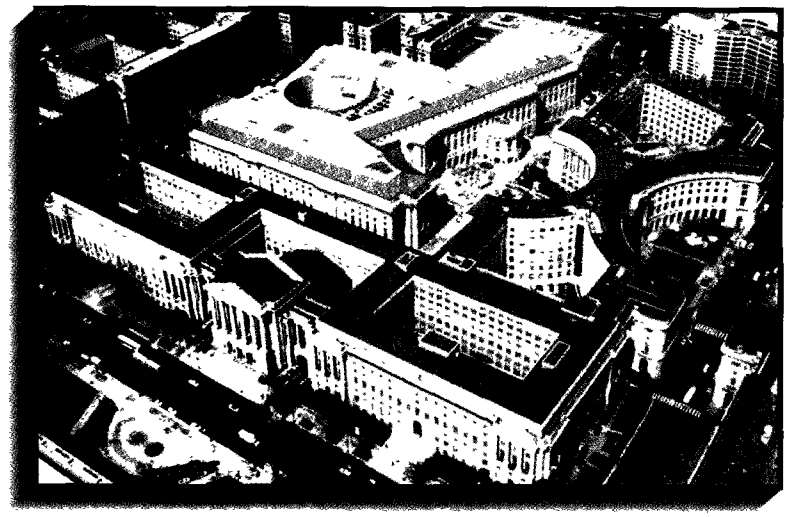
Landover Warehouse



New Headquarters Facilities

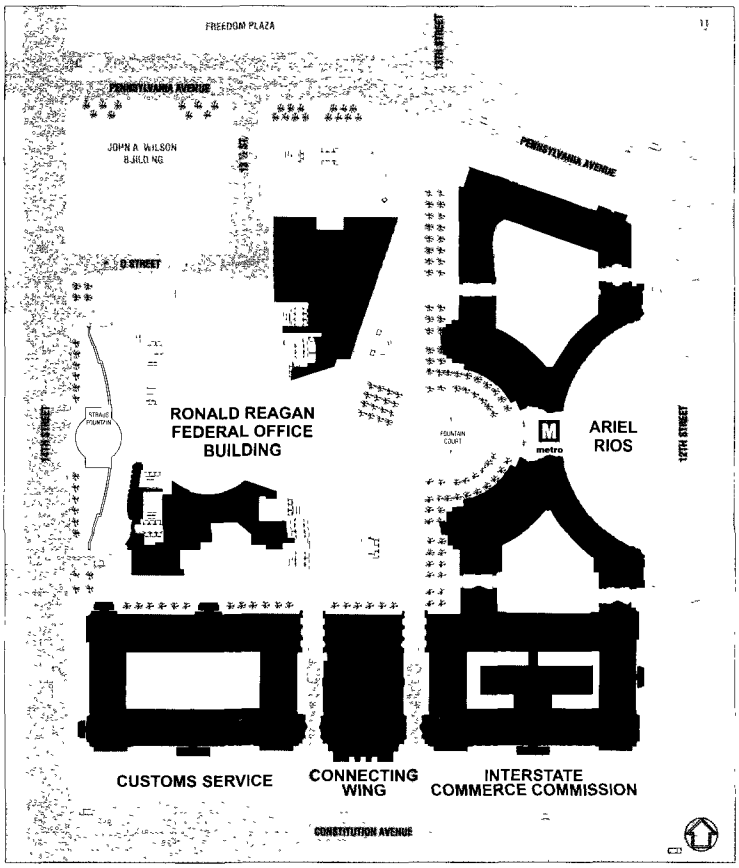
Federal Triangle, Washington, DC

adquarters



EPA's New Headquarters facilities are located in a five building complex known as the Federal Triangle. It is located within the block bounded by Pennsylvania Avenue, Constitution Avenue, 12th Street and 14th Street, NW. This prominent location is within walking distance of the White House, the US Treasury Department, the National Mall and other federal agencies. Access to the complex via public transportation is facilitated by the Orange and Blue Lines at the Federal Triangle Station of the Metro subway system. This station is located in the middle of the block and is accessible underground from all buildings. Other transportation options include Metro bus routes and the EPA shuttle bus system that interconnects all EPA occupied offices.

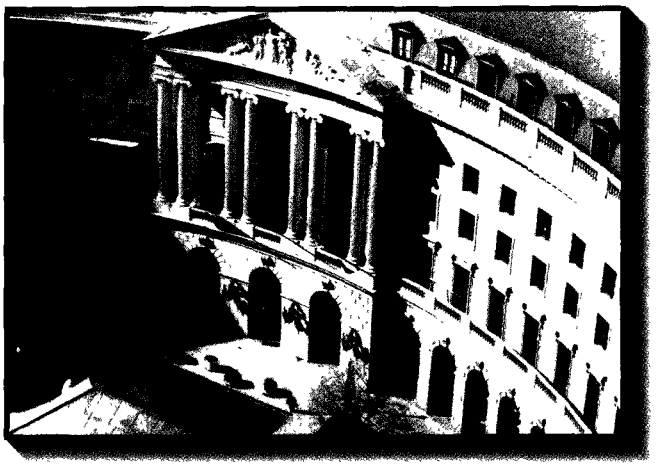
The Agency currently occupies over 250,000 square feet of the Ronald Reagan Building and all of the newly renovated Ariel Rios Building. Occupancy of all buildings is scheduled to be completed by the end of 2002 and will include the Interstate Commerce Commission, US Customs Service and Connecting Wing Buildings once renovations are completed. When this long term program (initiated in 1997) is complete, EPA's New Headquarters will occupy approximately 1.25 million square feet of office space in the Federal Triangle Complex.



Of the four historic buildings, only the Ariel Rios Federal Building has undergone and completed the restoration process. It is the official address for EPA Headquarters and houses the Office of the Administrator and Deputy Administrator. Others Program components within this building are listed on the next page.

The complex provides dining facilities, a child care center and a fitness center. The amenities are available to all EPA employees at Federal Triangle.

EPA SPACE



The Ariel Rios Federal Building

1200 Pennsylvania Ave. NW, Washington, DC

Headquarters

GSA Owned

Primary Use • Office

Facility Area • 753,658 rsf **

Personnel • 1,900

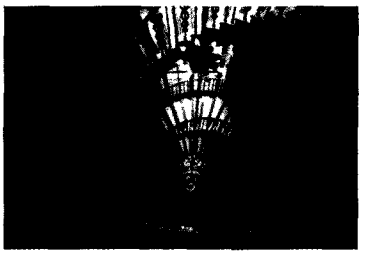
Occupants
- Administrator and Deputy Administrator (AO)
- Office of Administration and Resources Management (OARM)
- Office of Enforcement and Compliance Assurance (OECA)
- Office of Environmental Information (OEI)
- Office of Policy, Economics and Innovation (AO)
- Office of the General Counsel (OGC)
- Office of Air and Radiation (OAR)
- Emergency Operations Center (OSWER)

*** EPA occupies less space than indicated by GSA. The figure has been challenged and GSA is reviewing and has agreed to revise it after measurement.*

The first building in the Federal Triangle to be occupied by EPA's New Headquarters was the Ariel Rios Federal Building (ARFB). Originally called the New Post Office Building, it is a Neo-Classic design that was constructed in 1934 with seven stories and one basement. The plan form resembles an hourglass with two large interior courts.

The Ariel Rios Building is located on the 12th Street side of the Federal Triangle Block and has direct access to the Federal Triangle Station of the Metro subway system. When the housing plan for EPA's New Headquarters was first announced in late 1993, the southern half of the "hourglass" had been recently renovated and was partially occupied by components of the Department of Justice (DOJ). EPA's newly reorganized Office of Enforcement and Compliance Assurance (OECA) was selected as the first occupant following relocation of the DOJ. OECA moved into Ariel Rios South during the winter of 1995-1996. The programs that occupy Ariel Rios North moved into the building in stages, the last of which took place in December 2000.

Renovation of the ARFB consisted of the installation of a new mechanical system, an upgraded electrical system, new lighting, and a sprinkler system. Facades and decorative features were cleaned and / or restored as needed. The renovation also included correction of building code deficiencies, including changes made to comply with the Americans with Disabilities Act (ADA) standards, and asbestos and lead abatement. Every effort was made to maintain, restore, or replicate elements of historic interest. This renovation followed the standard scope of work for historical buildings.

The Ronald Reagan Building

1300 Pennsylvania Avenue NW, Washington, DC

dquarters

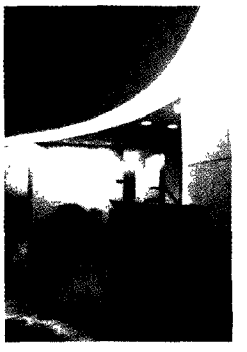
GSA Owned — Primary Use • Office

Facility Area • 259,663 rsf

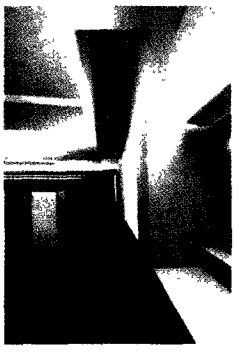
Personnel • 1,000

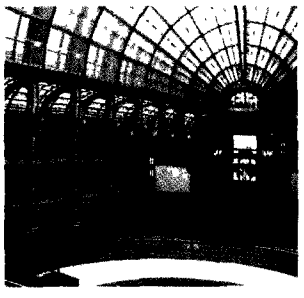
Occupants
- Office of Research & Development (ORD)
- Office of International Activities (OIA)
- Office of the Chief Financial Officer (OCFO)
- Office of Administration and Resources Management (OARM)

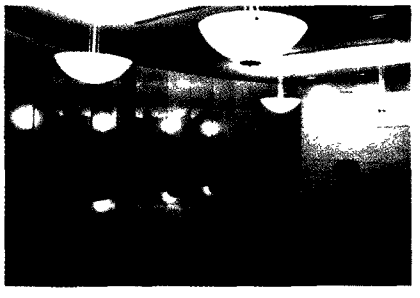
The Ronald Reagan Building, completed in 1997, was the second element of the new EPA consolidated Headquarters campus at Federal Triangle. This office building, second only in size to the Pentagon, now houses EPA, US Customs, US Agency for International Development (USAID) and the Woodrow Wilson Center. It also serves as an International Trade Center with large conferencing, exhibit, and meeting spaces.



The Ronald Reagan Building is now home to approximately 1,000 EPA employees representing the various Program components that are housed in approximately 260,000 square feet of space. Access to the majority of EPA space is controlled at the ground level lobby where visitors must sign in before gaining access to elevators serving EPA's space on floors three through eight. Other Agency components are located on the Mezzanine level with a Conferencing/Training Center and other support functions located on the lower levels of the Ronald Reagan Building.







Interstate Commerce Commission
Connecting Wing
Customs Headquart

1301 Constitution Ave. NW, Washington, DC

GSA Owned
Primary Use • Office
Facility Area • 50,537* rsf (ICC)
Personnel • 160*
Occupants • Office of Water (OW)
• Office of Environmental Information (OEI)

*as of January 2001, only the 7th floor & part of the basement of ICC is occupied

The remaining buildings of the Federal Triangle complex are currently known as the Interstate Commerce Commission (ICC), Connecting Wing (CW) and Customs Buildings (USCS). Final planning and renovations are underway and Program space allocation is being finalized for EPA's occupancy.

In November 2000, components of the Office of Water, with approximately 150 people, moved into completed space on the Seventh Floor of the ICC Building. In addition to the 7th floor occupancy, approximately 10 people operate the Computer Room for the Office of Environmental Information located on the basement level.

Construction continues on these buildings and is expected to be completed over the next year. EPA's planned phased occupancy includes the following:

for ICC and Connecting Wing:

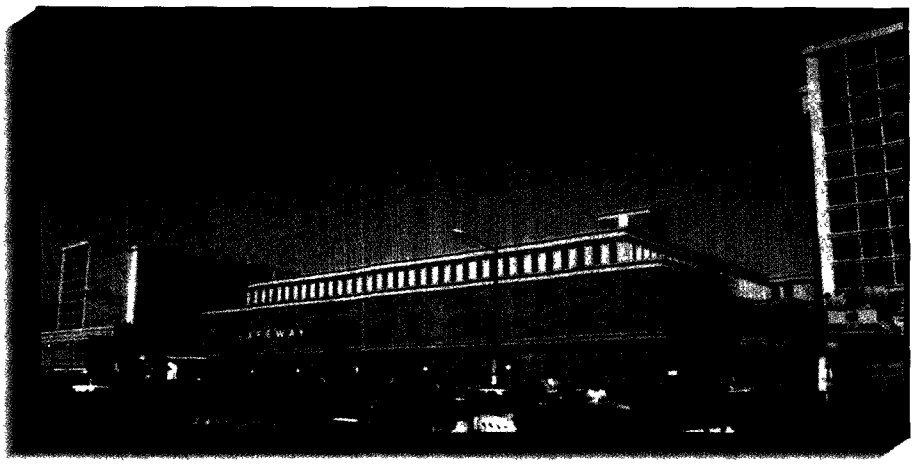
- Office of Water;
- Office of Prevention, Pesticides and Toxic Substances;
- components of the Office of Administration and Resources Management; and
- central support spaces including a conference center, court room, education & training Center, central mail area, print shop and copy center, cafeteria, health unit and security control center.

The programs slated for the Customs Building include:

- Office of Solid Waste and Emergency Response;
- Office of the Inspector General;
- a component of the Office of Water;
- Office of Environmental Information;
- Office of Policy, Economics & Innovation (part of AO); and
- central support spaces such as the EPA library, OPPTS library, central agency dockets, Public Information Center, warehouse, etc.

EPA expects to fully occupy these three buildings by the Fall of 2002.

dquarters



Waterside Mall
4th & M Streets SW
Washington, DC

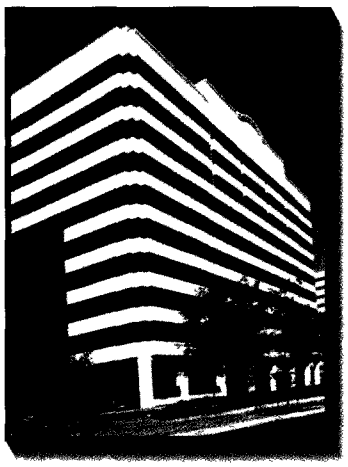
GSA Leased • Expires 13 Sep 2002
Primary Use • Office
Facility Area • 932,787 rsf*
Personnel • 2,300
Occupants
- Office of Policy, Economics, & Innovation (AO)
- Office of Administration & Resources Management (OARM)
- Office of Environmental Information (OEI)
- Office of the Inspector General (OIG)
- Office of Prevention, Pesticides and Toxic Substances (OPPTS)
- Office of Solid Waste & Emergency Response (OSWER)
- Office of Water (OW)

*The square footage occupied is continually in flux as EPA releases space in this building and moves to Federal Triangle

Waterside Mall was the first facility occupied by EPA after the creation of the Agency in 1970. The complex consists of several inter-connected buildings that were adapted and expanded to meet EPA's space requirements as the Agency grew. Waterside Mall is comprised of five components: three low rise (three to four stories) blocks called the Main Mall (MM), Northeast Mall (NEM) and the Southeast Mall (SEM); and two 12-story structures, the West Tower (WT) and the East Tower (ET) that flank the Main Mall.

Waterside Mall is easily accessible from Interstate 395, which traverses the District of Columbia and Northern Virginia. It is adjacent to the Waterfront Station on the Metro subway system's Green Line.

Waterside Mall is continually in flux as EPA releases space in this building over the next two years and consolidates its Headquarters components to the Federal Triangle Complex. Some of the Agency support functions located at this facility include the Library, Mail Room, Print Shop, Information and Telecommunication Centers, Education Center, Health Unit and a Fitness Center.



Crystal Station

2805 Jefferson Davis Highway, Arlington, Virginia

Headquart

GSA Leased • Expires 17 June 2005 Primary Use • Office
Facility Area • 96,197 rsf
Personnel • 330
Occupants • Office of the Inspector General (OIG)
• Office of Solid Waste and Emergency Response (OSWER)

EPA occupies space in the north tower of the twin buildings that make up the Crystal Station complex. Access to this facility on the southernmost end of Crystal City, is provided by the Crystal City Shuttle and EPA's shuttle bus service. The Crystal City Station, on the Metro subway system Blue and Yellow Lines, is accessible via the Crystal City Shuttle or a 15-minute walk to the station.

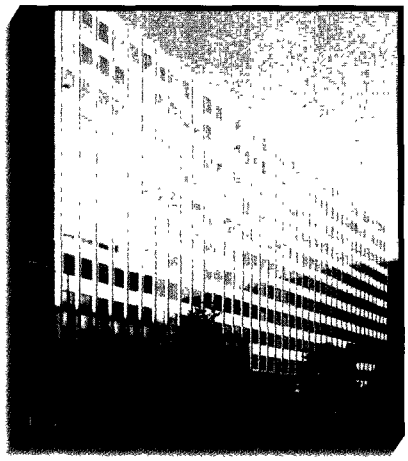
The building was constructed in 1991 and EPA was its first tenant. The facility was an early demonstration of EPA's open space planning philosophy of locating enclosed spaces in the interior of the building while allowing the maximum amount of daylight and views to the greatest number of employees.

The second floor is devoted to agency support functions including class rooms, conference rooms and a copy room. This floor also houses EPA's "Alternative Work Space" for it employees. EPA occupies the second floor, sixth through ninth floors, and a small portion of the fifth floor. The balance of the building is leased to other federal agencies.

Crystal Mall 2

1921 Jefferson Davis Highway, Arlington, Virginia

Headquarters

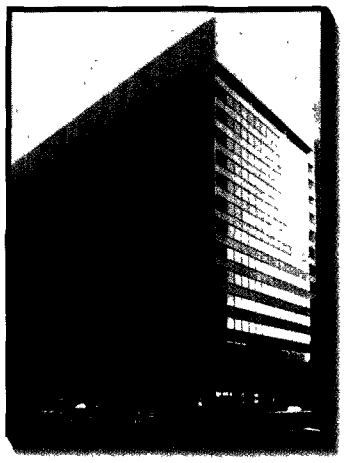


GSA Leased • Expires February 2003 Primary Use • Office
Facility Area • 178,536 rsf
Personnel • 1,000
Occupants • Office of Prevention, Pesticides and Toxic Substances (OPPTS)

Crystal Mall is a group of three buildings located within the middle section of Crystal City. Crystal Mall 2, the northernmost building of this complex, is located adjacent to the Crystal City Station on the Metro subway system's Blue and Yellow Lines. It is also served by the EPA shuttle bus system.

EPA is now the major tenant in this building occupying approximately 180,000 square feet on the first through third, and sixth through eleventh floors. The remaining space is assigned to other federal agencies.

The building is now the consolidated home of the Office of Pesticides Program (OPPTS) as a result of the acquisition of 57,000 square feet in 1997 and 1998 and 9,500 square feet in the year 2000. Program support functions include conference centers, mail and copy centers, OPPTS Dockets, a lunch room, health suite and a fitness center. These support areas also serve other EPA Crystal City locations.



Crystal Gateway

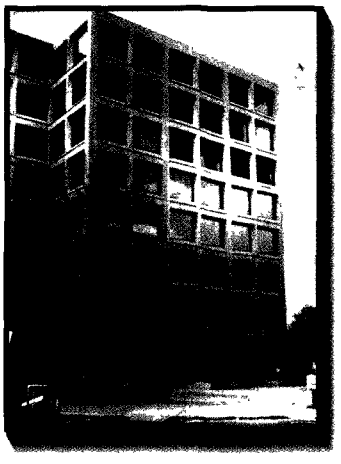
1235 Jefferson Davis Highway, Arlington, Virginia

Headquart

GSA Leased • Expires 19 October 2002 Primary Use • Office
Facility Area • 78,101 rsf
Personnel • 320
Occupants • Office of Solid Waste and Emergency Response (OSWER)

Crystal Gateway (CG) is a group of three buildings located in the northern section of Crystal City. The Crystal City Station on the Metro subway system's Blue and Yellow Lines is a short walk via an underground mall. As with the other Crystal City buildings, Crystal Gateway is also served by the EPA shuttle bus system.

EPA leased space in the southernmost building of this complex in response to the growth of OSWER's Office of Emergency and Remedial Response and to consolidate its fragmented components. The Program components occupy small portions of the first and eleventh floors, a large portion of the twelfth floor, and the entirety of the thirteenth and fourteenth floors. Program support space on the eleventh floor includes conference rooms and a video conference room and the OSWER Docket is located on the first floor.



The Fairchild Building

499 South Capitol Street SW, Washington, DC

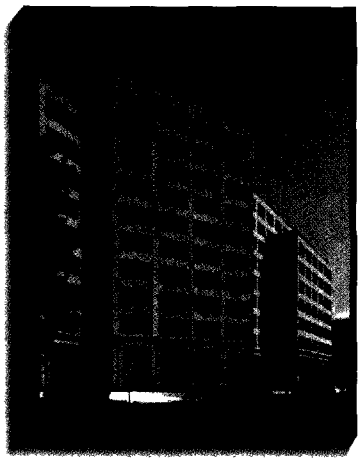
GSA Leased • Expires 30 September 2002 Primary Use • Office
Facility Area • 68,932 rsf
Personnel • 250
Occupants • Office of Environmental Information (OEI)
• Office of Water (OW)

The Fairchild Building is located within walking distance of the U.S. Capitol, and is served by the EPA shuttle bus system.

EPA has reduced its occupancy of this building as the result of the consolidation process to the New Headquarters Complex at Federal Triangle. It now occupies only the seventh and eight floors and approximately one-half of the second floor.

The CWA Building

501 3rd Street NW, Washington, DC



-dquarters

GSA Leased • Expires 9 April 2002
Facility Area • 80,601 rsf
Personnel • 507
Occupants • Office of Air & Radiation (OAR)

Primary Use • Office

The CWA Building is located within the Judiciary Square area of downtown Washington, DC. It is a short distance from the United States Capitol, Union Station and the National Mall. The building is served by the nearby Judiciary Square Station on the Metro subway system's Red Line and the EPA's shuttle bus system.

The CWA Building was leased in 1992 to consolidate the rapidly growing Office of Air and Radiation (OAR). The EPA space was designed utilizing several state-of-the-art environmental features possible for leased buildings. The open plan design minimizes the number of enclosed spaces on the perimeter to allow maximum access to natural light and views by the majority of employees. The space is equipped with the latest energy-efficient lighting technologies and is one of the first buildings where EPA implemented its "Green Lights" program.

In addition, EPA has also taken into consideration Indoor Air Quality (IAQ) requirements. Lounge and copy rooms use direct exhausting of air to prevent recirculation of pollutants, and finish materials were selected according to the standards of the Safety, Health and Environmental Management Division (SHEMD).

The Judiciary Building

633 3rd Street NW, Washington, DC

GSA Owned
Facility Area • 24,073 rsf
Personnel • 95
Occupants • Office of Air & Radiation (OAR)

Primary Use • Office

The Judiciary Building is located just one block from the other Office of Atmospheric Program components located at 501 3rd Street, NW. The building has the same design philosophy developed for the CWA Building and is served by the same transportation options.

EPA will occupy all of the completely renovated seventh and eighth floors of this eight-story building by early 2001. After the move, vacated spaces at Waterside Mall and all of the space at 800 North Capitol Street, formerly occupied by OAR, will be released.

Additional Headquarters Facilities

Franklin Court
1099 14th Street NW, Washington, DC
Office of the Administrative Law Judges (AO)

GSA Leased • Expires 8 April 2003
Primary Use • Office
Facility Area • 8,510 rsf
Personnel • 32

The Charles Glover Building
808 17th Street NW, Washington, DC
Office of Research & Development (ORD)

GSA Leased • Expires 12 December 2002
Primary Use • Office
Facility Area • 30,925 rsf
Personnel • 140

1724 F Street NW
Washington, DC
EPA Task Forces

GSA Owned
Primary Use • Office
Facility Area • 8,465 rsf
Personnel • 23

Westory
607 14th Street NW, Washington, DC
Environmental Appeals Board (AO)

GSA Leased • Expires 28 September 2002
Primary Use • Office
Facility Area • 7,041 rsf
Personnel • 18

800 North Capitol Street
Washington, DC
Office of Air & Radiation (OAR)

GSA Leased • Expires 30 June 2002
Primary Use • Office
Facility Area • 6,509 rsf
Personnel • 32

Ronald Reagan Building - Garage
1300 Pennsylvania Avenue, NW, Washington, DC

GSA Owned
Primary Use • Parking
Facility Area • 266 spaces
Personnel • N/A

dquarters

The Gannett Office Building

1100 Wilson Boulevard, Suite 940, Rosslyn, Virginia

Criminal Investigation Division (OECA)

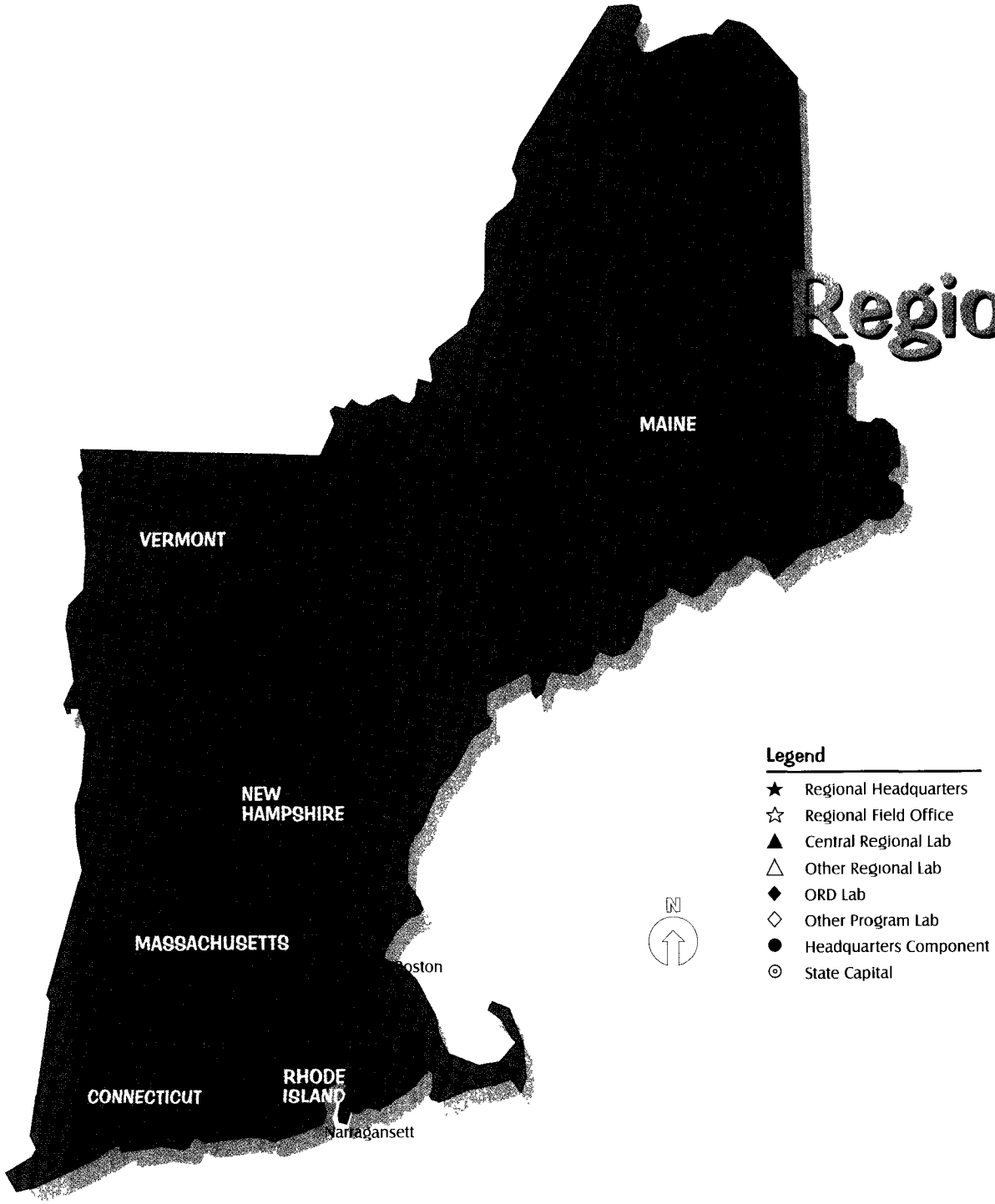
GSA Leased • Expires 31 August 2003
Primary Use • Office
Facility Area • 7,354 rsf
Personnel • 16

Ardmore Ardwick Plaza

8335-8361 Ardmore Ardwick, Landover, Maryland

GSA Leased • Expires 31 August 2005
Primary Use • Storage
Facility Area • 79,475 square feet
Personnel • 13

Regior

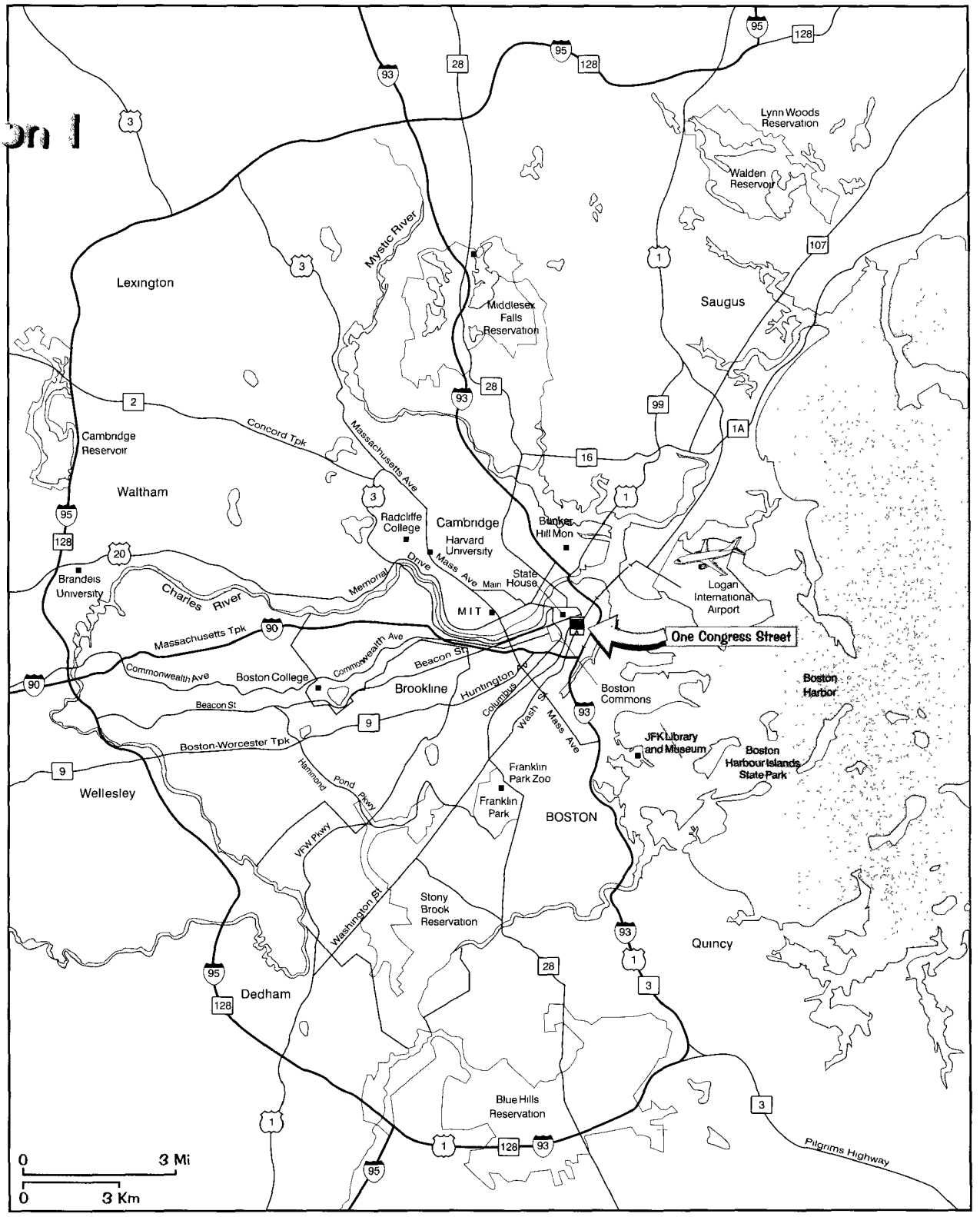


The six states that comprise Region One are: Massachusetts, New Hampshire, Vermont, Maine, Connecticut and Rhode Island. The primary regional offices are located in Boston, Massachusetts. The Region One Laboratory is located in Chelmsford, Massachusetts, replacing the old facility in Lexington.

Some Headquarters Field Components are co-located with the primary regional office in Boston. There is an ORD laboratory located in Narragansett, Rhode Island.

Region One's primary offices, the headquarters and field components, and program labs occupy approximately 375,000 rentable square feet, inclusive of storage spaces.

Region 1



Region 1 Headquarters: Boston, Massachusetts

One Congress Street
Boston, Massachusetts

GSA Leased • Expires 31 July 2006
Primary Use • Office
Facility Area • 221,342 rsf
Personnel • 874
Occupants • Region 1
• see detail below

Regic

The EPA Region One offices are located at One Congress Street in an area of downtown Boston called the Government Center, where federal, state and local agencies occupy a cluster of several large office buildings. The EPA offices are housed on two floors (ten and eleven) that, in 1990, were added on the top of the large Government Center parking garage, constructed in 1970.

The parking garage building, sheathed in precast concrete, presents a stepped-back profile to the street, and bears a superficial resemblance to the nearby Boston City Hall. Access to the two office floors is provided by a elevator bank and lobby that is appended to the side of the garage structure. The office spaces on floors ten and eleven receive natural light from large exterior windows, and from a long rectangular skylit atrium that provides light to interior spaces

The building sits above the Haymarket "T" station, which serves the Green and Orange lines of the Boston public transit system.

Until recently, the Region One offices, which relocated to this building from the John F. Kennedy Building when that facility was closed for renovation and asbestos removal, shared its two floors with offices of the Department of Labor. In 1998, however, Labor vacated its Congress Street offices, presenting EPA Region One with the opportunity to consolidate its Boston operation. The Office of Site Remediation and Restoration, along with the Superfund Records Center, Conference/Training Center and Library, which had been located three blocks away at 90 Canal Street, were moved to One Congress Street, and the Canal Street facility was released. The entire Congress Street office space was renovated and reorganized.

The Region One offices now occupy three quarters of the Tenth Floor and all of the Eleventh Floor. The present arrangement is as follows:

10th Floor: Reception Area
Office of Environmental Stewardship
Office of Administration & Resource Management (OARM)
Computer Center/Computer Training, Mail Room, Central Files

11th Floor: Regional Administrator
Office of Site Remediation & Restoration
Criminal Investigation Division (OECA)
Office of the Inspector General (OIG)
Office of Ecosystems Protection
Library, Conference, Training, High Density File Room

New England Regional Lab

11 Technology Drive, Chelmsford, Massachusetts

GSA Leased • Expires 2021
Primary Use • Lab
Facility Area • 68,950 rsf
Personnel • 82
Occupants • Office of Environmental Measurement and Evaluation, Region 1

The New England Regional Laboratory will begin occupying a new, state-of-the-art facility in the spring of 2001. It will replace the laboratory located in Lexington, Massachusetts. The new site will be situated on 11.97 acres. The building is designed to be energy efficient, will have active and passive solar design, and when complete, will be eligible for a medal rating from the U. S. Green Building Council's Leadership in Energy and Environmental Design (LEED™).

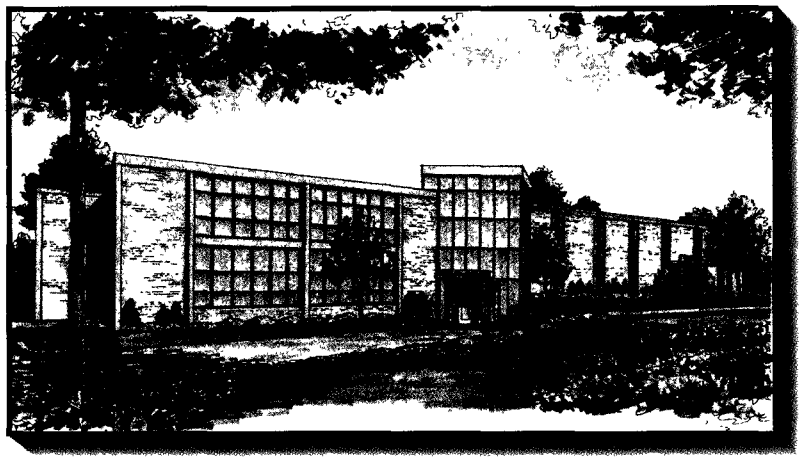
The building site was carefully landscaped to minimally disturb the ecosystem; careful landscape planning reduced energy and water consumption and aided in erosion control. The Building was oriented to maximize natural light.

The construction of the laboratory provided a program for waste separation and recycling. Incorporating EPA's mission requirements into this facility was a high priority. Meeting those requirements included:

- resource-efficient materials,
- limited VOC content in construction materials,
- high R factors in wall and roof insulation,
- use of local materials where possible,
- carpet recycling,
- use of building material that did not use CFC's or HCFC's in the manufacturing process,
- use of oil/sand grit interceptors for pre-treatment of runoff,
- use of recycled asphalt for wearing surfaces, and
- increased use of pervious paving materials in non-landscaped area.

The building will contain high efficiency fixtures, occupancy sensors, and have skylights in open office areas. It will have a state-of-the-art building automation system, variable air volume controls, use of photovoltaic, and will be equipped with high efficiency boilers, chillers and cooling towers. It will be equipped with multiple chillers of varying size to provide redundancy to allow for part time load conditions, air handlers that will provide free cooling and it will provide for the use of environmentally friendly refrigerant.

The Office of Environmental Measurement and Evaluation manages the New England Regional Laboratory and provides chemical and biological laboratory analysis of environmental samples and response to environmental problems within Region One.



Environmental Research Laboratory

27 Tarzwell Drive
Narragansett, Rhode Island

EPA Owned
Primary Use • Lab
Facility Area • 64,466 rsf
Personnel • 190
Occupants • National Health & Environmental Effects Research Laboratory, Atlantic Ecology Division (ORD)

Regio

The Atlantic Ecology Division is situated on eleven acres on the western shore of Narragansett Bay. This laboratory is one of the five ORD centers devoted to marine, coastal, and estuarine water and ecological research. The complex consists of a three-story main laboratory building, a hazardous waste storage building, a storage building, two small utility buildings, a boat maintenance facility, and a containment laboratory.

The present facility in Narragansett is considered a state-of-the-art aquatic research facility and is in overall good condition. An 8,000 square-foot research support addition is currently under construction. This addition will provide researchers with office space outside the laboratory area and will allow removal of temporary trailers on the site.

Adjacent to the laboratory are the University of Rhode Island Bay Campus and the National Oceanic and Atmospheric Administration's (NOAA) National Marine Fisheries Service Research Laboratory. The laboratory is located approximately 30 miles south of the capital city of Providence.

This division, along with divisions in Gulf Breeze, Florida; Corvallis, Oregon; Chapel Hill, North Carolina; and Duluth, Minnesota, fall under the direction of the ORD National Health and Environmental Effects Research Laboratory. Research efforts by this group support primarily the Office of Water and the Office of Air and Radiation, in response to legislative requirements of the Clean Water Act and the Clean Air Act.

Additional Region 1 Facilities

John F. Kennedy Federal Building
Government Center, Boston, Massachusetts

GSA Owned
Primary Use • Storage & Parking
Facility Area • 3,561 square feet
Personnel • N/A

Charlestown Commerce Center
50 Terminal Street, Boston, Massachusetts

GSA Leased • Expires 1 July 2004
Primary Use • Storage
Facility Area • 14,000 rsf
Personnel • N/A

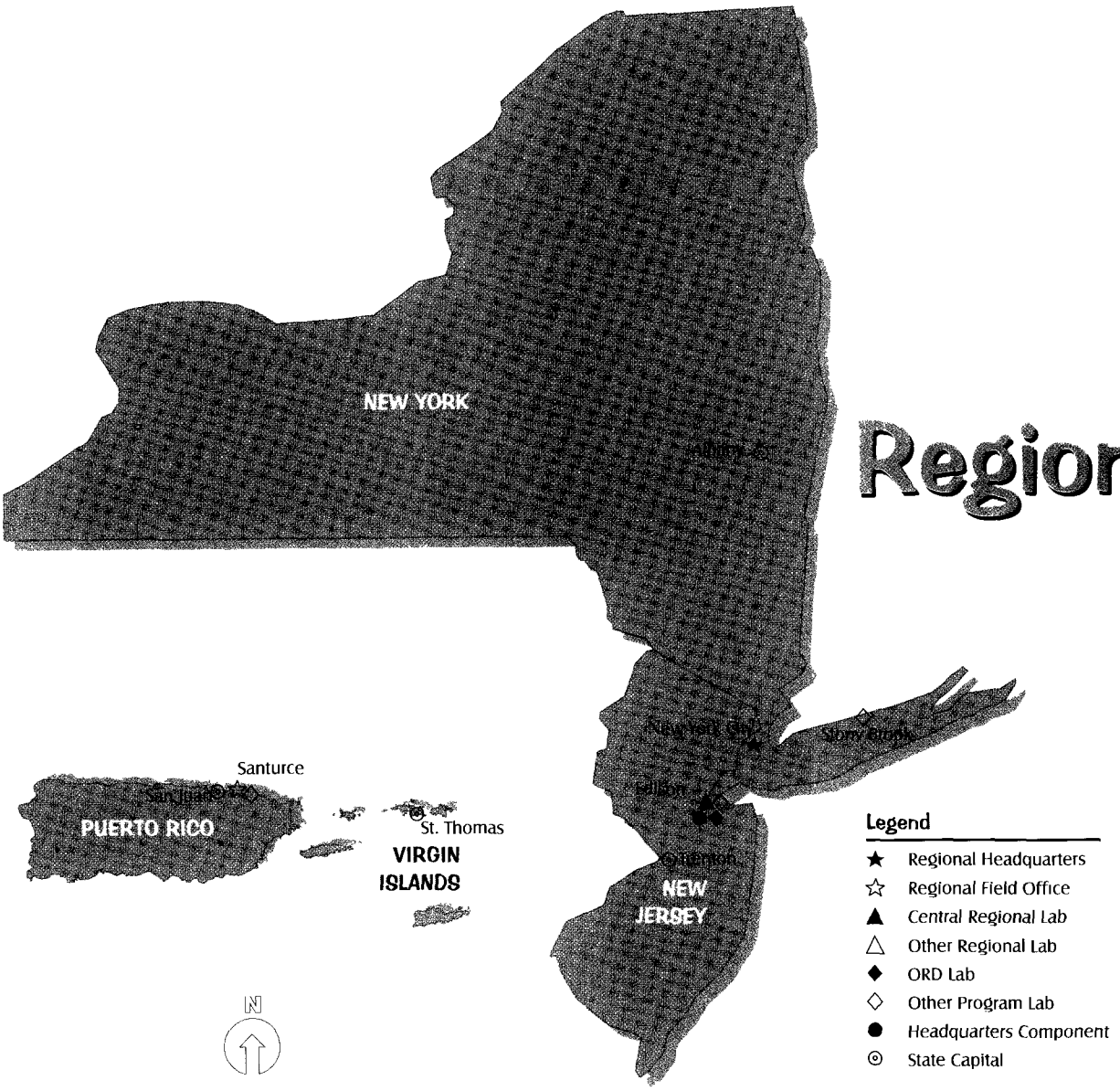
Stamford Government Center
888 Washington Blvd., Stamford, Connecticut

EPA Leased • Expires 30 November 2001
Primary Use • Office
Facility Area • 1,000 usf
Personnel • 3

Robert N. Giaimo Federal Building
150 Court Street, New Haven, Connecticut

GSA Owned
Primary Use • Office
Facility Area • 1,404 rsf
Personnel • 3

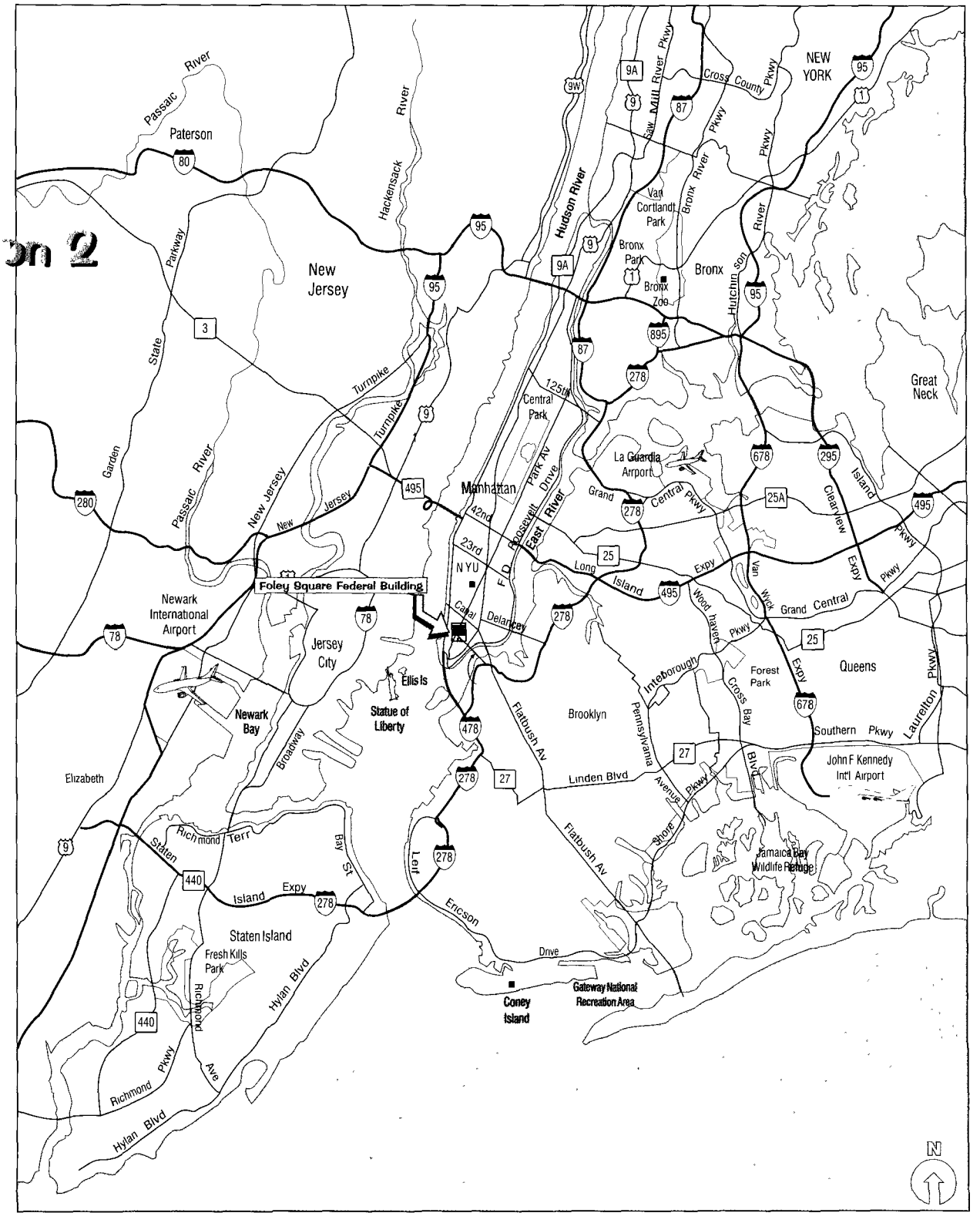
Region



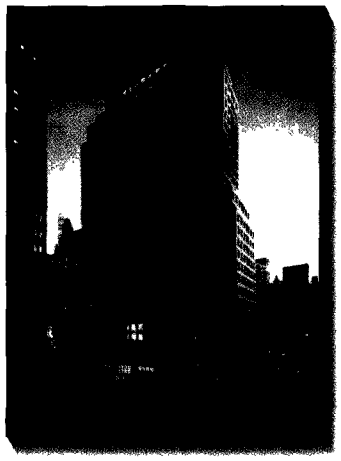
Region Two is comprised of the states of New York and New Jersey, the Commonwealth of Puerto Rico and the Territory of the Virgin Islands. Region Two primary offices, the headquarters and field components, and program labs occupy approximately 808,000 rentable square feet, inclusive of storage.

The primary regional offices are located in New York City. Regional and Headquarters field components are located at the Edison Laboratory, a multi-use laboratory and office facility located in Edison, New Jersey. Additional Regional offices are located in Buffalo and Syracuse, New York; Trenton, New Jersey; Santurce, Puerto Rico and St. Thomas, Virgin Islands. Two Headquarters field components are co-located at 290 Broadway, New York City. In addition, Region Two and Region Three jointly support the Long Island Sound Study Program with offices in Stamford, Connecticut and Stony Brook, New York.

The Edison Laboratory covers 205 acres and is the largest EPA-owned property containing approximately 330,300 usable square feet of build-out Nearly 120,000 square feet of former Army warehouses were demolished during the past several years In addition to housing the Central Regional Lab, the Edison complex houses two headquarters components. The New York City Regional Office and offices in Buffalo, New York; Trenton, New Jersey; and St. Thomas, Virgin Islands are GSA owned. Syracuse and Stony Brook, New York and Santurce, Puerto Rico facilities are leased.



Region 2 Headquarters: New York, New York



Foley Square Federal Office Building

290 Broadway, New York, New York

GSA Owned

Primary Use • Office

Facility Area • 457,729 rsf

Personnel • 927

Occupants • Region 2 Offices

• Office of the Inspector General (OIG)

• Office of Enforcement & Compliance Assurance (OECA)

Regic

The thirty-story Foley Square Federal Building at 290 Broadway in Lower Manhattan, was constructed in 1995 to serve as a home for several federal agencies, including the EPA Region Two Headquarters. The EPA occupies floors fifteen through twenty-nine of this building. Other federal tenants include the Internal Revenue Service and the Federal Bureau of Investigation. Foley Square has a total of 1,008,850 gross square feet.

Prior to its move to the new Foley Square Federal Building, Region Two Headquarters was located in the nearby Jacob K. Javits Federal Building at 26 Federal Plaza. Space layouts there had become somewhat fragmented over several floors as a result of agency growth over time. The move to Foley Square allowed EPA to consolidate all of its divisions, thus leading to a more efficient use of space and improving functional relationships among the various organizational components.

The Foley Square Building is a modern steel-framed, fireproof structure. EPA offices are served by a bank of eight high speed elevators and two large service elevators The typical floor plate permits open-plan work stations to be placed around the central core containing elevators, stairs, and toilet rooms, while most enclosed offices are located towards the interior. Selected interior structural bays have been designed for heavier live loads and allow the use of high-density files.

Region Two components located here include, in addition to the Office of the Regional Administrator (ORA), the Office of the Region Counsel (ORC), the Communications Division (CD), the Office of Policy and Management (OPM), the Division of Enforcement and Compliance Assurance (OECA), the Division of Environmental Planning and Protection (DEPP), and the Emergency and Remedial Response Division (ERRD).

Foley Square also houses two Headquarters Field Components: the Criminal Investigations Division (CID/OECA), and the Office of the Inspector General (OIG).

Edison Laboratory

2890 Woodbridge Avenue, Edison, New Jersey

EPA Owned — Primary Use • Lab

Facility Area • 330,300 usf

Personnel • 462

Occupants
- Region 2 Div. Environmental Science & Assessment
- Region 2 Div. of Emergency & Remedial Response
- Region 2 Div. of Enforcement & Compliance (OECA)
- Urban Watershed Management Branch (ORD)
- Environmental Response Branch (OSWER)

Zon 2

The EPA Edison Environmental Center is a multi-use laboratory and office complex located thirty miles from New York City in the southern portion of Edison Township in New Jersey. It is easily accessible and minutes away from New Jersey's major roadways: The Garden State Parkway, the New Jersey Turnpike, and Routes 1 and 287. It is also convenient to four major airports. EPA's land fronts on Woodbridge Avenue (Route 514) and is adjacent to Middlesex County Community College, a residential development; and the Raritan Center Industrial Park.

The Site occupies a corner of what had been a World War I munitions site known as the Raritan Arsenal. It was expanded to 5,500 acres during World War II, functioned through the Korean War, and was phased out in the 1960's. GSA acquired the site in 1964. At that time the parcel was 3,188 acres. EPA received its 205 acres from GSA in two stages, the first in 1977, followed by additional acreage in 1988. EPA's buildings are part of the old Raritan Arsenal and date from 1918 to 1953. The Center consists of nine principal buildings and trailers with an approximate area of 330,300 square feet. With the exception of buildings Five, Ten, and Eighteen, which EPA uses for office space, most buildings on the site were originally constructed for warehouse use and have been adapted to suit EPA's needs. Besides those buildings, EPA has placed 32 temporary trailers in various places around the property to serve as laboratories, offices, contractor offices, etc.

The Edison Environmental Center supports the activities of several EPA organizations, including OSWER's Environmental Response Branch, ORD's Release Control Branch, the Regional Division of Environmental Science and Assessment, the Pesticides and Toxic Substances Program of the Regional Division of Enforcement and Compliance Assistance and the Emergency Preparedness Programs of the Regional Emergency and Remedial Response Division.

The grounds of the EPA Edison Environmental Center contain a helicopter landing pad, an extensive system of underground storm water piping used by onsite ORD researchers, and a HazMat (Hazardous Material) training area utilized as part of a national OSWER training program.

Additional Region 2 Facilities

Long Island Sound Study
State University of New York
Stony Brook, New York

EPA Leased • Expires 30 September 2001
Primary Use • Office
Facility Area • 275 usf
Personnel • 2

441 South Salina Street
Syracuse, New York

GSA Leased
Primary Use • Office
Facility Area • 2,044 rsf
Personnel • 2

Thaddeus Dulski Federal Building
111 West Huron Street, Buffalo, New York

GSA Owned
Primary Use • Office
Facility Area • 501 sf
Personnel • 1

CS Fisher Federal Office Bldg. Annex
402 East State Street, Trenton, New Jersey

GSA Owned
Primary Use • Office
Facility Area • 2,200 rsf
Personnel • 7

Caribbean Environmental Protection Division
Centro Europa Building #417
1492 Ponce de Leon Avenue, Stop 22
Santurce, Puerto Rico

GSA Leased • Expires 29 March 2004
Primary Use • Office & Parking
Facility Area • 13,095 rsf
Personnel • 55

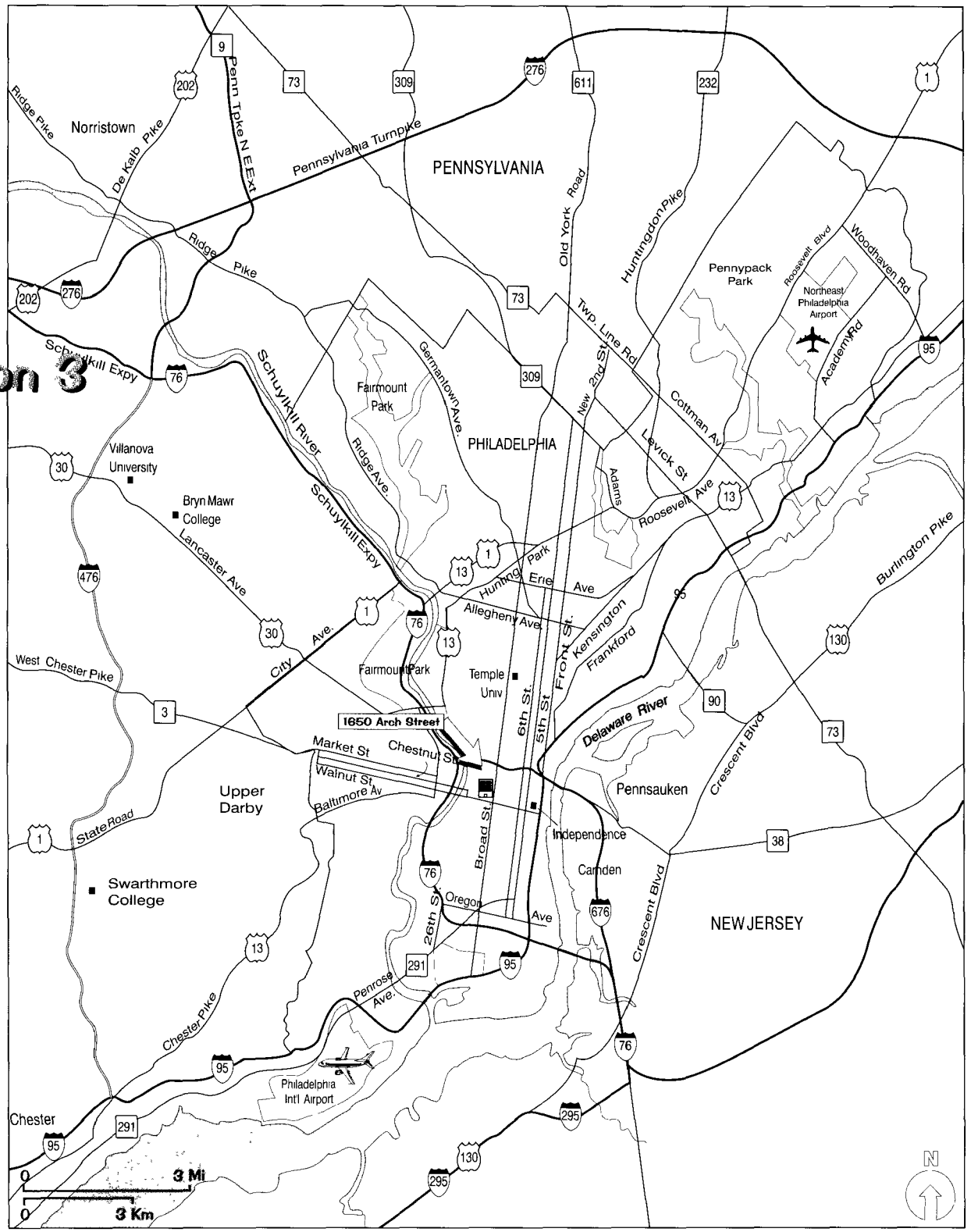
Federal Office Building & Courthouse
5500 Veterans Drive, Charlotte Amalie
St. Thomas, Virgin Islands

GSA Owned
Primary Use • Office
Facility Area • 647 rsf
Personnel • 2

*ion 2

Region Three includes Pennsylvania, Maryland, West Virginia, Virginia, Delaware and the District of Columbia. The Regional Headquarters is located in Philadelphia, Pennsylvania. Regional Field Components are located in Wheeling, West Virginia and Annapolis and Fort George G. Meade, Maryland. The EPA Headquarters facilities are located in the Washington, D.C. metropolitan area. These facilities are listed in the Headquarters section of this guide. An OPPTS laboratory is co-located in Fort Meade, Maryland.

The Region Three offices, its field components, and Program facilities in the region occupy a total of approximately 431,000 rentable square feet, including storage. All of the Regional facilities are GSA leases except for the Environmental Science Center at Fort Meade that is EPA owned, and the 400 Waterfront Drive facility in Pittsburgh, which is EPA leased.



Region 3 Headquarters: Philadelphia, Pennsylvania

Region 3 Headquarters

1650 Arch Street, Philadelphia, Pennsylvania

GSA Leased • Expires 30 April 2018
Facility Area • 304,750 rsf
Personnel • 1,300
Occupants • Region 3 Offices
• Office of the Inspector General (OIG)
• Office of Enforcement & Compliance Assurance (OECA)

Primary Use • Office

The offices of Region Three are located at 1650 Arch Street, a 27-floor high rise in the Center City District of Philadelphia. EPA occupies floors two through fourteen, plus sixteen (fifteen is a mechanical equipment floor); and also leases support space in parts of two basement levels, as well as a part of the first floor.

Regic

Before its move to Arch Street in 1998, the Regional Office occupied space in an older building with antiquated building systems at 841 Chestnut Street. At that location, it had severely fragmented space in portions of eight floors of a thirteen-story building.

Region Three's new offices are in a concrete-framed structure built in 1974 and remodeled extensively prior to EPA's occupancy The typical floor plan is square in shape, with the core offset to one side. The design provides interior space that is almost column-free, thus maximizing flexibility in the layout of work stations. All workspace is within fifty feet of an exterior window. EPA currently occupies about 270,375 usable square feet (including basement support areas) and provides work stations for about 1,300 persons.

The building sits atop an underground concourse that is accessed by an escalator from the first floor lobby and which leads to the SEPTA (Southeastern Pennsylvania Transportation Authority) regional rail lines, as well as to local parking garages, shops, services, and other office buildings. Public surface transportation consists of SEPTA bus routes that are within a block of 1650 Arch Street.

Federal environmental programs include air and water pollution control; toxic substances, pesticides, and drinking water regulation; wetlands protection; hazardous waste management; hazardous waste dump site cleanup; and some aspects of radioactive materials regulation. Activities include compliance and enforcement, inspection, engineering reviews, ambient monitoring, analysis of environmental trends, environmental planning, pollution prevention and risk assessments. Region Three and its partner state pollution control agencies are responsible for regulating over 21,000 air pollution sources; 12,000 water pollution sources; and 425 hazardous waste treatment, storage and disposal facilities. Operations include a Public Information Center (PIC) that occupies a first floor storefront space; a fitness center, an employees' health care suite, generous classroom/training facilities, and a large library.

The five major environmental divisions of the regional office are: the Air Protection Division, Waste and Chemical Management, Water Protection Division, Hazardous Site Cleanup Division, and Environmental Services Division. In addition, four offices provide support to the environmental programs: the Office of Policy and Management, the Chesapeake Bay Program Office, the Office of Regional Counsel, and the Office of Communications and Government Relations.

Environmental Science Center
701 Mapes Road, Fort Meade, Maryland

EPA Owned
Primary Use • Lab & Office
Facility Area • 89,000 usf
Personnel • 153
Occupants • Region 3 Lab
• Criminal Investigation Division (OECA)
• Office of Prevention, Pesticides & Toxic Substances (OPPTS)

Region 3 EPA consolidated the Region Three facilities in Annapolis, Maryland (four locations) and the Office of Prevention, Pesticides, and Toxic Substances' Beltsville location in February, 1999. The new joint-use facility of approximately 140,000 gross square feet is situated on 24 acres at Fort George G. Meade, south of Baltimore, Maryland. Region Three occupies approximately 59,000 net square feet, and OPPTS has approximately 25,000 net square feet. An additional 5,000 net square feet is for shared building support such as conference and training, lunch and break rooms, first aid room, copy areas and a library. Also housed in this facility is the Baltimore Resident Office for OECA's Criminal Investigation Division.

Annapolis City Marina
410 Severn Avenue, Annapolis, Maryland

GSA Leased • Expires 3 February 2007
Facility Area • 18,072 rsf
Personnel • 60
Occupants • Chesapeake Bay Program

Primary Use • Office & Lab

The Chesapeake Bay Program is a multi-agency, multi-state program designed to clean up the Chesapeake Bay. It has been located at the Annapolis City Marina since 1984. EPA occupies approximately 18,000 square feet of space in a facility that features a large conference room capable of seating approximately 100 people.

Wheeling Field Office

11th & Chapline Streets, Wheeling, West Virginia

GSA Leased	• Expires 31 March 2008
Primary Use	• Office & Lab
Facility Area	• 15,945 rsf
Personnel	• 32
Occupants	• Region 3 Biology Lab
	• Field and Office Personnel - Region 3
	• Criminal Investigation Division (OECA)

The Wheeling Office of Region Three utilizes 15,945 rentable square feet of the Methodist Office Building in Wheeling, West Virginia. The facility houses field and office personnel from several Region Three divisions, a biology laboratory, and headquarters components of the Criminal Investigation Division (OECA). The EPA staff at Wheeling represent most of the programs found in the Regional Office and have served the western half of the region from this location since 1963. The building is also used by the West Virginia Division of Environmental Protection and the Health Department. The focus of these various groups is largely oriented to the area drained by the upper Ohio River.

Additional Region 3 Facilities

The Valley Building
1202 Eoff Street, Wheeling, West Virginia

GSA Leased • Expires 1 June 2005
Primary Use • Storage
Facility Area • 2,263 rsf
Personnel • N/A

400 Waterfront Drive
Pittsburgh, Pennsylvania

EPA Leased • "No-cost lease"
Primary Use • Office
Facility Area • 200 usf
Personnel • 2

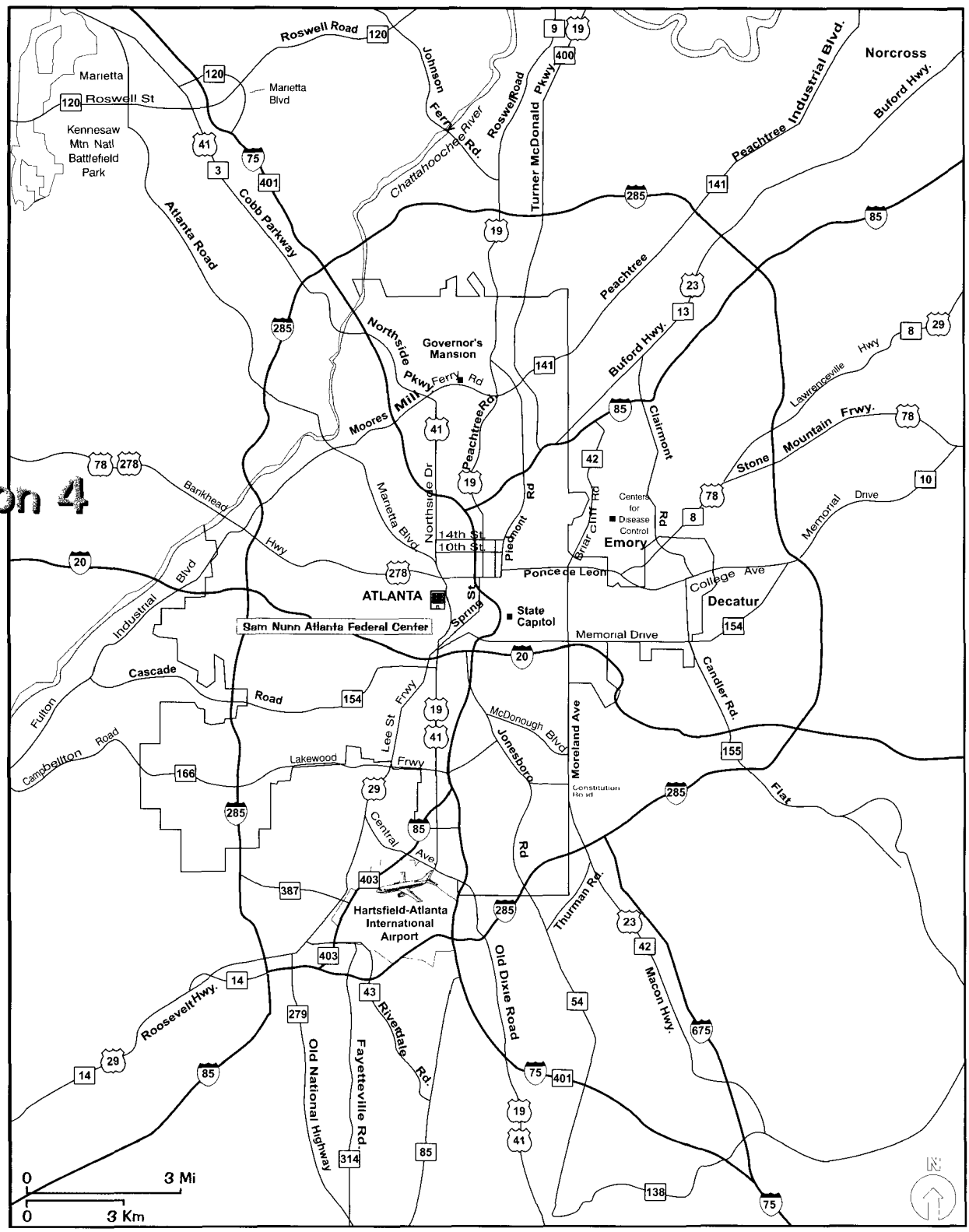
US Geological Survey Building
12201 Sunrise Valley Drive, Reston, Virginia

GSA Leased • Expires 31 March 2001 (to be extended)
Primary Use • Lab
Facility Area • 1,225 rsf
Personnel • 8

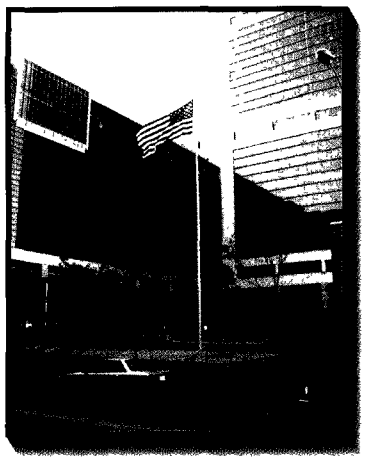
Region Four is comprised of eight states: Georgia, Kentucky, North Carolina, South Carolina, Georgia, Alabama, Mississippi, and Florida. Regional Headquarters offices are located in Atlanta, Georgia. The Regional Laboratory is located in Athens, Georgia. Program Laboratories are located at the Stennis Space Center, Bay St. Louis, Mississippi; Gunter Air Force Base, Montgomery, Alabama; and Durham, North Carolina. ORD Laboratories are located at Research Triangle Park, Chapel Hill, and Durham North Carolina; Athens, Georgia; and Gulf Breeze, Florida. A number of Headquarters Field Components are also located at the Research Triangle Park complex in North Carolina.

All EPA facilities in the Region, including Regional Headquarters Field Components, Program and ORD Laboratories, occupy a total of approximately 1.43 million square feet, inclusive of storage. Regional Headquarters offices are leased by GSA. The Headquarters Field Components facilities in Atlanta, the Grand Slam Racquet Club at Research Triangle Park and the facilities in Durham, North Carolina are leased by GSA The other Headquarters Field Components at Research Triangle Park are EPA leases as is the facility at Chapel Hill, North Carolina. The facilities at Gunter Air Force Base, Athens, and Gulf Breeze are EPA owned. The facility at Stennis Space Center is occupied under a special arrangement with NASA

gion 4



Region 4 Headquarters: Atlanta, Georgia



Sam Nunn Atlanta Federal Center

61 Forsyth Street SW, Atlanta, Georgia

GSA Owned — Primary Use: Office

Facility Area • 329,719 rsf

Personnel • 1,400

Occupants • Region 4 Offices

• Office of the Inspector General (OIG)

• Office of Enforcement & Compliance Assurance (OECA)

EPA's Region Four offices moved from 345 Courtland and Piedmont Courtland Tower to new offices in the Atlanta Federal Center in the summer of 1996. This new building, with about 1.1 million square feet of office space, plus an additional 103,000 square feet of joint use space, houses offices of 22 different federal agencies. GSA, the landlord, is leasing the building from the City of Atlanta. EPA occupies about 329,000 rentable square feet, housing about 1,400 employees, and is the largest federal tenant in the building.

Region

The Atlanta Federal Center is sited on four acres bisected by a secondary street on the edge of the central business district, at the MARTA (Metropolitan Atlanta Rapid Transit Authority) Five Points Station. The complex consists of four connected structures: a 24-story high rise tower, a ten-story mid-rise tower, a six-story historic department store that has been restored and converted to office use, and an eight-story "bridge" office structure that spans the street and links the high-rise and mid-rise office buildings. There is a multi-story parking garage with a capacity of 1,600 vehicles. Shared-use facilities in the Atlanta Federal Center, available to all federal employees, include a food court, health and fitness center, child care center, and a conference center.

EPA's offices occupy floors nine through 15, and one-half of 16, in the high-rise tower. Because floors 15 and 16 are served by an elevator bank other than the bank serving floors nine through 14, there is a stair linking floors 14 and 15 to provide internal circulation within the EPA space.

The long, narrow floors of the high rise tower, with about 34,000 square feet of office space per floor, have a shallow depth from window wall to core that permits maximum natural light to reach all of the systems furniture workstations. The space planning has allowed for ample amenities and support space, with several conference rooms per floor, an employee lounge-pantry at each level, and provision for filing, copy rooms, storage, and similar support areas.

The ninth floor contains special spaces oriented towards use by the public, including the library, training rooms, the computer center, and video-teleconferencing facilities.

Science and Ecosystem Support Division Laboratory

980 College Station Rd, Athens, Georgia

GSA Leased • Expires 29 March 2016
Primary Use • Lab
Facility Area • 57,760 rsf
Personnel • 120
Occupants • Region 4

EPA Region Four Science and Ecosystems Support Division (SESD) occupies a new laboratory facility situated on approximately eleven acres of land. This state-of-the-art facility incorporates the use of a variable volume HVAC system in the laboratories, non-chlorinated fluorocarbon HVAC refrigerants, an Energy Management Control System, 'green lights' throughout, motion detectors in offices and public areas, and interstitial service corridors for services and utilities between back-to-back laboratories.

gion 4

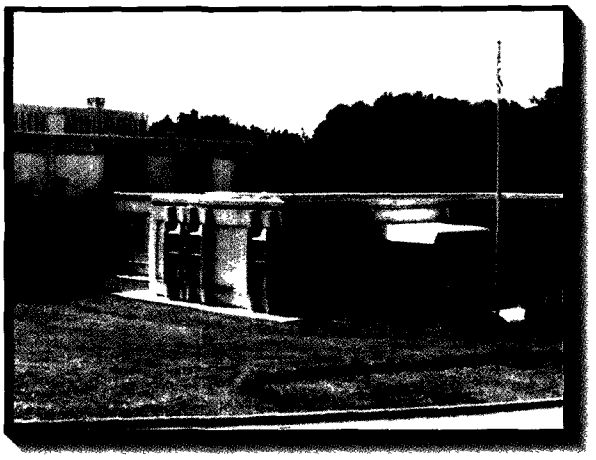
Lifespan Center

960 College Station Road, Athens, Georgia

EPA Owned
Facility Area • 8,000 rsf
Personnel • N/A
Occupants • Childcare Center

Primary Use • Childcare Center

The facility serves as a childcare center for EPA and other federal agencies nearby. This two and one half acre site is located southwest of the main laboratory. It has one permanent structure of approximately 8,000 square feet. It is accessed from a service road that connects to College Station Road. It was built in 1993.



Environmental Research Laboratory
960 College Station Road, Athens, Georgia

EPA Owned — Primary Use • Lab
Facility Area • 49,884 usf
Personnel • 231
Occupants • National Exposure Research Lab, Ecosystems Research Division (ORD)

This twelve acre site is located adjacent to the University Research Park and is accessed from College Station Road. It contains approximately a 50,000 square foot research and office building along with secondary structures providing support space, as well as nine small storage buildings. The site has a parking capacity of 210 cars.

The secondary structures include a 5,000 square feet office annex; the Center for Exposure Assessment Modeling (CEAM) Annex, used as office space by ORD and containing 2,800 square feet; and an Environmental Information Annex used as a library and conference area and containing 5,193 square feet. There are several storage sheds on the site.

Regior

Field Research Annex
625 Bailey Road, Athens, Georgia

EPA Owned — Primary Use • Lab
Facility Area • 8,979 rsf
Personnel • 12
Occupants • National Exposure Research Lab, Ecosystems Research Division (ORD)

This is a six and a half acre site with Bailey Street to the northwest and the Athens Municipal Sewage Treatment facility to the west. It consists of five structures with approximately 9,000 square feet. Except for the main building, which was built in 1964, the remaining structures are prefab/modular units.

The facility serves as laboratory and office space for an analytical support facility for the Ecosystems Research Division of the National Exposure Research Laboratory (ORD).

Environmental Research Laboratory

Sabine Island, Gulf Breeze, Florida

EPA Owned
Facility Area • 52,210 rsf
Personnel • 204
Occupants • Gulf Ecology Division (ORD)

Primary Use - Lab & Office

Sabine Island lies in Santa Rosa Sound, eight miles south-east of Pensacola, Florida. It is a manmade island of 16.5 acres and is accessible from Santa Rosa Island by taking Fort Pickens Road West to Villa Sabine Drive.

Sabine Island was born of efforts to stop the spread of yellow fever. In 1876 authorities issued an order of ballast disposal requiring ships entering the port of Pensacola to discharge ballast and undergo fumigation. The disposal site built up and eventually became a land mass.

By 1903 the island had stabilized and was transferred by the War Department to the Treasury Department and left dormant until 1906 when a hurricane destroyed a nearby quarantine station. A new station was built on the ballast island and outfitted with a hospital, an isolation hospital, caretaker's, pharmacist's and doctor's residences, a doctor's office, fumigation shed, workshop and boathouse.

1947 brought about a transfer of the island to the Bureau of Fisheries. The island's new function was to establish an experimental oyster farm. The Works Progress Administration and the Public Works Administration enlarged and modified the quarantine buildings, laid walkways and built large tanks for salinity experiments.

In 1948, the Department of the Interior, Fish and Wildlife Service established a laboratory which studied cyclic changes in animal populations and pollution effects of agricultural chemicals. In 1960, director Dr. Philip Butler gave the island the official name "Sabine Island" for postal purposes By 1962, the laboratory had 9 buildings, 5,000 square feet of wet laboratory working space, 1,000 square feet of storage and shop facilities, a 36-foot diesel powered work boat equipped for trawling and dredging, and several smaller boats.

In 1970, the island was turned over to the Environmental Protection Agency and its main mission became "to bridge the gap from ecosystem health to human health by assessing the transport of chemicals in the marine environment and the potential transfer from the marine food web to man." A new "wetlab" facility was dedicated in 1977 to house seawater toxicology and analytical chemistry laboratories. By 1978, Sabine Island housed 10 frame and 13 temporary buildings, which included a technical library and a computer center.

This laboratory is a primary research facility of the EPA National Health and Environmental Effects Research Laboratory, under the Office of Research and Development (ORD). Research is conducted to understand the physical, chemical, and biological dynamics of coastal systems to assess the ecological condition of the Gulf of Mexico; to determine the cause(s) of affected systems; to predict future risk to aquatic organisms, populations, communities, and ecosystems; and to establish criteria to protect coastal environments.

The physical plant at the Gulf Ecology Division consists of approximately 50 separate structures that vary in age from four to 90 years. Construction ranges from temporary wood-frame to poured-in-place concrete.

National Air and Radiation Environmental Laboratory

Maxwell Air Force Base - Gunter Annex
540 South Morris Avenue, Montgomery, Alabama

EPA Owned Building on land leased from DOD
- Use permit expires 31 January 2011

Primary Use • Lab
Facility Area • 41,583 usf
Personnel • 55
Occupants • National Air & Radiation Environmental Lab (OAR)

The National Air and Radiation Environmental Laboratory or NAREL (OAR), is an EPA owned facility located on Maxwell Air Force Base - Gunter Annex in Montgomery, Alabama. As an Office of Air and Radiation program laboratory, NAREL provides radiological monitoring data to support Agency activities and decisions and radiological emergency response activities. The Environmental Radiation Ambient Monitoring System (ERAMS) that is operated by NAREL is the only nationwide environmental radiation monitoring network in the United States. NAREL also supports Superfund and other regional program activities with laboratory and field measurements and technical assistance for radioactive and hazardous chemical (mixed waste) contaminants.

Regior

The existing facilities, completed in 1990, include a state-of-the-art radioanalytical laboratory and office space The staff includes a total of 55 persons including EPA employees, SEE (Senior Environmental Employee) Program personnel and contract personnel.

Environmental Chemistry Laboratory

Stennis Space Center, Bay St. Louis, Mississippi

NASA Owned • Use permit expires 22 December 2001
Facility Area • 24,084 usf
Personnel • 42
Occupants • Gulf of Mexico Program Office (OW)
Biological and Economics Analysis Division (OPPTS)

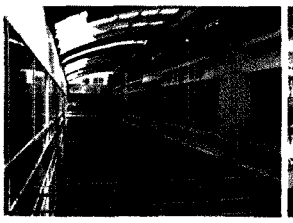
Primary Use • Lab & Office

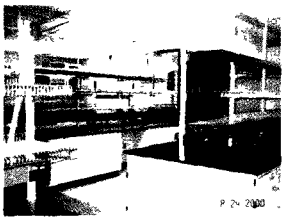
This facility is a laboratory used by OPPTS to do the following: evaluate pesticide environmental chemistry methods for registration and re-registration; develop new multi-analytic methods; evaluate new emerging technologies; and develop a new manual of methods for pesticides. The Lab also provides dioxin analysis to the Agency

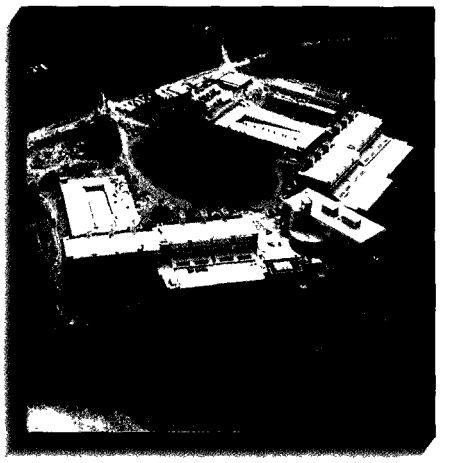
The Gulf of Mexico office helps protect the Gulf of Mexico through a multi-state and agency effort that develops and implements eco systems and watershed-based management plans.

Research Triangle Park

Research Triangle Park, North Carolina







The new EPA Campus will accommodate one of the largest multi-disciplinary groups of environmental scientists in the world. This property is nestled in beautiful Durham County, adjacent to Interstate 40 and surrounded by the cities of Raleigh, Durham and Chapel Hill. The new laboratories housed in this facility will support research that is critical to EPA's understanding of current pollution problems and potential problems.

Region 4 This new campus will consolidate EPA's functions on a site neighboring the National Institute of Environmental Health Sciences (NIEHS). EPA and NIEHS will share a central utility plant and common services such as: conference facilities, child care, landscaping, security and waste management. The close proximity of these facilities promotes efficiency and enhances opportunities for collaboration between these two prominent environmental organizations.

EPA has achieved a tremendous accomplishment in creating a facility that embodies its environmental ethics, while balancing out issues related to the mission of the Agency and the global environment. Designed by the architectural firm of Hellmuth, Obata and Kassabaum (HOK), it rests on a slope overlooking a woodland lake and below a knoll that is home to the site's oldest trees. Embedding the facility into the sloping terrain allows the landscape to remain intact, reducing disruptions to the natural habitat during and after construction.

EPA anticipates occupying the facility in late 2001. The new campus is approximately 1.2 million square feet and covers one quarter of a mile from end to end. With space for 2,200 people and 10,000 research animals, 400 individual laboratories, a conference center, a cafeteria, a national computer center and a childcare center, this will be the largest complex ever built and owned by EPA.

Storm water run-off will be naturally treated by plant material on-site to remove contaminants. Natural woodlands and wildflower plantings are used in place of turf grass to minimize the use of water, fertilizer, and pesticides.

EPA has selected building materials that are durable, low-maintenance and have the least environmental impact over each material's life cycle. Detailed specifications ensure compliance with federal, state and local requirements for recycled content, chemical emissions, and the use of hazardous materials.

Design flexibility conserves resources by minimizing the impact of future changes. Integrated building recycling facilities and on-site composting for landscaping debris minimize operational waste. During construction, many on-site materials acquired from land clearing and excavation will be reused rather than sent to a landfill. The EPA is also implementing a comprehensive and cost-effective construction waste recycling program.

Emissions Measurement Laboratory (EML)

Page Road and I-40
Research Triangle Park, North Carolina

GSA Leased • Expires 30 April 2004
Primary Use • Lab
Facility Area • 10,356 rsf
Personnel • 26
Occupants • Office of Air Quality Planning & Standards (OAR)

The Emissions Measurement Laboratory (EML) is located on Page Road, adjacent to the Grand Slam Building in Durham, just outside the Research Triangle Park. The EML is a one-story structure. It houses office and laboratory space for the Office of Air Quality Planning and Standards. When the new Research Triangle Park campus is completed in late 2001, this facility will be released.

Regior

Grand Slam Buildings

Page Road and I-40
Research Triangle Park, North Carolina

GSA Leased • Expires 15 June 2005
Primary Use • Lab, Storage & Office
Facility Area • 70,881 rsf
Personnel • 28
Occupants • National Exposure Research Laboratory (ORD)
Administrative Services Divisions (OARM)

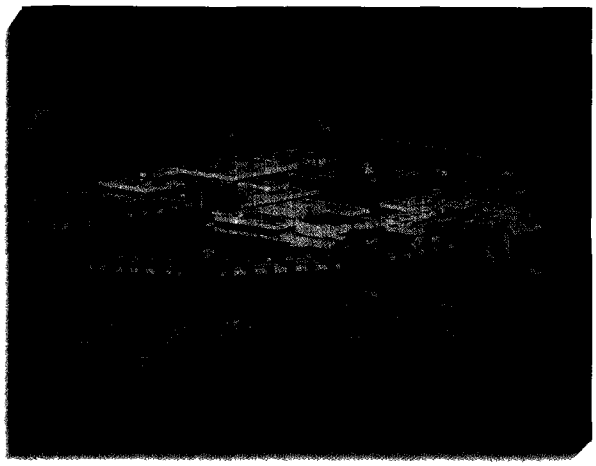
The Fluid Modeling Facility (Grand Slam Building) is located directly beside the EML building on the same site.

The Fluid Modeling Facility is a one story prefabricated steel structure with a small mezzanine. It was originally constructed as a tennis club and has been converted, in part, to provide space for the National Exposure Research Laboratory for a large wind tunnel, a water channel (tow tank), shops, computer facilities, office space, and storage.

There is also warehouse space on one end that is currently used by the Administrative Services Division of the Office of Administration (OARM) and contains approximately 18,000 square feet of storage space.

Environmental Research Center

86 TW Alexander Drive
Research Triangle Park, North Carolina



EPA Leased • Expires 30 June 2003
Primary Use • Lab & Office
Facility Area • 253,390 usf
Personnel • 788
Occupants • National Risk Management Research Lab (ORD)
- National Exposure Research Laboratory (ORD)
- National Health and Environmental Effects Research Lab (ORD)
- Research and Administrative Support, and Management Coordination (OARM)
- Data Processing Center (OEI)

The Environmental Research Center is the main EPA research facility located on a forty-nine acre site at the intersection of NC Route 54 and Alexander Drive in Research Triangle Park. Consisting of approximately 260,000 net square feet, the ERC supports ORD laboratories, and the OEI Data Processing Centers.

gion 4

The ERC currently accommodates a variety of functions that include offices, laboratories and special purpose spaces, such as animal care facilities, isolation rooms, hazardous chemical handling rooms, etc.

The occupiable area is distributed among components of OARM and ORD. The building also contains several shared use functions such as a cafeteria, an auditorium and a health unit The Divisions housed in this facility include Air Pollution Prevention and Control, Neurotoxicology, Experimental Toxicology, Environmental Carcinogenesis, Research and Administrative Support, and Management Coordination. When the new complex at Research Triangle Park is finished in late 2001, this facility will be released.

Research Commons

4201 Building, 79 TW Alexander Drive
Research Triangle Park, North Carolina

GSA Leased • Expires 31 August 2002
Primary Use • Office
Facility Area • 69,095 rsf
Personnel • 244
Occupants • Office of Civil Rights (AO)
- Office of the Chief Financial Officer (OCFO)
- Office of Administration & Resources Management (OARM)
- Office of Air Quality Planning & Standards (OAR)
- National Technology Services Division (OEI)
- National Exposure Research Laboratory (ORD)

The facility houses the administrative offices for the research programs supported in the Research Triangle Park facilities. When the new complex at Research Triangle Park is finished in late 2001, this facility will be released.

Environmental Research Center Annex

Research Commons, 79 TW Alexander Drive
Research Triangle Park, North Carolina

GSA Leased • Expires 28 February 2003
Primary Use • Lab & Office
Facility Area • 137,658 rsf
Personnel • 150
Occupants • National Exposure Research Laboratory (ORD)
• Office of Air Quality Planning & Standards (OAR)
• Office of Administration & Resources Mgmt. (OARM)

The Environmental Research Center Annex is located adjacent to the Research Commons on the same property, and is approximately one-half mile from the Environmental Research Center. The facility, originally constructed in 1966 as a basic wet chemical textile and fiber research laboratory for Beaunit Research Corporation, was occupied by EPA in 1975. It has been converted to accommodate laboratories, a high bay research operation, offices, computer support and a cafeteria.

Regior

The facility, occupied by Air Exposure Research, Atmospheric Modeling, Atmospheric Process Research, and Air Measurements Research components, contains approximately 138,000 rentable square feet. The separation of ORD laboratories space between this building and the ERC has resulted in functional inefficiency. When the new complex at Research Triangle Park is finished in late 2001, this facility will be released.

Administration Building

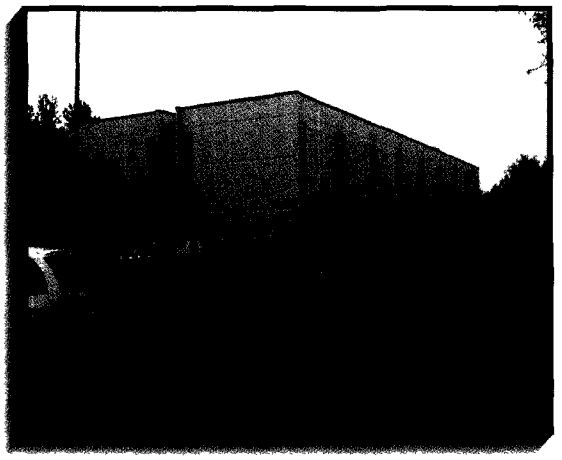
Research Commons, 79 TW Alexander Drive
Research Triangle Park, North Carolina

GSA Leased • Expires 28 February 2003 Primary Use • Office
Facility Area • 44,318 rsf
Personnel • 136
Occupants • Office of Environmental Information (OEI)
• Office of the Chief Financial Officer (OCFO)
• Office of the General Counsel (OGC)
• Office of Administration & Resource Management (OARM)

The Administration Building is located on Alexander Drive on the same property as the Annex - Research & Development Building approximately one-half mile from the ERC. Upon completion of the new complex at Research Triangle Park in late 2001, this facility will be released.

Catawba Building

3210 Chapel Hill-Nelson Boulevard
Research Triangle Park, North Carolina



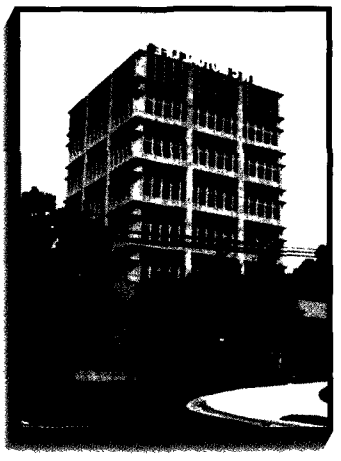
GSA Leased • Expires 31 August 2001 Primary Use • Office
Facility Area • 40,578 rsf
Personnel • 109
Occupants • National Center for Environmental Assessment (ORD)
• National Exposure Research Laboratory (ORD)

This building houses administrative personnel of the Office of Research and Development, and the Southern Audit Division - RTP office of the Inspector General. When the new Research Triangle Park complex is finished in late 2001, this facility will be released.

gion 4

North Carolina Mutual Life Building

411 West Chapel Hill Street, Durham, North Carolina



GSA Leased • Expires 31 March 2001 Primary Use • Office
Facility Area • 77,665 rsf
Personnel • 313
Occupants • Office of Air Quality Planning & Standards (OAR)
• Office of Administration & Resources Management (OARM)

The North Carolina Mutual Life Building is an office building located in downtown Durham, NC. The Office of Air Quality Planning and Standards occupies approximately 78,000 rentable square feet within the Mutual Building and shares the building with the life insurance company.

The space occupied by OAQPS includes standard office space, a library, a copy center, conference rooms, space for docket and other regulatory supporting files, a computer room and computer library, a common use area, and other support spaces. This facility will also be released when the new complex at Research Triangle Park is completed in late 2001.

National Health and Environmental Effects Research Laboratory

2525 Highway 54
Durham, North Carolina

GSA Leased • Expires 30 November 2014
Primary Use • Lab & Office
Facility Area • 66,700 rsf
Personnel • 110
Occupants • National Health & Environmental Effects Research Laboratory (ORD)

In this lab, researchers perform tests on human health and ecological impacts in response to environmental pollutants. This lab supports the risk assessment needs of the Agency and provides scientific and technical assistance to EPA Programs and Regional offices as well as to state, local, regional, national and international governments and organizations.

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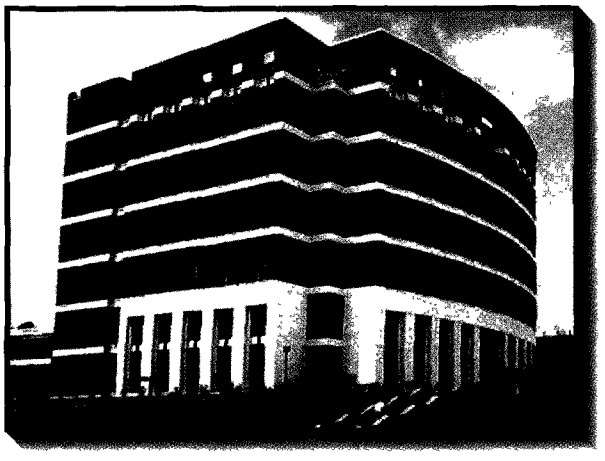


Human Studies Facility

104 Mason Farm Road, Chapel Hill, North Carolina

EPA Leased • Expires 31 January 2015
Primary Use • Lab & Office
Facility Area • 65,893 usf
Personnel • 100
Occupants • National Health & Environmental Effects Research Laboratory, Human Studies Division (ORD)
• Office of Administration & Resources Mgmt. (OARM)

This facility, located on the campus of the University of North Carolina at Chapel Hill, is a 65,893 square-foot laboratory, research, and office building that houses approximately 100 employees It is part of the Health Affairs Campus adjacent to the University of North Carolina Hospital

Additional Region 4 Facilities

Paul Martin Building
396 Commerce Boulevard, Athens, Georgia

GSA Leased • Expires 31 January 2002
Primary Use • Storage
Facility Area • 11,730 rsf
Personnel • 7

Martin Luther King, Jr. Federal Bldg.
77 Forsyth Street, Atlanta, Georgia

GSA Owned
Primary Use • Storage
Facility Area • 3,946 rsf
Personnel • N/A

gion 4

Federal Building
600 Martin Luther King, Jr. Place
Louisville, Kentucky

GSA Owned
Primary Use • Office
Facility Area • 2,537 rsf
Personnel • 3

Majestic Square Garage
211 King Street, Charleston, South Carolina

GSA Leased •
Primary Use • Parking
Facility Area • 2 spaces
Personnel • N/A

325 West Adams Street
Jacksonville, Florida

GSA Leased • Expires 3 December 2001
Primary Use • Office
Facility Area • 1,541 rsf
Personnel • 4

Additional Region 4 Facilities

400 N. Congress Avenue, Suite 120
West Palm Beach, Florida

GSA Leased • Expires 31 May 2007
Primary Use • Office
Facility Area • 3,012 rsf
Personnel • 10

Brickell Plaza Federal Office Building
909 SE 1st Avenue, Miami, Florida

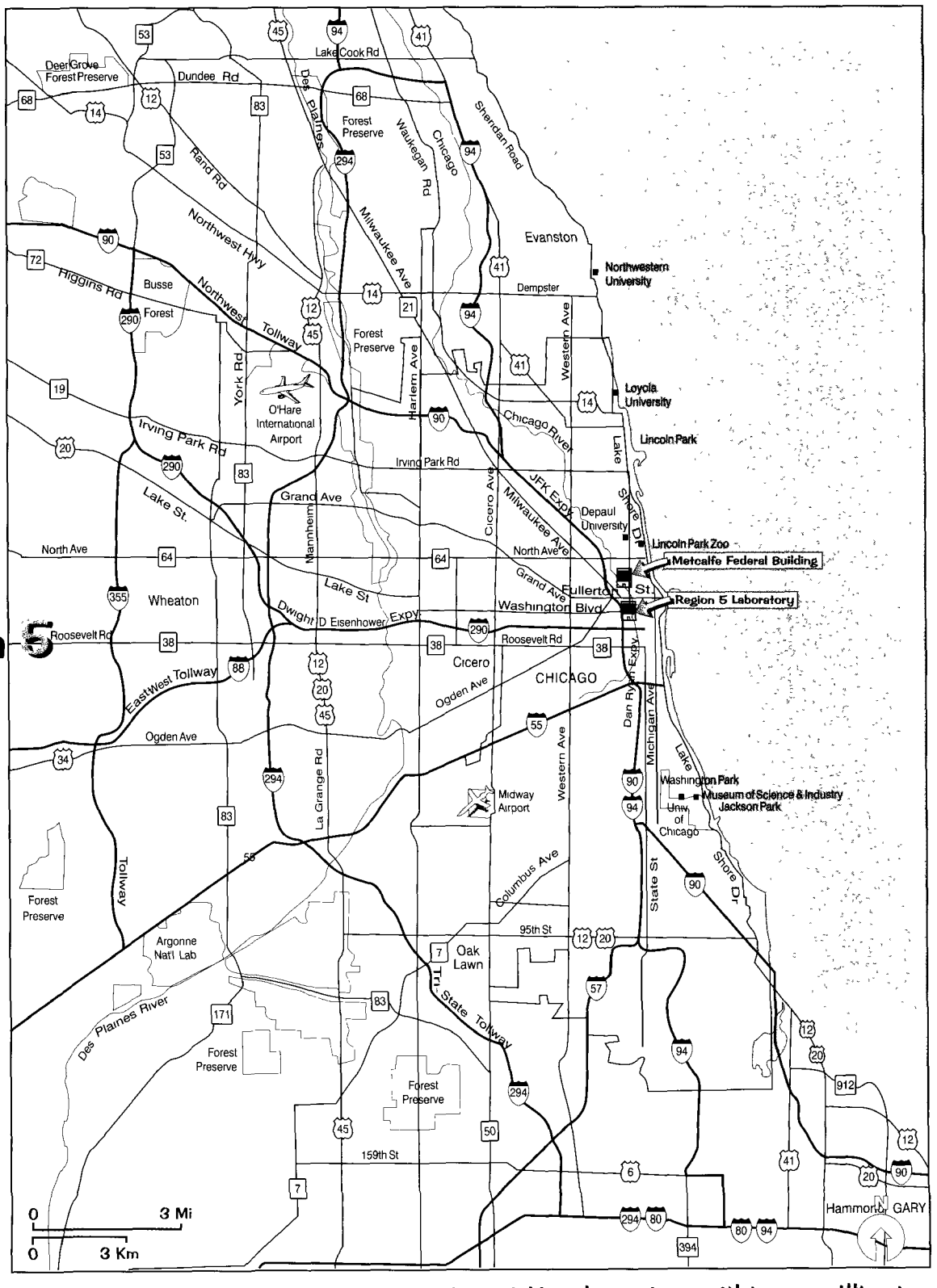
GSA Owned
Primary Use • Office
Facility Area • 1,691 rsf
Personnel • 5

gion 4

The six states that comprise Region Five are: Illinois, Minnesota, Wisconsin, Michigan, Indiana and Ohio. Primary regional offices are located in Chicago, Illinois. Regional Field Components are located in Westlake, Ohio and Grosse Ile, Michigan.

The Region Five Office, the Regional Field Offices, and program laboratories occupy approximately 1.32 million square feet, inclusive of storage. The Regional Headquarters Office is owned by GSA and the Regional Field Office & Lab in Westlake is leased by GSA.

ORD Laboratories in Grosse Ile, Duluth, Minnesota and Cincinnati, Ohio are owned by EPA, as is the OAR Laboratory in Ann Arbor, Michigan.



Region 5 Headquarters: Chicago, Illinois

Metcalfe Federal Building

77 West Jackson Boulevard, Chicago, Illinois

GSA Owned

Facility Area • 413,780 rsf

Personnel • 1,558

Occupants • Region 5 Offices
- Audits Division (OIG)
- Investigations Division (OIG)

Primary Use • Office

The twenty-seven story building encompasses 600,000 square feet and is constructed of dark gray granite to complement and enhance the surrounding federal structures. The building was completed in September 1991. The addition of this building to downtown Chicago also helps to define the 230 South Dearborn West Plaza area, making it usable urban space and creating a cohesive federal complex.

The building houses several federal tenants including Region Five offices of EPA, the Department of Housing and Urban Development, the Social Security Administration, the Department of Agriculture, the State Department and others.

Region Five occupies approximately 414,000 rentable square feet of space located on floors four through ten, 12 through 19, and 21. The entire space has been designed on an open space planning concept utilizing systems furniture for work stations and allowing maximum natural light in the work environment. The EPA offices also feature state-of-the-art conference and training facilities, video conference rooms, and a large library. Co-located with Region Five offices are the offices of both the Audits and the Investigations Divisions of the Office of Inspector General.

Federal Building
536 South Clark Street, Chicago, Illinois

GSA Owned
Facility Area • 65,790 rsf
Personnel • 68
Occupants • Region 5 Laboratory

Primary Use • Lab & Office

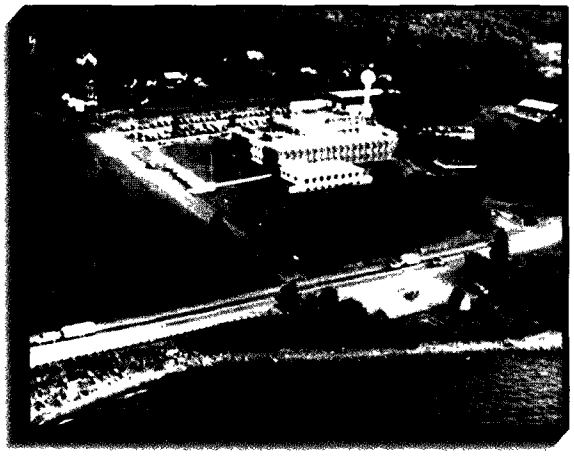
The Federal Building, formerly the Rand McNally Building, was completed in 1912. Located one block south of the Loop, the facility occupies a full city block bounded by Congress Parkway and Clark, Harrison, and LaSalle Streets. This ten-story building was leased by the federal government in 1952. It was acquired through condemnation proceedings in 1956 and converted for use as a Federal Building.

Several federal tenants are housed here, including the Department of Agriculture, the Immigration Office, the Army, Navy and Air Force Recruiting Office, and the General Services Administration.

EPA's Environmental Services Division for Region Five is located in this building.

gion 5

Environmental Research Laboratory
6201 Congdon Boulevard, Duluth, Minnesota



EPA Owned
Primary Use • Lab & Office
Facility Area • 46,670 usf
Personnel • 155
Occupants • National Health & Environmental Effects Research Laboratory, Mid-Continent Ecology Division (ORD)

The Mid-Continent Ecology Division conducts research to determine the ecological effects of water pollutants on fish, wildlife and ecosystems of the nation, including the Great Lakes and great rivers. The Division's research provides techniques to assess the condition of the nation's freshwater ecosystems and to evaluate approaches to protect and restore aquatic resources in support of federal, tribal, state and local environmental protection programs The laboratory is located on 13-acres of land on the shore of Lake Superior and consists of a main laboratory building, and several support buildings, including an office annex, chemical storage, hazmat storage, shop, field equipment storage, generator, pump house and a 40,000 gallon elevated lake water storage tower.

Andrew W. Breidenbach Environmental Research Center

26 W. Martin Luther King Drive, Cincinnati, Ohio

EPA Owned — Primary Use • Lab

Facility Area • 350,000 usf

Personnel • 800

Occupants
- National Center for Environmental Assessment, National Risk Management Research Lab, National Exposure Research Lab (ORD)
- Human Resources Management (OARM)
- Information Resources Management (OARM)
- Facilities Services & Management (OARM)
- Technical Support Division (OW)
- Emergency Response Team (OSWER)
- Office of Civil Rights (AO)
- Office of the General Counsel (OGC)

The Andrew W Breidenbach Environmental Research Center (AWBERC) is an EPA owned multi-story concrete structure containing approximately 350,000 square feet of research laboratory, office, and storage space. Situated on twenty-two acres five miles north of downtown Cincinnati, it is EPA's largest research and development facility.

AWBERC houses the Office of Research and Development (ORD). National Risk Management Research Laboratory (NRMRL), National Exposure Research Laboratory (NERL), and the National Center for Environmental Assessment (NCEA). It also houses the Human Resources Management, Information Resources Management, and Facilities Services and Management, all components of OARM. The Technical Support Division of the Office of Water (OW) is also located here The Office of Civil Rights (AO) has a component here, as does the Office of General Counsel, and the Emergency Response Team (ERT).

Regio

The AWBERC, opened in 1976, is a state-of-the-art research facility containing several environmental laboratories. Internationally recognized for water research, the center has also become a leader in areas such as bioremediation and pollution prevention. The EPA, through this center, is also responsible for public education on environment, emergency response training and other established programs.

The Cincinnati Center consists of three buildings the Andrew W. Breidenbach Research Center, the EPA Research Containment Facility, and the EPA Child Development Center.

AWBERC Facility: Constructed on a planning module of ten feet by twenty-three feet, it provides laboratories with the flexibility to expand and contract based upon altering mission requirements. With the service core located in the center, the offices and laboratories are accommodated in two nine-story wings radiating from the center. The auditorium, cafeteria and conference rooms are located on two of the lower levels. A library and a computer room are also located in the building.

Containment Facility. Located adjacent to the main research facility is a 7,000 square foot, self contained research and development facility. Completed in 1988, this facility is equipped with state-of-the-art security, fire protection, waste containment and disposal systems. The mechanical systems are designed to monitor and treat exhaust air before discharge.

Child Care Facility: Built in 1991, the Child Care Facility is located close to the intersection of Bishop and Nixon Streets, and near the two research facilities. Its 5,200 square feet houses staff offices, kitchens, lounges, and classrooms for infants, toddlers, and preschoolers. Each classroom has access to outside playgrounds.

Center Hill Test & Evaluation Facility

5995 Center Hill Avenue, Cincinnati, Ohio

EPA Owned • Land lease expires 30 November 2019
Primary Use • Lab & Office
Facility Area • 18,876 usf
Personnel • 30
Occupants • National Risk Management Laboratory, Land Remediation and Pollution Control Division (ORD)

The Center Hill Facility is situated on a twenty-five and a half acre parcel leased from the University of Cincinnati, and is located approximately four miles north of the AWBERC, (see previous page) approximately ten miles north of downtown Cincinnati, in a heavily wooded area. It consists of a main office building with high bay space and laboratories, a hazardous waste storage building, a machine shop and a field equipment storage building.

This facility is used to conduct research in the fields of municipal solid waste disposal, municipal solid waste, residuals management, and risk reduction engineering.

Region 5

Norwood Professional Building

4411 Montgomery Road, Norwood, Ohio

GSA Leased • Expires 1 April 2010
Primary Use • Office
Facility Area • 20,000 rsf
Personnel • 85
Occupants • Office of Administration & Resources Management (OARM)
• Office of the Inspector General (OIG)
• Office of the Chief Financial Officer (OCFO)

Located near the AWBERC, the Norwood Facility contains approximately 20,000 rentable square feet of space leased through GSA. This facility is used by EPA to house its contract (OARM) and finance (OCFO) branches, and a component of OIG.

Test & Evaluation Facility
1600 Gest Street, Cincinnati, Ohio

EPA Owned • Land lease expires 9 August 2017
Primary Use • Lab & Office
Facility Area • 38,592 usf
Personnel • 27
Occupants • National Risk Management Research Laboratory (ORD)
• Water Supply & Water Resources Div. (ORD)
• Technology Transfer & Support Div. (ORD)

Located on the grounds of Cincinnati's sewage treatment plant, the Test & Evaluation Facility is utilized by EPA to research municipal and industrial pollutants. Completed in 1979, the facility has a high bay experimental area with supporting office space, laboratories, and chemical storage. The land is leased to the EPA by Cincinnati and the Hamilton County Commissioners.

Current research programs are developing new means of treating hazardous wastes. At times, outside clients are able to do co-ops with EPA on research. The facility has permits from the United States Environmental Protection Agency and the state of Ohio to accept and store a wide range of hazardous materials for research use. This permits the facility to conduct studies unmatched by similar facilities elsewhere in the country.

Regio

Westridge Plaza
25089 Center Ridge Road, Westlake, Ohio

GSA Leased • Expires 3 January 2004
Facility Area • 16,612 rsf
Personnel • 16
Occupants • Region 5
• Environmental Sciences Division, Eastern District Office

Primary Use • Office & Lab

The Environmental Sciences Division of the Region Five's Eastern District Office is located in a small retail shopping strip, approximately 12 miles west of downtown Cleveland. It is within a 15-minute drive of five interstate highways and Hopkins International Airport. The space, initially occupied in 1978, was designed to support field activities and consists of offices, laboratories, shops, a custody room, and a garage.

National Vehicle Fuel & Emissions Laboratory

2565 Plymouth Road, Ann Arbor, Michigan

EPA Owned
Primary Use • Lab & Office
Facility Area • 112,745 usf
Personnel • 175
Occupants • Office of Transportation & Air Quality (OAR)

The National Vehicle and Fuel Emissions Laboratory (NVFEL) is a two building complex located 40 miles west of downtown Detroit in northeast Ann Arbor. The Lab Building, located just east of the Office Building on a 15-acre site, provides approximately 112,745 usable square feet in a main, high bay building and three office wings (two original and a third wing added in 1976).

The Lab Building was initially leased from the State of Michigan between 1971 and 1991, after which it was purchased by the Agency. Although the physical plant has evolved to respond to EPA mission needs, significant portions of the building infrastructure have become obsolete or are at the end of their useful life. The Agency's first Energy Saving Performance Contract (ESPC) was put in place here in mid-1998 and has helped replace aging and inefficient major building systems with modern, energy-efficient, integrated systems controlled by a direct digital control system (DDC). The master plan under development calls for other phased improvements to the building, site and infrastructure.

NVFEL is the primary EPA research laboratory for fuel and emissions testing. Work in this lab supports OAR's Office of Transportation and Air Quality's (OTAQ) efforts to establish and enforce emission standards for motor vehicles, engines and fuels as well as the development of automotive technology.

OTAQ has five divisions located in two buildings in Ann Arbor and two buildings in Washington, DC. They are the Advanced Technology Division, Assessment & Standards Division, Certification & Compliance Division, Laboratory Operations Division, and Transportation & Regional Programs Division.

National Vehicle Fuel & Emissions Laboratory - Office Building

2000 Traverwood Drive, Ann Arbor, Michigan

GSA Leased • Expires 31 March 2018
Primary Use • Office
Facility Area • 66,652 rsf
Personnel • 235
Occupants • Office of Transportation & Air Quality (OAR)

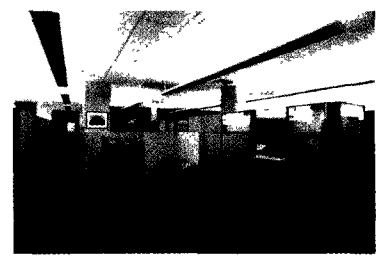
The National Vehicle Fuel and Emissions Laboratory office building is located just west of the NVFEL lab building, on a 5.8 acre site, and provides approximately 67,000 rentable square feet.

Occupied in April 1998, this single story, build-to-suit building is a steel structure with external walls of brick and glass fenestration. The central mechanical systems are located in a penthouse atop the two building cores containing restrooms and utility closets. The building incorporates energy-efficient mechanical and electrical systems utilizing a Direct Digital Control (DDC) system to optimize performance of building systems. Low flow bathroom and locker room fixtures allow for water conservation.

The office building was designed to maximize natural lighting in all areas of the building. The ratio of windows to walls is more than 40% and additional natural light is provided through skylights and a large clerestory. All of the offices, conference and meeting rooms have wide, floor-to-ceiling "sidelights" (glass panels near the doors) to enhance light distribution. Green Lights with automatic dimmers and occupancy sensors have been installed throughout, using indirect lighting fixtures to prevent computer screen glare and create a more pleasant environment.

Regic

Air quality has been addressed in lease clauses limiting the levels of carbon monoxide, carbon dioxide, and formaldehyde. Carpeting was tested and approved by EPA and carpet backing and adhesives met EPA specifications for volatile organic compound emissions, stability and toxicity potential. All photocopy rooms and restrooms exhaust directly to the outside. An FM200 (replacement for ozone-depleting Halon) fire suppression system was installed in both the computer room and computer lab.



Large Lakes Research Station

9311 Groh Road, Grosse Ile, Michigan

EPA Owned
Primary Use • Lab & Office
Facility Area • 35,974 usf
Personnel • 45
Occupants • Water Division (Region 5)
• Superfund Division (Region 5)
• Mid-Continent Ecology Division NHEERL (ORD)
• Criminal Investigations Division (OECA)

The Large Lakes and Rivers Forecasting Research Branch of the Mid-Continent Ecology Division is located at Grosse Ile, Michigan. The Branch supports the Division's research efforts to develop the technology to assess and predict the present and future effects of biotic and abiotic stressors on freshwater ecological resources with known certainty in support of short- and long-term management goals. The laboratory is located on a three-acre parcel and contains the main laboratory building, a boat shop, storage building, hazmat building and a tin hangar.

Grosse Ile began its life of government service in 1926 when the Olds Farm (encompassing most of the southern-most portion of Grosse Ile) was purchased by the Navy. A hangar and landing field was built to facilitate construction of an all-metal airship. In the ensuing years, a seaplane base and a combination hangar-administration building were also constructed. In 1929, the ZMC-2, the world's first metal-clad airship, was completed.

In the 1930's, the state of Michigan leased the entire 375 acres of the base from the federal government and made many improvements, including the addition of buildings for military personnel. When World War II began in 1939, Grosse Ile's training program increased to over 1,000 cadets (including future President, George H. W. Bush) per month and was also used to train over 1,800 British cadets. The Navy property was expanded to 604 acres and construction activity greatly increased. By the end of the war in 1945, all land on which the Grosse Ile Naval Air Station rested became Naval property.

In 1955, the Army installed a NIKE-AJAX guided missile base and underground missile silos on the property, but by 1962 the base was declared obsolete and decommissioned. The Grosse Ile U.S. Naval Air Station was closed in 1969.

The property retained by the federal government was occupied by the U.S. Environmental Protection Agency in 1970. In addition to the main compound and laboratory, the site also has a remote 40-acre undeveloped parcel of land containing a quarry pool and marshland (formerly the NIKE-AJAX site, demolition and restoration of which was completed by the Department of Defense in 1993).

Co-located with ORD is the Response Section One of the Emergency and Enforcement Branch of Region Five's Superfund Division, the Criminal Investigation Division of the Office of Enforcement and Compliance Assurance, and Region Five's Water Division.

Additional Region 5 Facilities

5353 South Laramie
Chicago, Illinois

GSA Leased • Ongoing Lease
Primary Use • Storage & Office
Facility Area • 776 square feet
Personnel • 1

Federal Parking Facility
450 South Federal Street, Chicago, Illinois

GSA Owned
Primary Use • Parking
Facility Area • 53 spaces
Personnel • N/A

Union Station Parking
310 South Canal, Chicago, Illinois

GSA Leased • Expires 31 January 2004
Primary Use • Parking
Facility Area • 15 spaces
Personnel • N/A

Gateway IV
300 South Riverside, Chicago, Illinois

GSA Leased • Expires 4 July 2003
Primary Use • Office
Facility Area • 9,522 rsf
Personnel • 18

Willowbrook Center
600 Joliet Road, Willowbrook, Illinois

GSA Leased • Expires 31 July 2010
Primary Use • Storage
Facility Area • 6,034 rsf
Personnel • N/A

Additional Region 5 Facilities

US Courthouse Federal Building
515 West First Street, Duluth, Minnesota

GSA Owned
Primary Use • Storage
Facility Area • 839 rsf
Personnel • N/A

US Courthouse
300 South 4th Street, Minneapolis, Minnesota

GSA Owned
Primary Use • Office
Facility Area • 2,410 rsf
Personnel • 3

Region 5

Building Number 5
11015 Kenwood Avenue, Blue Ash, Ohio

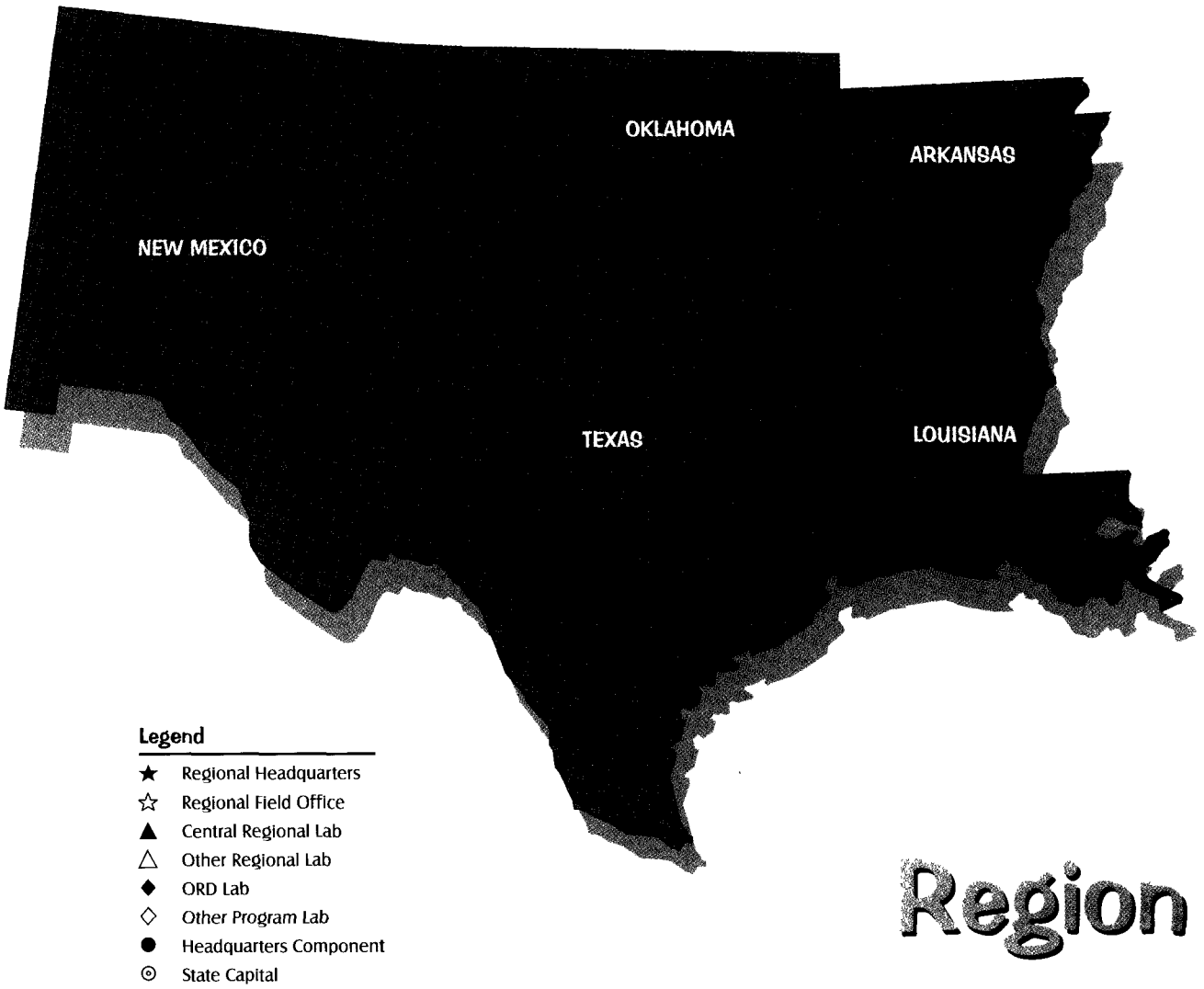
GSA Leased • Expires 30 September 2008
Primary Use • Storage
Facility Area • 115,000 rsf
Personnel • 10

Islander Park 1 Building
7550 Lucerne Drive, Middleburg Heights, Ohio

GSA Leased • Expires 31 May 2008
Primary Use • Office
Facility Area • 2,446 rsf
Personnel • 8

Government Center
400 Boardman Avenue, Traverse City, Michigan

GSA Leased • Expires 31 October 2002
Primary Use • Office
Facility Area • 241 rsf
Personnel • 1

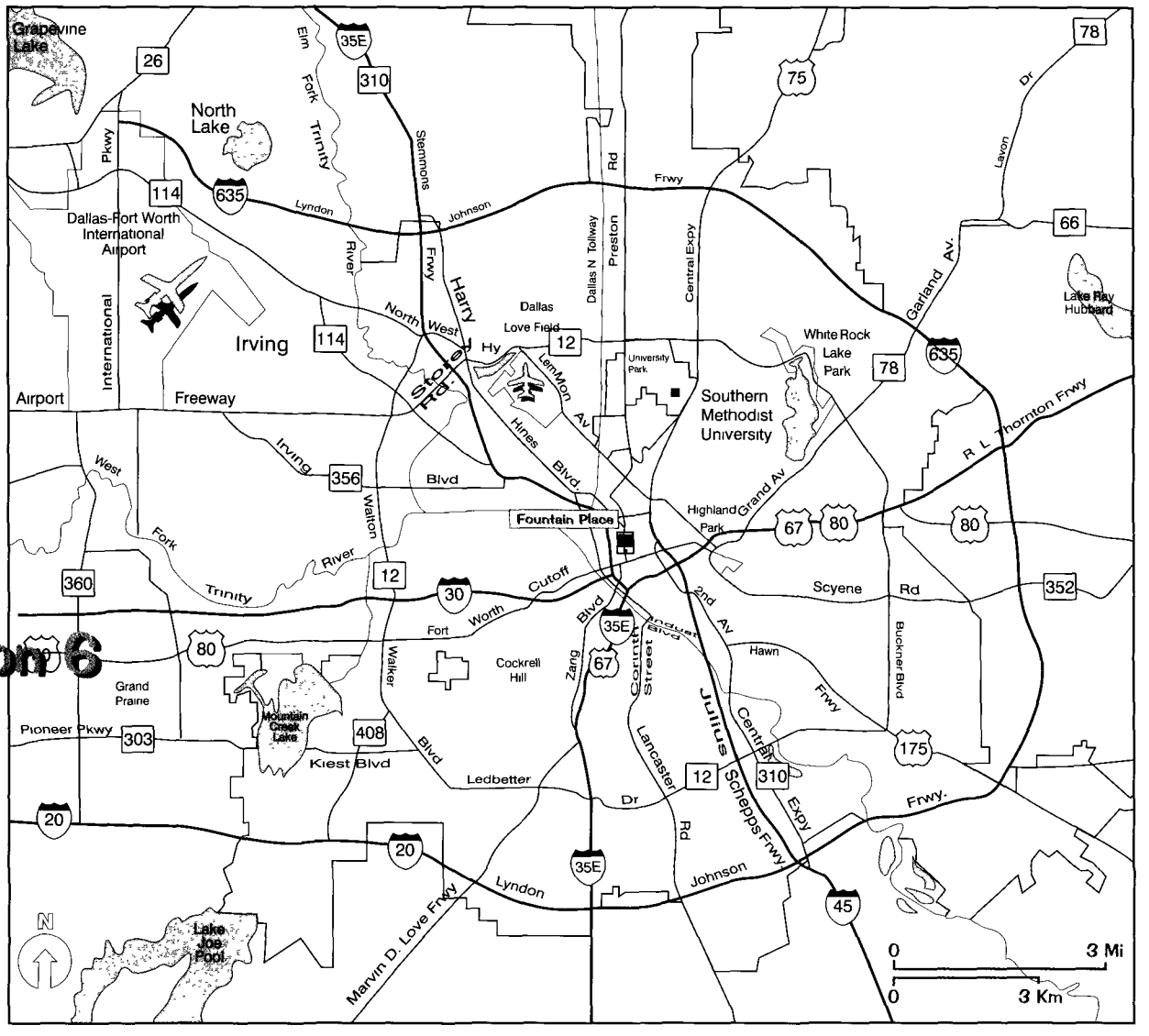


Region

Region Six is structured to serve the public, state, tribal and local governments, industry and the communities of the five-state region. Region Six, consisting of Texas, New Mexico, Oklahoma, Arkansas and Louisiana, encompasses an ecologically, demographically, and economically diverse area.

Region Six offices are located in Dallas, Texas. Regional Field Components are located in Houston, Brownsville, San Antonio and El Paso, Texas; Pawhuska, Oklahoma; and Baton Rouge, Louisiana. Some Headquarters Field Components are co-located with the Region Six offices in Dallas, Texas. An ORD Laboratory is located in Ada, Oklahoma.

EPA facilities in this region, including Program components, occupy approximately 412,000 square feet. This includes offices, labs, and storage. The Dallas, Pawhuska, El Paso, Baton Rouge and Brownsville facilities are leased by GSA, and the Houston facility is leased by EPA. The ORD Lab in Ada is owned by EPA.



Region 6 Headquarters: Dallas, Texas

Fountain Place

1445 Ross Avenue, Dallas, Texas

GSA Leased • Expires 8 February 2017
Facility Area • 272,647 rsf
Personnel • 1,052
Occupants • Region 6 Offices
• Office of the Inspector General (OIG)
• Office of Enforcement & Compliance Assurance (OECA)

Primary Use • Office & Lab

The Southwest is covered by EPA's Region Six. The Regional Headquarters Office is located in the Fountain Place Building in Dallas, Texas.

This space, first leased by GSA in 1987, also includes several Headquarters Field Components: the Inspector General's components for Investigation and for Audits, and the Regional Criminal Investigations Division of the Office of Enforcement and Compliance Assurance.

The EPA Region Six headquarters is located in a 1.2 million square foot, 60-story tower in the arts district of downtown Dallas. The building, designed by the internationally acclaimed architecture firm of IM Pei and Partners, incorporates a 5.8 acre plaza that features pools, fountains and cypress trees.

The building form is a glazed prism and stands out in the Dallas skyline. EPA occupies eight floors in the building and has recently consolidated its record center from several dispersed locations to the eighth floor.

The building received international recognition as being the only high-rise office tower in the world to receive an American Institute of Architects honor award in 1990. The EPA regional office utilized open space planning principles to allow natural light on its floors.

Environmental Laboratory

10625 Fallstone Road, Houston, Texas

EPA Leased • Expires 31 May 2010
Facility Area • 34,792 usf
Personnel • 57
Occupants • Region 6 Lab

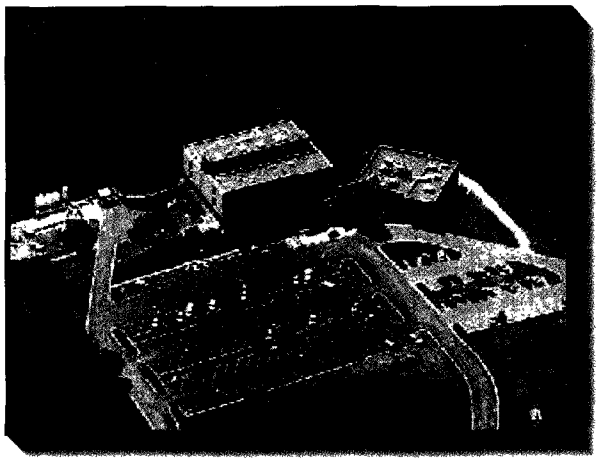
Primary Use • Lab & Office

The Region Six Environmental Services Branch Laboratory, located in Houston, provides environmental analytical services for Regional Programs, and serves as the source of scientific expertise and prowess for U.S. Environmental Protection Agency (EPA) National and Regional regulatory and executive decisions. It provides quality assured analytical support using state-of-the-art techniques and methodology for organic, inorganic, and biological analyses. Laboratory personnel also perform evaluations and audits of environmental monitoring laboratories and public water supply laboratories. Management of the Regional Contract Laboratory Program, including sample scheduling, sample routing, data verification, data validation and data usability, are responsibilities of the Laboratory. Technical expertise is provided to the Region, and to other federal, state, tribal and local entities. Expert witness support is provided for both civil and criminal enforcement cases.

The fast pace of emerging technologies and science requires that the Laboratory keep at the forefront of new analytical procedures. The original Houston Laboratory consisted of several mobile buildings located near the Houston Ship Channel. This operation was established as a result of an enforcement conference conducted in 1970 and 1971 under the terms of the U.S. Army Corps of Engineers Refuse Act Program. A permanent facility was constructed and occupied by EPA in June of 1972. This facility was designed to handle the classical water quality parameters, such as biological oxygen demand (BOD), chemical oxygen demand (COD), total organic carbon (TOC), nutrients, metals, total and fecal coliform, pesticides, oil and grease and bioassays.

As environmental programs evolved into addressing toxic and hazardous wastes, the requirements for regional laboratory support experienced significant changes. The nature of the samples were becoming more hazardous, thereby requiring specialized handling and newer and more sophisticated analytical instrumentation. Due to the age and design of the existing facility, EPA determined that a new laboratory was needed to satisfy the new requirements and to provide a safe working environment for employees.

The impetus for acquiring a new facility was begun in 1988 and the new laboratory was completed and occupied in June 1990. This laboratory incorporates the latest features in design and operation and is considered state-of-the-art for environmental laboratories.



Robert S. Kerr Environmental Research Lab

Post Office Box 1198, Ada, Oklahoma

EPA Owned — Primary Use • Lab

Facility Area • 72,700 usf

Personnel • 160

Occupants • National Risk Management Research Laboratory
• Subsurface Protection & Remediation Division (ORD)

The major EPA Field Component in this Region is the Robert S. Kerr Environmental Research Laboratory in Ada, Oklahoma. Its primary mission is the study of the transport and transformation of contaminants in soil and in groundwater. The laboratory, owned by EPA and operated by ORD, was constructed in 1965, and consists of a four-story building of 72,700 square feet on a 16-acre site, approximately three miles south of Ada.

In addition to the main laboratory building, facilities include a maintenance and storage building and storage buildings for hazardous waste and for hazardous chemicals.

The Ada facility also includes a small (2,570 square feet) ancillary building, nine miles west of the main laboratory, consisting of a greenhouse, trailer, and a metal shop building.

The ORD laboratory is the center of expertise in the study of soil and subsurface environment. The laboratory investigates the transportation and transformation of pollutants generated by municipal, agricultural, and industrial wastes in the soil and groundwater.

Regic

Additional Region 6 Facilities

Commonwealth Center
3131 Irving Boulevard, Suite 601, Dallas, Texas

GSA Leased • Expires 17 November 2001
Primary Use • Storage & Parking
Facility Area • 10,984 rsf
Personnel • N/A

Terminal Annex
207 South Houston Street, Dallas, Texas

GSA Owned
Primary Use • Storage
Facility Area • 8,124 rsf
Personnel • N/A

GT Mickey Leland Federal Building
1919 Smith Street, Houston, Texas

GSA Owned
Primary Use • Office
Facility Area • 3,993 rsf
Personnel • 9

US Post Office & Courthouse
615 East Houston Street, San Antonio, Texas

GSA Owned
Primary Use • Office
Facility Area • 459 rsf
Personnel • 2

Pioneer Building
4050 Rio Bravo, El Paso, Texas

GSA Leased • Expires 30 June 2004
Primary Use • Office
Facility Area • 1,955 rsf
Personnel • 6

Additional Region 6 Facilities

Border Outreach Office
3503 Boca Chica Boulevard, Brownsville, Texas

GSA Leased • Expires 21 August 2002
Primary Use • Office
Facility Area • 424 rsf
Personnel • 2

Osage - UIC Field Office
Grand Avenue, PO Box 1496, Pawhuska, Oklahoma

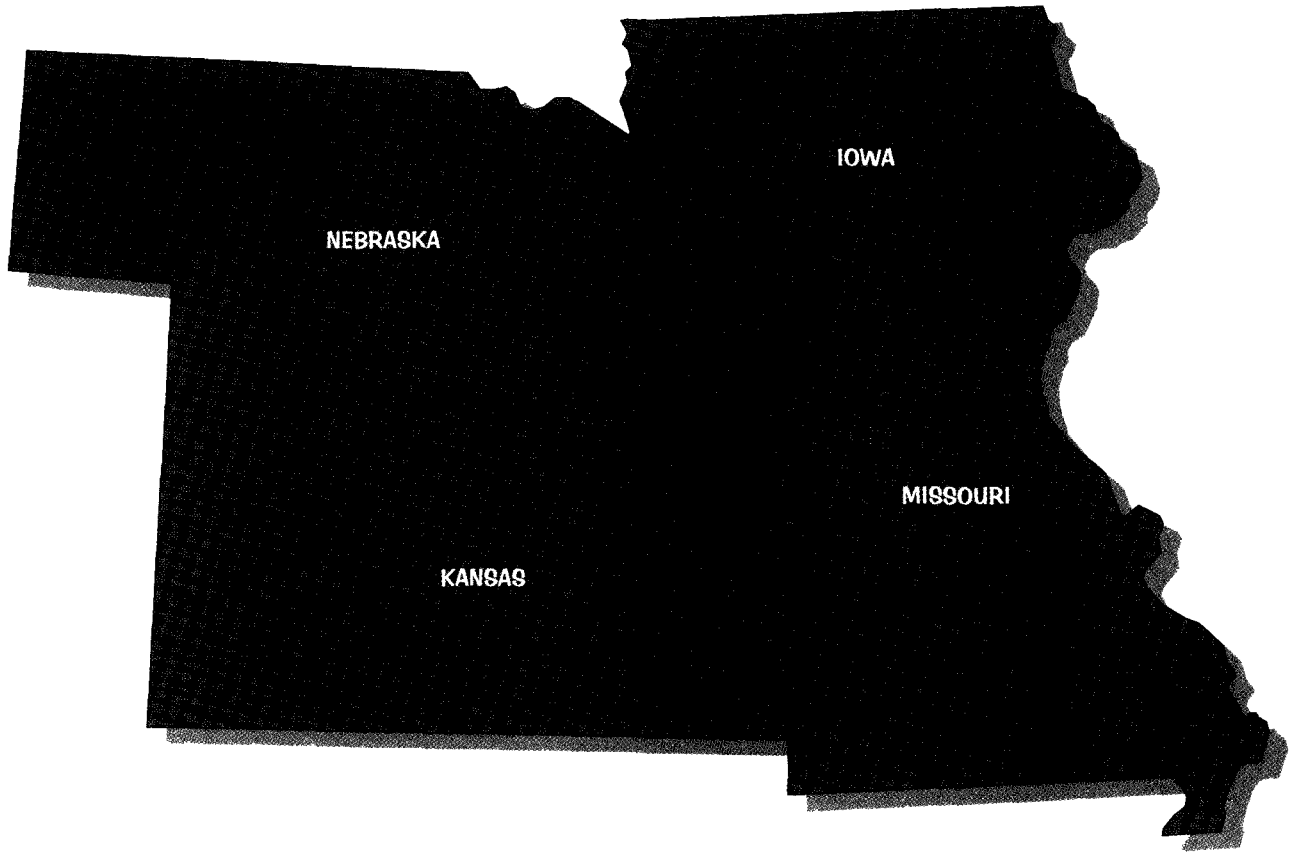
GSA Leased • Expires 30 June 2004
Primary Use • Office
Facility Area • 1,311 rsf
Personnel • 7

Eagle Ridge Storage Company
Highway 70B at Watertower, Kingston, Oklahoma

GSA Leased • Expires 30 June 2004
Primary Use • Storage
Facility Area • 1,932 rsf
Personnel • 7

FOB/Courthouse Complex
707 Florida Street, Baton Rouge, Louisiana

GSA Owned
Primary Use • Office
Facility Area • 2,342 rsf
Personnel • 3



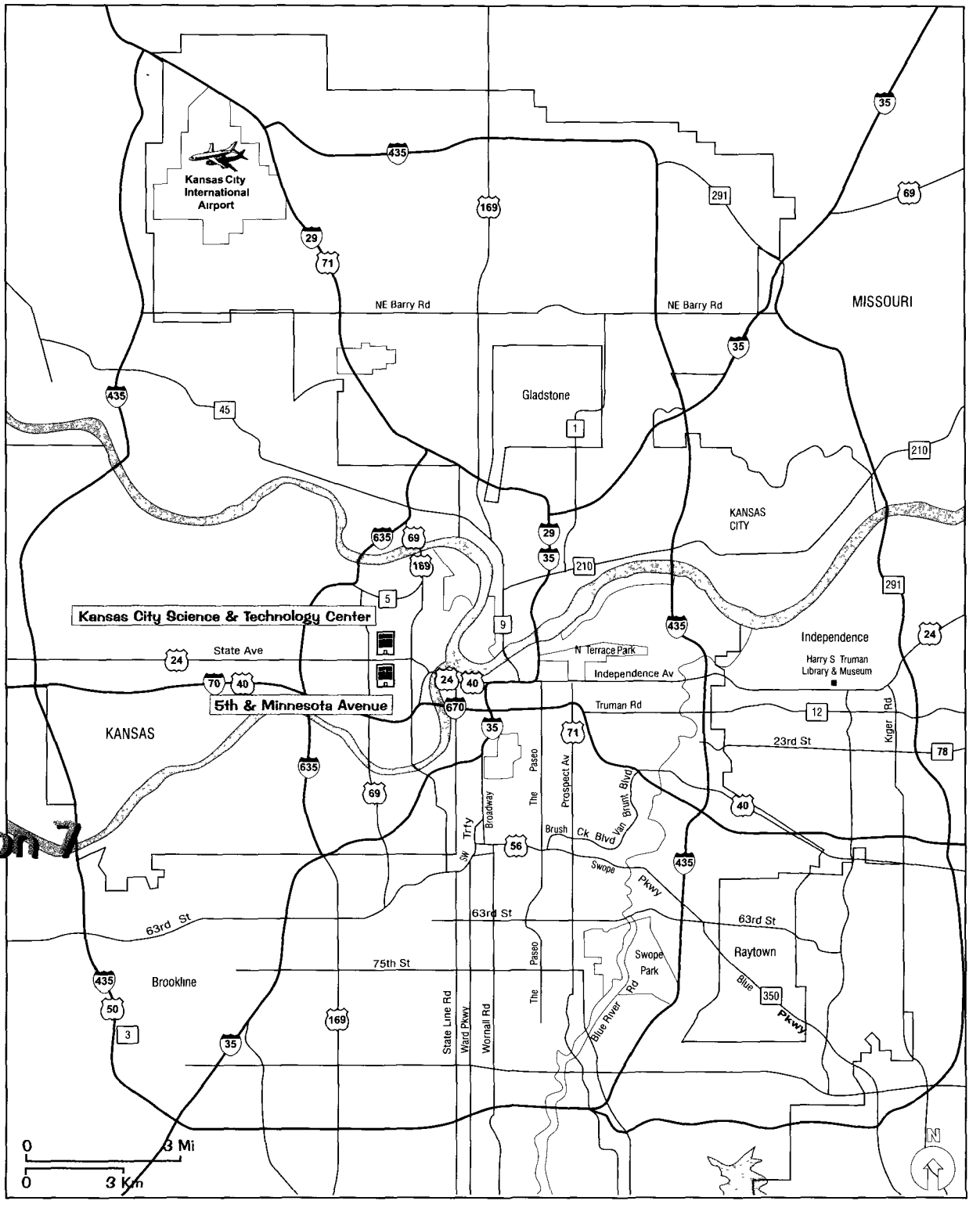
Legend

- ★ Regional Headquarters
- ☆ Regional Field Office
- ▲ Central Regional Lab
- △ Other Regional Lab
- ◆ ORD Lab
- ◇ Other Program Lab
- ● Headquarters Component
- ⊙ State Capital

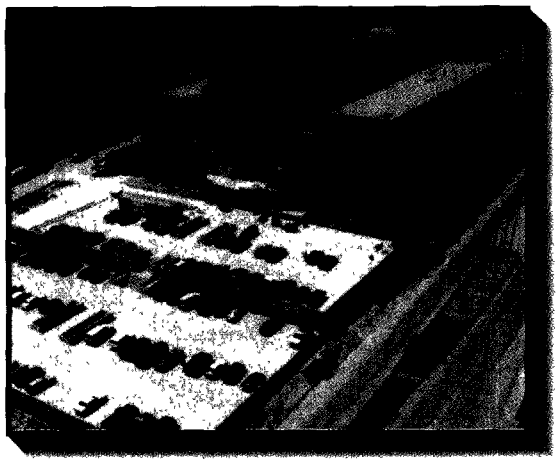
Regior

Region Seven includes four states: Kansas, Nebraska, Iowa and Missouri. With the exception of several small offices in Lincoln, Nebraska; Des Moines, Iowa; Jefferson City and St. Louis, Missouri, all of the Region Seven facilities are located in Kansas City, Kansas.

Region Seven offices, Field Components, and Program facilities occupy approximately 290,000 square feet in eight buildings. Four of these buildings are leased by GSA. The remaining four are federally owned facilities. In addition, anticipated occupancy for the Kansas City Science & Technology Center is planned for 2002 to replace the Environmental Services Division facility.



Region 7 Headquarters: Kansas City, Kansas



Region 7 Headquarters

5th & Minnesota, Kansas City, Kansas

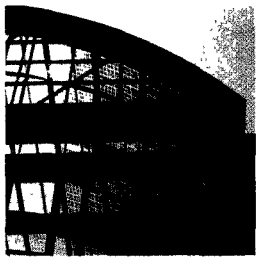
GSA Leased • Expires 14 June 2009
Facility Area • 203,475 rsf
Personnel • 700
Occupants • Region 7

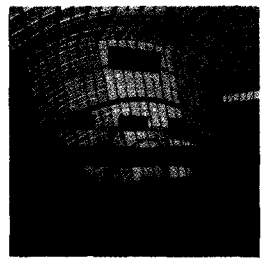
Primary Use • Office

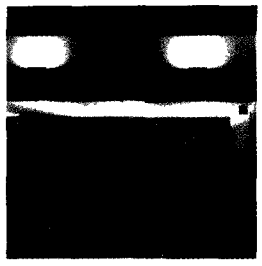
In June 1999, Region Seven moved into the new 203,475 rentable square-foot Kansas City Regional Office. This award winning building features a dramatic four-story light-filled atrium, with spectacular views of the Kansas City, Missouri skyline, and extensive sustainable design features. The building is a result of a successful partnership between the City of Kansas City, Kansas, who donated the site for the building, US General Services Administration, who served as a willing partner in delivering a quality and environmentally sensitive building, and EPA.

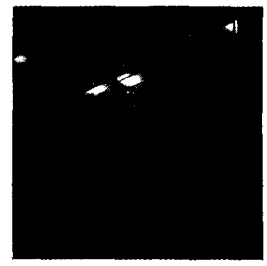
The five-story building has numerous passive solar design features, including extensive day lighting, sun screens that reflect light into the building and shade intense summer sun, and smaller windows on the west side that minimize heat gain on hot summer afternoons. Materials used in the building are environmentally friendly. Coal fly ash makes up a significant portion of the large concrete auger pile foundation system. Building insulation, structural steel and glazing are made with up to 60% recycled materials. Tenant finish materials include vinyl composition tile, acoustical ceiling tiles, carpet and ceramic tiles with above average recycled content. High efficiency indirect lighting and motion sensors improve the energy efficiency of the building.

This building won a GSA "Build Green" award in 1999 and an EPA Gold Medal for Sustainable Development in 2000. The unique design of the building, with its U-shaped floors and tree filled center court, provides a beautiful, functional, and exciting new home for EPA Region Seven.







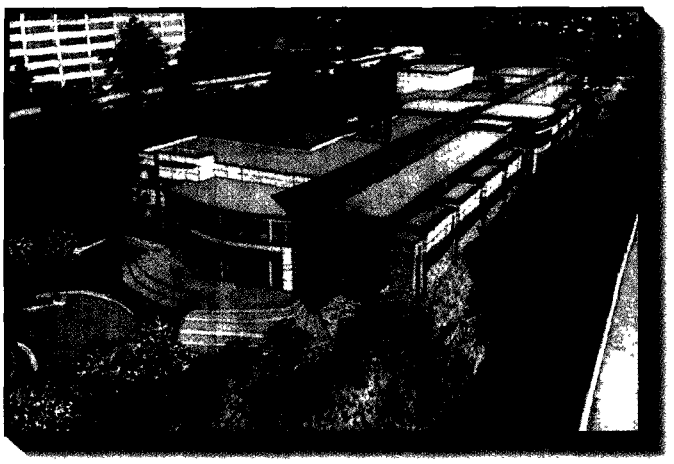
Environmental Services Division

25 Funston Road, Kansas City, Kansas

GSA Leased • Expires 2002
Primary Use • Lab
Facility Area • 41,775 rsf
Personnel • 108
Occupants • Region 7 Lab

The primary technical facility in this region houses the Region Seven Laboratory and Environmental Services Division. A staff of approximately 108 occupies an older, leased building in Kansas City, Kansas. The facility consists of a single-story laboratory building built in 1970 and a three-story office wing added in 1990. There is surface parking for 73 cars, and a separate building for hazardous materials storage.

This facility will be replaced by the new Kansas City Science & Technology Center (see next page).



Kansas City Science & Technology Center

3rd & Minnesota Avenue, Kansas City, Kansas

GSA Leased • Currently under construction
Primary Use • Lab
Facility Area • 72,100 gsf
Personnel • 110
Occupants • Region 7 Lab

The Kansas City Science and Technology Center lease, awarded in August 2000, will provide EPA Region Seven with an architecturally stunning facility, with cutting edge mechanical systems, and significant environmental features. This 72,100 gross square foot lab is the result of another successful partnership of the City of Kansas City, Kansas, who donated the site, the US General Services Administration, the EPA Facilities Management and Services Division, and EPA Region Seven.

Facilities Management and Services Division used a design competition to choose a developer, rewarding development teams that submitted functionally superior and environmentally sensitive proposals.

The winning proposal is a strikingly handsome building, flooded with light, that has an excellent layout of labs and lab related offices, and separates pedestrian circulation from chemical and lab sample movement. The sophisticated mechanical systems include variable air volume fume hoods, modular boilers, and a heat recovery loop, which will significantly reduce energy use. A unique rooftop rainwater recovery system captures and filters rainwater to be used for flushing toilets; it will cut treated domestic water use by approximately 50% and reduce site runoff by 40%. Extensive measures will be taken during construction to protect indoor air quality in the completed facility; a significant portion of the construction waste will also be recycled.

EPA has occupied its current facility for more than 25 years. Mechanical systems are outdated, and many aspects of the existing facility are outmoded by today's standards. The new Kansas City Science and Technology Center is currently under design and should be completed in 2002.

Additional Region 7 Facilities

3150 Dodge Road
Kansas City, Kansas

GSA Leased • Expires 1 June 2002
Primary Use • Storage
Facility Area • 29,095 rsf
Personnel • 3

Robert Dole US Courthouse
500 State Avenue, Kansas City, Kansas

GSA Owned
Primary Use • Office
Facility Area • 9,623 rsf
Personnel • 7

Federal Building
210 Walnut Street, Des Moines, Iowa

GSA Owned
Primary Use • Office
Facility Area • 1,274 rsf
Personnel • 3

Robert Denny Federal Building
100 Centennial Mall North, Lincoln, Nebraska

GSA Owned
Primary Use • Office
Facility Area • 558 rsf
Personnel • 1

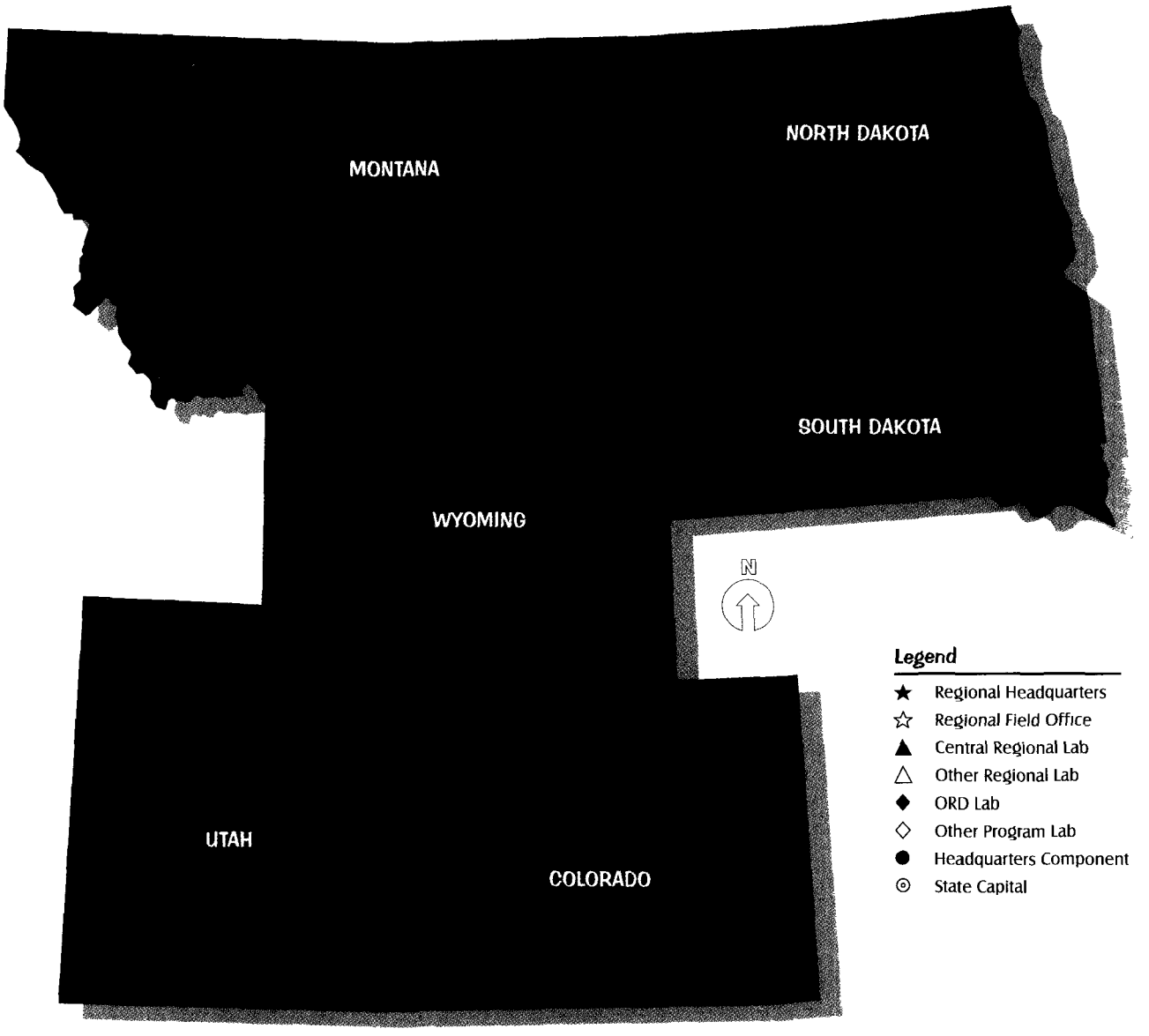
Region 7

Robert A. Young Federal Building
1222 Spruce Street, St. Louis, Missouri

GSA Owned
Primary Use • Office
Facility Area • 4,307 rsf
Personnel • 9

1103 Southwest Boulevard
Jefferson City, Missouri

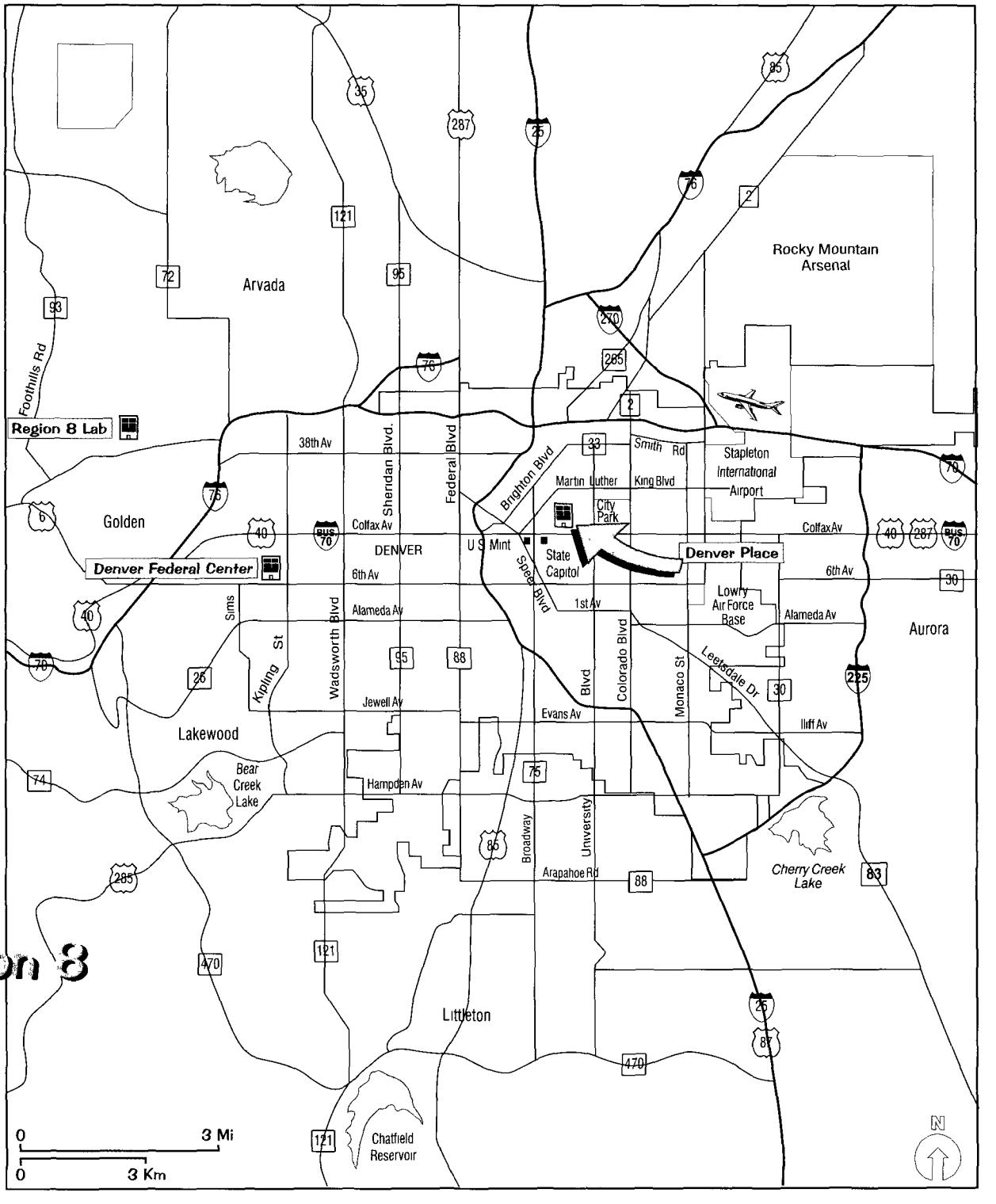
GSA Leased • Expires 16 October 2005
Primary Use • Office
Facility Area • 247 rsf
Personnel • 1



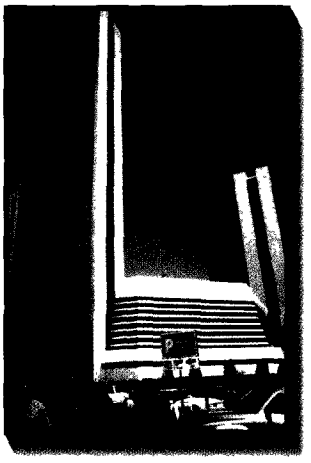
Region

The six states that comprise Region Eight are: Montana, North Dakota, South Dakota, Wyoming, Utah and Colorado. Primary Regional offices are located in Denver, Colorado. A Regional Field Component is located in Helena, Montana and a Program Laboratory is located at the Denver Federal Center in Lakewood, a Denver suburb.

Region Eight Office, Regional Field Components, and Program components occupy approximately 390,000 rentable square feet inclusive of storage, in seven facilities. Three of these facilities are leased by GSA, one is leased by EPA, and the remaining three are owned by GSA.



Region 8 Headquarters: Denver, Colorado



Denver Place

999 18th Street, Denver, Colorado

GSA Leased • Expires 30 June 2004
Facility Area • 208,911 rsf
Personnel • 850
Occupants • Region 8 Offices
• Office of the Inspector General (OIG)
• Office of Enforcement & Compliance Assurance (OECA)

Primary Use • Office

EPA offices for the mountain states of Colorado, Montana, Wyoming, Utah, and North and South Dakota are headquartered in Denver, Colorado. The Denver Place high-rise office tower that Region Eight calls home, was constructed in the early 1980's. Region Eight occupies parts of nine floors in this building, for a total of approximately 209,000 rentable square feet, housing approximately 850 employees. Open space planning with systems furniture has been utilized throughout the space. There is a large Conference and Training Center as well as a Health Improvement Center, library and Public Information Center.

The Criminal Investigations Division (CID) of the Office of Enforcement and Compliance Assurance (OECA) occupies approximately 2,647 square feet at Denver Place.

With the active cooperation of the lessor at Denver Place, EPA has been able to implement its Green Lights program in its space.

Regio

Central Regional Laboratory

16194 West 45th Drive
Golden, Colorado

GSA Leased • Expires 31 March 2018
Primary Use • Lab & Office
Facility Area • 39,215 rsf
Personnel • 32
Occupants • Region 8 Lab

In March 1998 the Region Eight Central Regional Laboratory relocated to a new state-of-the-art GSA leased facility. The new laboratory is located on a site of approximately six acres.

National Enforcement Training Institute

Peak National Bank Building
12345 West Alameda, Lakewood, Colorado

Region 8

GSA Leased • Expires 16 October 2004
Primary Use • Office
Facility Area • 15,905 rsf
Personnel • 9
Occupants • National Enforcement Training Institute (OECA)

The National Enforcement Training Institute (NETI), a division of the Office of Criminal Enforcement, Forensics & Training (OCEFT), is located in Lakewood outside of the Federal Center on West Alameda. Also in the space is the Center for Strategic Environmental Enforcement (CSEE). The training center occupies approximately 16,000 rentable square feet of training, conference and office space. The Mobile Source Enforcement Branch of the Air Enforcement Division of OAR is also located at the same off-center site in Lakewood with NETI.

Denver Federal Center

West 6th Avenue & Kipling Street
Lakewood, Colorado

GSA Owned — Primary Use • Office, Lab & Storage

Facility Area • 112,870 rsf

Personnel • 120

Occupants
- National Enforcement Investigations Ctr (OECA)
- Legal Counsel & Resource Mgmt. Div. (OECA)
- National Enforcement Training Institute (OECA)
- Office of Compliance, Mobile Source Enforcement Branch (OECA)

The National Enforcement Investigations Center of EPA shares space in a facility located at the Denver Federal Center (DFC) in Lakewood, Colorado, eight miles west of downtown Denver. The DFC is a 670 acre federal reservation consisting of one and two-story masonry and timber buildings that were constructed as an ammunition production plant to support the World War II effort. The factory, originally known as the Denver Ordinance Plant, was originally a 2,000 acre site, housing more than 20,000 employees in over 200 buildings. Many of the buildings that were retained as part of the DFC have been renovated and expanded and one high rise building has been constructed. The DFC facility supports approximately 7,000 employees from more than 25 federal departments and agencies.

The Center houses two divisions of OECA's Office of Criminal Enforcement, Forensics and Training (OCEFT). The two divisions, National Enforcement Investigations Center (NEIC) and Legal Counsel and Resource Management Division (LCRMD), occupy portions of five buildings on the DFC with approximately 113,000 rentable square feet and a staff of 120. The Office of Compliance also maintains a five-person office. Housed off the Federal Center, in Lakewood, is a third division of OCEFT, the National Enforcement Training Institute (NETI) and the Office of Regulatory Enforcement (ORE), Mobile Source Enforcement Branch of the Air Enforcement Division.

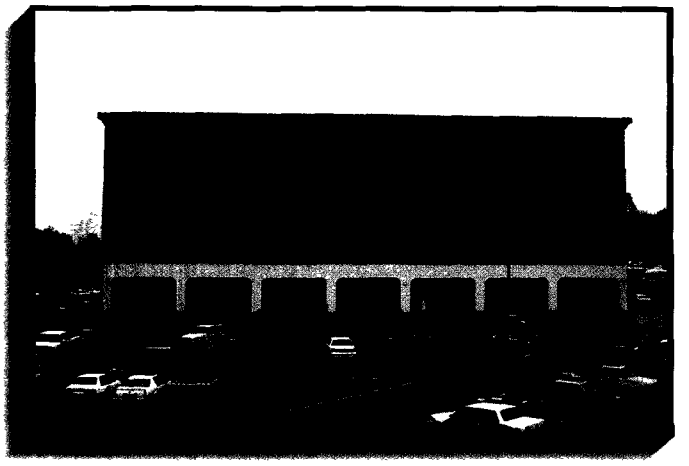
Buildings 53 and 45 contain most of the office, laboratory and warehouse space for the NEIC and LCRMD. Buildings 46 and 55 contain additional office space primarily for contractors and a computer training center as well as office space for the five Office of Compliance personnel. Building 11 houses hazardous chemicals and waste. All five buildings are co-occupied with other federal agencies. The NEIC has recently acquired 9,140 square feet of new space in the Federal Center Building 45 for relocation of its warehouse and light industrial space, previously located off site in Lakewood, improving efficiency of operations.

Regio

Funding ($25 million) has been provided by Congress to GSA to renovate and upgrade Building 25. EPA is planning to consolidate its NEIC and LCRMD operations in approximately 83,000 square feet of Building 25. It will share the building with the U.S. Geological Survey and, possibly, a third tenant yet to be determined. EPA should occupy the space in Fiscal Year 2004.

Federal Building & Courthouse

301 South Park Avenue, Helena, Montana



GSA Owned
Primary Use • Office
Facility Area • 10,240 rsf
Personnel • 45
Occupants • Region 8 Montana Office

In the northern area of Region Eight, Agency functions are performed by the Montana office. This office is located on the first floor of the Federal Building and Courthouse. The location provides excellent access for the public.

The Montana Office is responsible for oversight of the State of Montana implementation of EPA delegated programs and direct fulfillment of non-delegated programs. Additionally, technical assistance, training program development and implementation for seven Indian reservations is the responsibility of the office.

In October 2001, the Montana office will be relocating to a new Federal courthouse building that is currently under construction. EPA, one of 18 agencies, will be the lead agency housed in the new facility, within the Northern Town Centre, in downtown Helena.

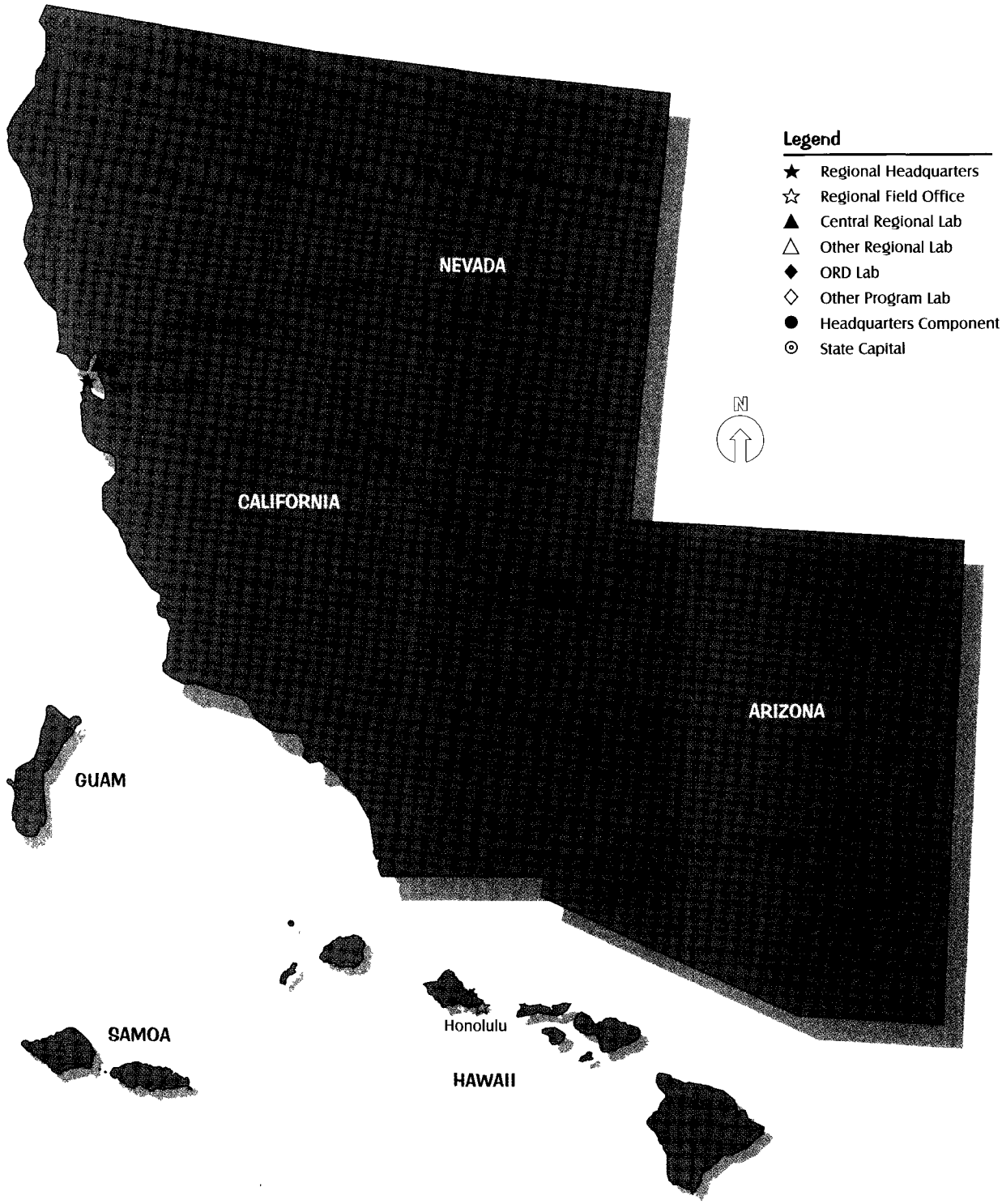
Additional Region 8 Facilities

IBM Building
101 Park Avenue, Helena, Montana

GSA Leased • May 2001
Primary Use • Office
Facility Area • 1,183 rsf
Personnel • 2

Wallace F. Bennett Federal Building
125 South State Street, Salt Lake City, Utah

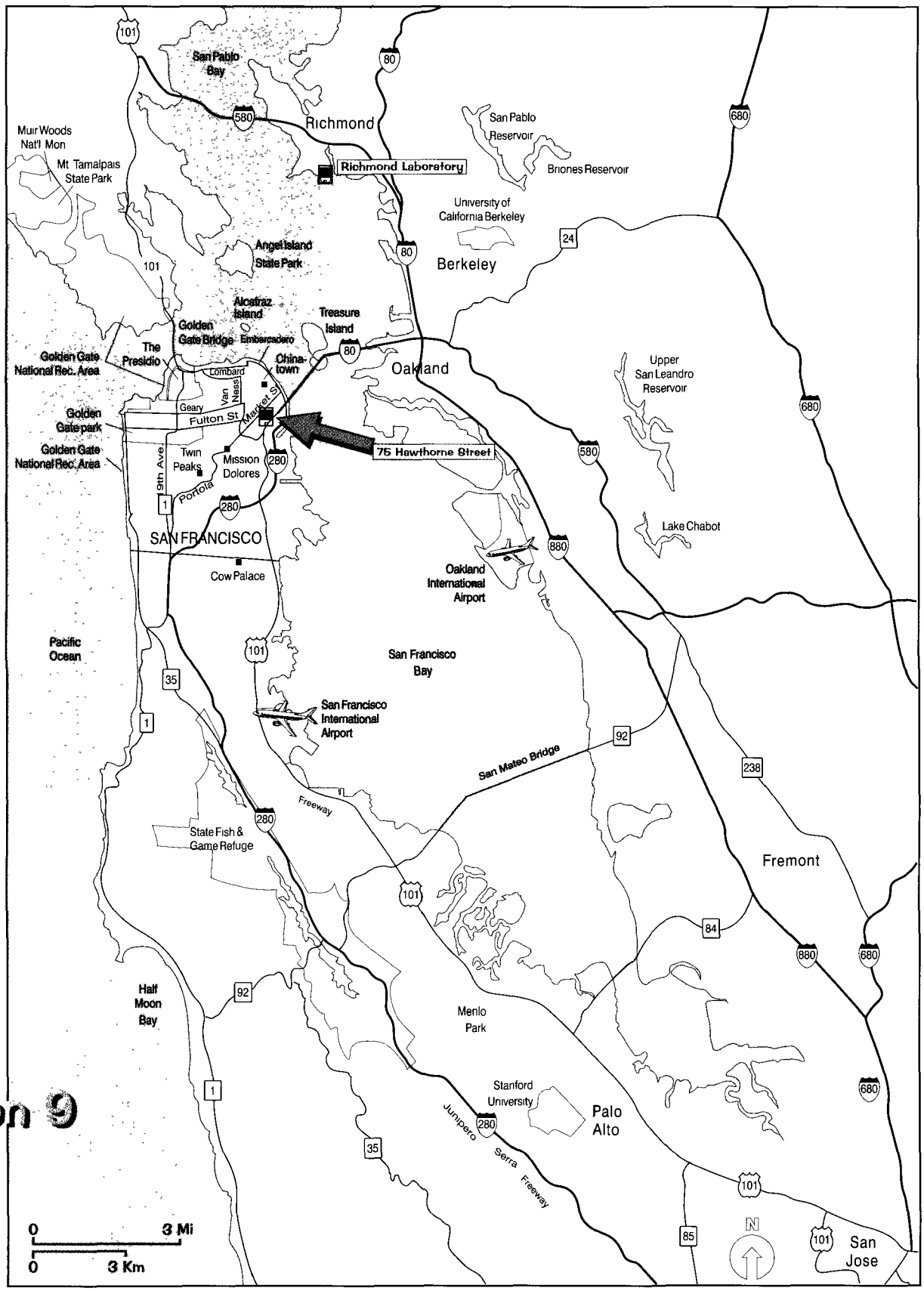
GSA Owned
Primary Use • Office
Facility Area • 1,779 rsf
Personnel • 2



Region

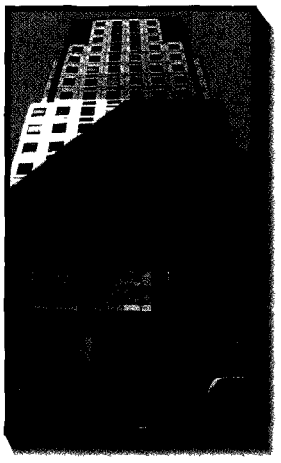
Region Nine consists of four States and two U.S. Territories: Nevada, California, Arizona, Hawaii, Samoa and Guam. Region Nine offices are located in San Francisco, California. Regional Field Components are located in Honolulu, Hawaii. Some Headquarters Field Components are co-located with the Region 9 offices in San Francisco. Other Headquarters Field Components are located in Sacramento, California and Las Vegas, Nevada. ORD and OAR also have laboratory and office space in Las Vegas.

Region Nine offices, HQ and Regional Field Components, and Program facilities occupy approximately 381,000 square feet, inclusive of storage. The San Francisco facility is leased by GSA. The Hawaii, Phoenix, and Sacramento facilities are government owned.



gion 9

Region 9 Headquarters: San Francisco, California



75 Hawthorne Street

San Francisco, California

GSA Leased • Expires 30 September 2009

Facility Area • 200,086 rsf

Personnel • 1,160

Occupants • Region 9 Offices
• Office of the Inspector General (OIG)
• Criminal Investigation Department (OECA)

Primary Use • Office

Region Nine Offices are located in efficiently designed spaces in a leased building at 75 Hawthorne Street in downtown San Francisco. This building is reinforced concrete and steel with a granite exterior facing projecting from a glass and aluminum curtain wall. Its peaked metal roof makes the building a prominent structure in the San Francisco skyline.

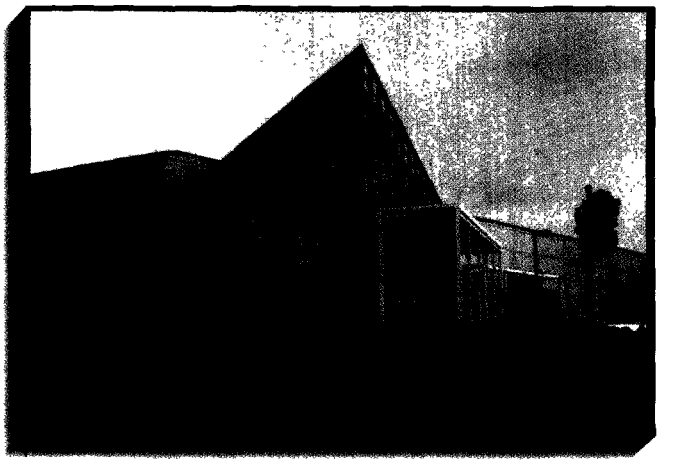
The building core consists of eight elevators, two banks of four serving floors one through eleven, and floors twelve through nineteen. Of the nineteen floors, fourteen are occupied, either in part or entirely, by EPA. All the floors are rectangular as is the core. Following EPA Space Design Standards, enclosed offices and conference rooms are placed adjacent to the core with open office area on the building perimeter allowing for maximum penetration of natural light.

Divisions are consolidated in a stacked fashion (one floor above/below) wherever possible. This facilitates operational efficiency within the organizational units housed here.

EPA's 200,000 square feet at 75 Hawthorne Street replaces the older offices, which had been divided into two older buildings in separate locations. Personnel at this facility number approximately 1,160 and include several small headquarters field components.

Regio.

Central Regional Laboratory
1337 South 46th Street, Richmond, California



EPA Leased • Expires 1 January 2014
Primary Use • Lab & Office
Facility Area • 30,083 usf
Personnel • 44
Occupants • Region 9 Lab

The Central Regional Laboratory for Region Nine is in a new building completed in 1993, leased by EPA and located in Richmond, California, east of San Francisco. This building is part of the University of California (Berkeley) Field Station.

The facility consists of an administration/laboratory building and a separate 848 square foot hazardous materials storage building, and secured storage for four mobile laboratories.

La Plaza Building (Off-Campus Facilities)
4220 Maryland Parkway, Las Vegas, Nevada

GSA Leased • Expires 31 December 2011
Facility Area • 27,224 rsf
Personnel • 128
Occupants • Human Resources Office (OARM)
• Financial Management Center (OCFO)
• Radiation & Indoor Environments National Lab (OAR)

Primary Use • Office & Lab

Region 9

Close to UNLV, the La Plaza Building is primarily occupied by the Radiation and Indoor Environment National Laboratory. It includes office and shop space for the R&IE programs. Three administrative organizations (Headquarters Field Components) are also located here: the Human Resources Office (OARM); the Radiation and Indoor Environments National Laboratory (OAR); and the Financial Management Center (OCFO). A more detailed description of the Radiation and Indoor Environment National Laboratory is provided on the next page.

UNLV On-Campus EPA Facilities

Las Vegas, Nevada

GSA Leased • Expires 30 September 2015
Primary Use • Lab & Office
Facility Area • 73,245 usf
Personnel • 200
Occupants • National Exposure Research Laboratory (ORD)
• Radiation & Indoor Environments National Lab (OAR)

The Environmental Protection Agency occupies space in six buildings located on the University of Nevada, Las Vegas campus. The facilities are occupied by two EPA laboratories, which fall under the aegis of the Office of Research and Development (ORD) and the Office of Air and Radiation (OAR). The two laboratories are the National Exposure Research Laboratory (NERL) of ORD; and the Radiation & Indoor Environments National Laboratory (R&IE) of OAR.

The National Exposure Research Laboratory (NERL):

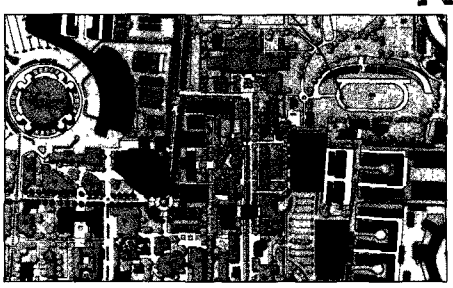
The Environmental Sciences Division (ESD) of this laboratory is located on the campus facilities. Its mission is to evaluate and assess exposure to environmental hazards and to develop methods to monitor and measure such hazards. The organizational structure of ESD consists of the Office of Director, Program Operations Staff, Analytical Science Branch, and Monitoring Science Branch.

Radiation and Indoor Environments National Laboratory (R&IE):

This OAR laboratory occupies leased space on the campus of the University of Nevada, Las Vegas, and at a GSA leased facility adjacent to the campus. The Radiation & Indoor Environments National Laboratory (OAR) provides technical support for development and implementation of policy, guidance, programs and regulations concerning radiation, indoor air quality, and emergency response. The laboratory facilities consist of offices, traditional "wet" laboratories, and specialized space for indoor air labs, shops, and environmental chambers. In addition, the lab operates a fleet of mobile laboratories and monitoring vehicles, which are based in a secured compound at the GSA-leased facility (see off-campus facilities). Led by the Director's Office, the R&IE consists of three major programs: Center for Indoor Environments; Center for Radio Analysis & Quality Assurance; and Center for Environmental Restoration, Monitoring & Emergency Response.

NERL and R&IE occupy the following on-campus buildings:

Executive Center	NERL
Quality Assurance Laboratory	NERL
Environmental Monitoring Systems Lab	NERL & R&IE
Chemistry Laboratory	NERL & R&IE
Exposure Assessment Annex	NERL & R&IE
Modular Office Complex	R&IE



EPA Facilities at the University of Nevada, Las Vegas

Additional Region 9 Facilities

Federal Supply Warehouse
1070 San Mateo Avenue
South San Francisco, California

GSA Owned
Primary Use • Storage
Facility Area • 18,898 rsf
Personnel • N/A

Federal Building
801 I Street, Sacramento, California

GSA Owned
Primary Use • Office
Facility Area • 3,034 rsf
Personnel • 12

Federal Courthouse
501 I Street, Sacramento, California

GSA Owned
Primary Use • Office
Facility Area • 2,507 rsf
Personnel • 4

600 South Lake Street
Pasadena, California

GSA Leased • Expires 23 June 2005
Primary Use • Office
Facility Area • 2,550 rsf
Personnel • 10

610 West Ashe Street
San Diego, California

GSA Leased • Expires 31 December 2004
Primary Use • Office
Facility Area • 3,280 rsf
Personnel • 9

on 9

Federal Building and USPO
522 North Central Avenue, Phoenix, Arizona

GSA Owned
Primary Use • Office
Facility Area • 2,340 rsf
Personnel • 2

Additional Region 9 Facilities

Building 16B Spectrum
3201 Sunrise Avenue, Las Vegas, Nevada

GSA Leased • Expires 1 July 2002
Primary Use • Storage
Facility Area • 11,499 rsf
Personnel • N/A

Pacific MiniStorage
6175 South Pecos Road, Las Vegas, Nevada

GSA Leased • Expires 26 September 2003
Primary Use • Storage
Facility Area • 3,509 rsf
Personnel • N/A

Prince Kuhio Federal Office Building
300 Ala Moana Boulevard, Honolulu, Hawaii

GSA Owned
Primary Use • Office
Facility Area • 2,435 rsf
Personnel • 9

Fort Armstrong
Burford & Pleasanton Avenue, Honolulu, Hawaii

GSA Owned
Primary Use • Parking
Facility Area • 1 Space
Personnel • N/A

Harbor Square
700 Richards Street, Honolulu, Hawaii

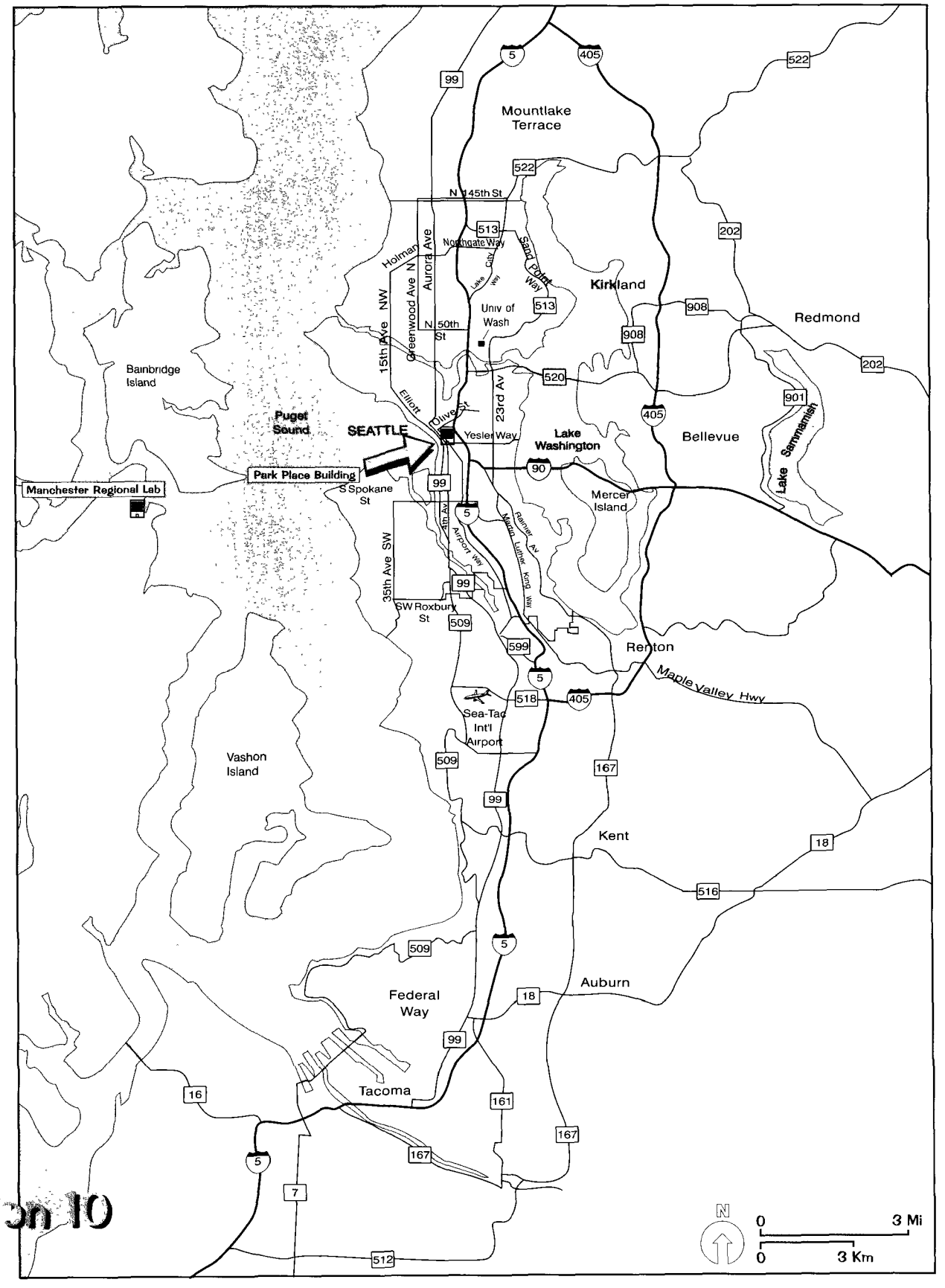
GSA Leased
Primary Use • Parking
Facility Area • 1 Space
Personnel • N/A

gion 9

Region Ten encompasses four states - Washington, Alaska, Oregon and Idaho. Region Ten offices are located in Seattle, Washington. Regional Field Components are located in Anchorage and Juneau, Alaska; Boise, Idaho; Richland and Olympia, Washington; and Portand, Oregon. The Region Ten Laboratory is located in Manchester, Washington, across Puget Sound from Seattle. Some Headquarters Field Components are co-located in Seattle with the Regional office. There are also separate Headquarters Field Component (OECA and OIG) facilities in Seattle, as well as ORD facilities in Corvallis and Newport, Oregon.

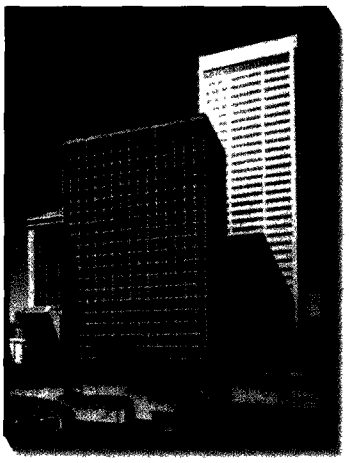
EPA facilities in Region Ten, including Regional Offices, HQ and Regional Field Components, and Program Laboratories, occupy an approximate total area of 408,000 square feet. The Seattle facilities are leased by GSA as are the Boise, Portland, Olympia (Lacey), and Richland facilities. The facilities in Anchorage and Juneau are government owned. EPA owns laboratories at Manchester, Washington; and Newport and Corvallis, Oregon.

Region



Region 10

Region 10 Headquarters: Seattle, Washington



Park Place Building

1200 Sixth Avenue, Seattle, Washington

GSA Leased • Expires 31 July 2006
Facility Area • 140,708 rsf
Personnel • 658
Occupants • Region 10 Offices
• Office of the Inspector General (OIG)
• Criminal Investigation Division (OECA)

Primary Use • Office

Regional offices for Region Ten are located in the high-rise Park Place Building in downtown Seattle. The building is approximately 20 years old, and is considered to be in good condition. The structure is reinforced concrete clearly delineated in the exterior facade which is exposed concrete and glass. A child care center and a fitness center are shared with three other federal agencies, in this government-leased facility.

Region Ten saw a planned remodeling of its executive offices as a unique opportunity to provide leadership to the federal community and private design and building community by creating a showcase for "green construction" using environmentally responsible practices and materials.

The executive suite as originally designed, featured over-sized offices, a dark paneled interior space that housed the administrative staff, old furniture, and with no cohesive functional system of storage. A new design for the suite reduced it to 1,930 square feet and the executive offices to 225 square feet each, and includes a well-used conference room, more informal meeting space, and daylight and outside views for the administrative staff.

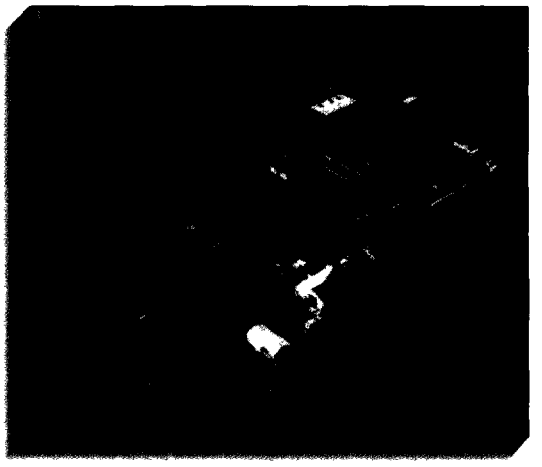
With this project EPA demonstrated several innovative practices that reflect the Agency's increasing focus on sustainability:

- using certified wood products,
- selecting resource efficient materials,
- minimizing construction and demolition waste, and
- designing sustainable space.

Regior

Manchester Regional Lab

7411 Beach Drive East, Port Orchard, Washington

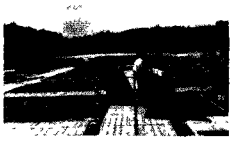


EPA Owned
Facility Area • 34,400 usf
Personnel • 54
Occupants • Region 10 Lab

Primary Use • Lab

The US EPA Region Ten Laboratory is located on 17.5 acres along the shores of Puget Sounds's Clam Bay in Manchester, Washington. The 34,400 square foot facility is located in Kitsap County and is comprised of several buildings. The main laboratory is about 21,600 square feet. Ten smaller buildings provide needed space and support critical laboratory functions such as aquatic culturing, boat storage, general storage and additional office space. A four million dollar improvement effort is underway at Manchester and includes construction of six new laboratory modules that will add 7,000 square feet to the facility. Improvements of the mechanical and power systems are also part of this upgrade.

The Manchester Laboratory is equipped with a helipad and a boat pier, as well as a separate storage building, a wet lab, and state offices. Improvements will bring the total facility square footage to over 60,000 square feet and will solve overcrowding problems and provide for future facility expansion.



Environmental Research Laboratory Office

3731 Jefferson Way, Corvallis, Oregon

GSA Leased • Expires 28 February 2001
Facility Area • 28,635 rsf
Personnel • 104
Occupants • National Health and Environmental Effects Research Laboratory (ORD)

Primary Use • Office

Region 10

The office building in the research complex is leased by the GSA, on a site of approximately three acres adjacent to the main laboratory. It was built in 1990, and houses offices, computer based research facilities, research support space, and a day care center.

Environmental Research Laboratory

200 SW 35th Street, Corvallis, Oregon

EPA Owned
Primary Use • Lab
Facility Area • 110,608 usf
Personnel • 113
Occupants • National Health and Environmental Effects Research Laboratory (ORD)

The Office of Research and Development operates a large research laboratory, directed by the Western Ecology Division of the National Health and Environmental Effects Research Laboratory, located adjacent to the campus of Oregon State University. The laboratory is housed in eight buildings and several trailers on a ten-acre site. The main building is a two-story concrete laboratory building constructed in 1967 and owned by EPA. A smaller office building that is leased by the government is located in close proximity (see description on opposite page).

The research complex has, as its mission, research on the protection, management and restoration of terrestrial and regional ecological systems. The effects of global change, air pollution and introduced organisms on forests, crops, wetlands, lakes and streams are studied at the facility.

Willamette Research Station

1350 SE Goodnight Road, Corvallis, Oregon

EPA Owned
Primary Use • Lab
Facility Area • 17,030 usf
Personnel • 12
Occupants • National Health & Environmental Effects Research Laboratory (ORD)

Regior

The Western Ecology Division of NHEERL (ORD) operates this field research and laboratory facility housed in five buildings and two greenhouses on a ten acre site about two miles south of the center of Corvallis. The buildings are generally in adequate condition, and in some cases have been adapted from their original purposes to meet new research needs. There are six research ponds on the site, which were originally designed and built to conduct studies on fish.

Coastal Ecology Branch

2111 SE Marine Science Drive, Newport, Oregon

EPA Owned
Primary Use • Lab & Office
Facility Area • 34,400 usf
Personnel • 34
Occupants • National Health & Environmental Effects Research Laboratory (ORD)

The Coastal Ecology Branch (CEB) is the marine research group for the Western Ecology Division, a part of the National Health and Environmental Effects Research Laboratory of the Office of Research and Development of the U.S. EPA. CEB is housed in a state-of-the-art laboratory building on the grounds of the Hatfield Marine Science Center of Oregon State University in Newport, Oregon. An ideal physical setting for research on marine and estuarine ecosystems, the facility is located on the shore of Yaquina Bay and consists of a main laboratory and office building, a support and storage building, a hazardous waste building, and a seawater holding tank.

Wet laboratories equipped with flow-through seawater systems are available for a wide variety of experiments. Unique, specialized treatment facilities onsite allow experiments to be safely conducted on important regional and national environmental issues, including tests involving exotic species and acute and chronic exposures of marine organisms to pollutants. Highly sophisticated analytical laboratory facilities provide capabilities for low-level analysis of organic pollutants, metals, and natural products from field and laboratory samples.

Adjacent facilities on the Hatfield Marine Science Center campus include research laboratories operated by Oregon State University, Oregon Department of Fish and Wildlife, National Oceanic and Atmospheric Administration, National Marine Fisheries Service, and the U.S. Fish and Wildlife Service. This concentration of marine research organizations provides an unparalleled opportunity for collaborative research on national environmental problems, and EPA scientists interact with their colleagues to further scientific achievement in a variety of ways. The CEB is the only EPA laboratory whose primary role is conducting marine research on the west coast of the United States. It is the only EPA ORD research facility in a geographic position to deal with marine environmental research issues of the Pacific coast from California to Alaska, as well as for Hawaii and the Pacific island trust territories.

In the past, CEB research has made outstanding contributions to dealing with the problem of chemically contaminated sediments in U.S. coastal waters. Current research at CEB has its central focus on the effects of multiple stressors associated with human population growth on the habitats and species of the estuarine systems of the Pacific Northwest. CEB research scientists are also contributing to regional scale studies of the condition of nearshore ecosystems of the Southern California Bight.

Region 10

The Coastal Ecology Branch employs 16 EPA scientists and support staff, and additional contract personnel who provide facilities maintenance, technical, and data processing support. The total laboratory budget represents approximately a two million dollar annual contribution to the local economy.

Additional Region 10 Facilities

Federal Center South Warehouse
4735 East Marginal Way, Seattle, Washington

GSA Owned
Primary Use • Office & Storage
Facility Area • 9,036 rsf
Personnel • N/A

Hanford Project Office
712 Swift Boulevard, Richland, Washington

GSA Leased • Expires 5 July 2005
Primary Use • Office
Facility Area • 2,300 rsf
Personnel • 9

Washington Operations Office
300 Desmond Drive SE, Lacey, Washington

GSA Leased • Expires 27 March 2004
Primary Use • Office
Facility Area • 4,615 rsf
Personnel • 19

Prosser Office (c/o WSU IAREC)
24106 North Bunn Road, Prosser, Washington

GSA Leased • Expires 4 April 2002
Primary Use • Office
Facility Area • 120 rsf
Personnel • 1

La Grande Office
611 20th Street, La Grande, Oregon

GSA Leased • Expires 31 March 2001 (to be extended)
Primary Use • Office
Facility Area • 193 rsf
Personnel • 1

Oregon Operations Office
811 SW 6th Avenue, Portland, Oregon

GSA Leased • Expires 13 November 2001
Primary Use • Office
Facility Area • 4,305 rsf
Personnel • 22

Security Pacific Plaza
1001 5th Avenue, Portland, Oregon

GSA Leased • Expires 4 January 2004
Primary Use • Office
Facility Area • 2,550 rsf
Personnel • 4

Additional Region 10 Facilities

E. Green - W. Wyatt Federal Building
1220 SW 3rd Avenue, Portland, Oregon

GSA Owned
Primary Use • Storage
Facility Area • 605 rsf
Personnel • N/A

Idaho Operations Office
1455 North Orchard, Boise, Idaho

GSA Leased • Expires 30 November 2004
Primary Use • Office
Facility Area • 6,541 rsf
Personnel • 27

Couer D' Alene Office
1910 Northwest Boulevard, Suite 208
Couer D' Alene, Idaho

GSA Leased • Expires 1 November 2005
Primary Use • Office
Facility Area • 904 rsf
Personnel • 3

Alaska Operations Office
222 West 7th Avenue, Anchorage, Alaska

GSA Owned
Primary Use • Office
Facility Area • 8,735 rsf
Personnel • 26

Alaska Operations Office
709 West 9th Street, Room 223
Juneau, Alaska

GSA Owned
Primary Use • Office
Facility Area • 1,842 rsf
Personnel • 3

Kenai Office
514 Funny River Road, Soldotna, Alaska

GSA Leased • Expires 15 March 2002
Primary Use • Office
Facility Area • 200 rsf
Personnel • 1

tion 10

Index of Facilities

This section lists all facilities contained in the previous pages. It is meant to be a quick cross-reference. More detailed information on most facilities can be found on the page indicated.

Facilities are first sorted by region, then by occupancy arrangement, then in order of area beginning with the largest spaces and ending with parking.

Areas are shown in rentable square feet unless otherwise noted, and area does not include joint use spaces. Square footages are being revised by GSA.

Index of Facilities

Headquarters Facilities

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased	**Waterside Mall** 4th & M Streets, SW Washington DC	932,787	2,300	Office	OPEI (AO), OARM, OEI, OIG, OPPTS, OSWER, OW	32
GSA Leased	**Crystal Mall 2** 1921 Jefferson Davis Highway Arlington VA	178,536	1,000	Office	OPPTS	34
GSA Leased	**Crystal Station** 2805 Jefferson Davis Highway Arlington VA	96,197	330	Office	OSWER, OIG	33
GSA Leased	**The CWA Building** 501 3rd Street, NW Washington DC	80,601	507	Office	OAR	36
GSA Leased	**Ardmore Ardwick Plaza** 8335-8361 Ardmore Ardwick Landover MD	79,475	13	Storage	Headquarters	38
GSA Leased	**Crystal Gateway** 1235 Jefferson Davis Highway Arlington VA	78,101	320	Office	OSWER	35
GSA Leased	**The Fairchild Building** 499 South Capitol Street, SW Washington DC	68,932	250	Office	OEI, OW	35
GSA Leased	**The Charles Glover Building** 808 17th Street, NW Washington DC	30,925	140	Office	ORD	37
GSA Leased	**Franklin Court** 1099 14th Street, NW Washington DC	8,510	32	Office	AO	37
GSA Leased	**The Gannett Office Building** 1100 Wilson Boulevard, Suite 940 Rosslyn VA	7,354	16	Office	OECA	38
GSA Leased	**Westory** 607 14th Street, NW Washington DC	7,041	18	Office	AO	37
GSA Leased	**800 North Capitol Street** 800 North Capitol Street, NW Washington DC	6,509	32	Office	OAR	37
GSA Owned	**Ariel Rios Federal Building** 1200 Pennsylvania Avenue, NW Washington DC	*753,658 *EPA occupies less space than indicated by GSA. The figure has been challenged. GSA is reviewing and has agreed to revise it after measurement	1,900	Office	AO, OARM, OECA, OEI, OPEI (AO), OGC, OAR, EOC (OSWER)	29
GSA Owned	**Ronald Reagan Building** 1300 Pennsylvania Avenue, NW Washington DC	259,663	1,000	Office	ORD, OIA, OARM, OCFO	30
GSA Owned	***ICC / Connecting Wing / Customs*** 1301 Constitution Avenue NW Washington DC	*50,537 *Indicates occupied areas only (ICC-7 and ICC-B)	*160	Office	* OEI, OW	31
GSA Owned	****The Judiciary Building*** *633 3rd Street, NW* *Washington DC* * Not yet occupied, projected for early 2001	*24,073*	*95*	*Office*	*OAR*	36
GSA Owned	**1724 F Street, NW** 1724 F Street, NW Washington DC	8,465	23	Office	EPA Task Forces	37
GSA Owned	**Ronald Reagan Building - Garage** 1300 Pennsylvania Avenue, NW Washington DC	266 spaces	N/A	Parking	All Headquarters Programs	37

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Region 1 Facilities

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased	**One Congress Street** One Congress Street Boston MA	221,342	874	Office	Region 1 Offices, OIG, OECA, OARM	41
GSA Leased	**New England Regional Lab** 11 Technology Drive Chelmsford MA	68,950	82	Lab	Region 1	42
GSA Leased	**Charlestown Commerce Center** 50 Terminal Street Boston MA	14,000	N/A	Storage	Region 1	44
GSA Owned	**John F. Kennedy Federal Building** Government Center Boston MA	3,561	N/A	Storage, Parking	Region 1	44
GSA Owned	**Robert N. Giaimo Federal Building** 150 Court Street New Haven CT	1,404	3	Office	OECA	44
EPA Leased	**Stamford Government Center** 888 Washington Boulevard Stamford CT	1,000 usf	3	Office	Region 1	44
EPA Owned	**Environmental Research Laboratory** 27 Tarzwell Drive Narragansett RI	64,466	190	Lab	ORD	43

Region 2 Facilities

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased	**Caribbean Environmental Protection Division** 1492 Ponce de Leon Avenue, Stop 22 Santurce Puerto Rico	13,095	55	Office, Parking	Region 2	49
GSA Leased	**441 South Salina Street** 441 South Salina Street Syracuse NY	2,044	2	Office	OECA	49
GSA Owned	**Foley Square Federal Office Building** 290 Broadway New York NY	457,729	927	Office	Region 2 Offices, OECA, OIG	47
GSA Owned	**CS Fisher Federal Office Building Annex** 402 East State Street Trenton NJ	2,200	7	Office	OECA	49
GSA Owned	**Thaddeus Dulski Federal Building** 111 West Huron Street Buffalo NY	501	1	Office	Region 2	49
GSA Owned	**Federal Office Building & Courthouse** 5500 Veterans Drive, Charlotte Amalie Saint Thomas, Virgin Islands	647	2	Office	Region 2	49
EPA Leased	**Long Island Sound Study Office** State University of New York Stony Brook NY	275 usf	2	Office	Region 2	49
EPA Owned	**Edison Laboratory** 2890 Woodbridge Avenue Edison NJ	330,300 usf	462	Lab, Storage	OECA, ORD, OSWER	48

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Region 3 Facilities

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased	**Region 3 Headquarters** 1650 Arch Street Philadelphia PA	304,750	1,300	Office	Region 3 Offices, OIG, OECA	53
GSA Leased	**Annapolis City Marina** 410 Severn Avenue Annapolis MD	18,072	60	Office, Lab	Chesapeake Bay Program	54
GSA Leased	**Wheeling Field Office** 11th and Chapline Streets Wheeling WV	15,945	32	Office, Lab	Region 3 Bio Lab, OECA	55
GSA Leased	**The Valley Building** 1202 Eoff Street Wheeling WV	2,263	N/A	Storage	Region 3	56
GSA Leased	**US Geological Survey Building** 12201 Sunrise Valley Drive Reston VA	1,225	8	Lab	ORD	56
EPA Leased	**400 Waterfront Drive** 400 Waterfront Drive Pittsburgh PA	200 usf	2	Office	Region 3	56
EPA Owned	**Environmental Science Center** 701 Mapes Road Fort Meade MD	89,000 usf	153	Lab, Office	Region 3 Lab, OPPTS, OECA	54

Region 4 Facilities

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased	**ERC Annex** 79 TW Alexander Drive Research Triangle Park NC	137,658	150	Lab, Office	ORD, OARM	67
GSA Leased	**North Carolina Mutual Life Building** 411 West Chapel Hill Street Durham NC	77,665	313	Office	OAR, OARM	68
GSA Leased	**Grand Slam Buildings** Page Road & I-40 Research Triangle Park NC	70,881	28	Lab, Storage, Office	ORD, OARM	65
GSA Leased	**Research Commons** 4201 Building, 79 TW Alexander Drive Research Triangle Park NC	69,095	244	Office	AO, OARM, OAR, OEI, ORD, OCFO	66
GSA Leased	**NHEERL - Nat'l Health & Env. Effects Research Lab** 2525 Highway 54 Durham NC	66,700	110	Lab, Office	ORD	69
GSA Leased	**Science and Ecosystem Support Division Laboratory** 980 College Station Road Athens GA	57,760	120	Lab	Region 4	60
GSA Leased	**Administration Building** 79 TW Alexander Drive Research Triangle Park NC	44,318	136	Office	OARM, OEI, OGC, OCFO	67
GSA Leased	**Catawba Building** 3210 Chapel Hill-Nelson Boulevard Research Triangle Park NC	40,578	109	Office	ORD	68

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Region 4 Facilities, continued

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased	**Paul Martin Building** 396 Commerce Boulevard Athens GA	11,730	7	Storage	Region 4	70
GSA Leased	**Emissions Measurement Laboratory** Page Road & I-40 Research Triangle Park NC	10,356	26	Lab	OAR	65
GSA Leased	**400 North Congress Avenue** 400 North Congress Avenue, Suite 120 West Palm Beach FL	3,012	10	Office	Region 4	71
GSA Leased	**325 West Adams Street** 325 West Adams Street Jacksonville FL	1,541	4	Office	OECA	70
GSA Leased	**Majestic Square Garden** 211 King Street Charleston SC	2 spaces	N/A	Parking	Region 4	70
GSA Owned	**Sam Nunn Atlanta Federal Center** 61 Forsyth Street, SW Atlanta GA	329,719	1,400	Office	Region 4 Offices, OIG, OECA	59
GSA Owned	**Martin Luther King, Jr. Federal Building** 77 Forsyth Street Atlanta GA	3,946	N/A	Storage	Region 4	70
GSA Owned	**Federal Building** 600 Martin Luther King, Jr Place Louisville KY	2,537	3	Office	OECA	70
GSA Owned	**Brickell Plaza Federal Office Building** 909 SE First Avenue Miami FL	1,691	5	Office	OECA	71
EPA Leased	**Environmental Research Center** 86 TW Alexander Drive Research Triangle Park NC	253,390 usf	788	Lab, Office	OARM, ORD, OEI	66
EPA Leased	**Human Studies Facility** 104 Mason Farm Road Chapel Hill NC	65,893 usf	100	Lab, Office	OARM, ORD	69
Use Permit	**Evironmental Chemistry Lab** Stennis Space Center Bay Saint Louis MS	24,084 usf	42	Lab, Office	OPPTS, OW	63
EPA Owned	**Environmental Research Laboratory** Sabine Island Gulf Breeze FL	52,210	204	Lab, Office	ORD	62
EPA Owned	**Environmental Research Laboratory** 960 College Station Road Athens GA	49,884	231	Lab	ORD	61
EPA Owned	**National Air and Radiation Environmental Laboratory** Maxwell AFB, Gunter Annex, 540 South Morris Avenue Montgomery AL	41,583 usf	55	Lab	OAR	63
EPA Owned	**Field Research Annex** 625 Bailey Street Athens GA	8,979	12	Lab	ORD	61
EPA Owned	**Lifespan Center** 960 College Station Road Athens GA	8,000	N/A	Child Care Center	Region 4	60

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Region 5 Facilities

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased	**Building Number 5** 11015 Kenwood Avenue Blue Ash OH	115,000	10	Storage	OARM	84
GSA Leased	**NVFEL Office Building** 2000 Traverwood Ann Arbor MI	66,652	235	Office	OAR	81
GSA Leased	**Norwood Professional Building** 4411 Montgomery Road Norwood OH	20,000	85	Office	OARM, OIG, OCFO	78
GSA Leased	**Westridge Plaza** 25089 Center Ridge Road Westlake OH	16,612	16	Office, Lab	Region 5 Offices, ESD	79
GSA Leased	**Gateway IV** 300 South Riverside Chicago IL	9,522	18	Office	OECA	83
GSA Leased	**Willowbrook Center** 600 Joliet Road Willowbrook IL	6,034	N/A	Storage	Region 5	83
GSA Leased	**Islander Park 1 Building** 7550 Lucerne Drive Middleburg Heights OH	2,446	8	Office	OECA	84
GSA Leased	**5353 South Laramie** 5353 South Laramie Chicago IL	776	1	Storage, Office	Region 5	83
GSA Leased	**Government Center** 400 Boardman Avenue Traverse City MI	241	1	Office	Region 5	84
GSA Leased	**Union Station Parking** 310 South Canal Street Chicago IL	15 spaces	N/A	Parking	Region 5	83
GSA Owned	**Metcalfe Federal Building** 77 West Jackson Boulevard Chicago IL	413,780	1,558	Office	Region 5 Offices, OIG	75
GSA Owned	**Federal Building** 536 South Clark Street Chicago IL	65,790	68	Lab, Office	Region 5 Laboratories	76
GSA Owned	**US Courthouse** 300 South 4th Street Minneapolis MN	2,410	3	Office	OECA	84
GSA Owned	**US Courthouse Federal Building** 515 West First Street Duluth MN	839	N/A	Storage	Region 5	84
GSA Owned	**Federal Parking Facility** 450 South Federal Street Chicago IL	53 spaces	N/A	Parking	Region 5	83
EPA Owned	**Andrew W. Breidenbach Environmental Research Ctr.** 26 West Martin Luther King Drive Cincinnati OH	350,000 usf	800	Lab	ORD, OARM, OW, OSWER, AO, OGC	77
EPA Owned	**National Vehicle & Fuel Emissions Laboratory** 2565 Plymouth Road Ann Arbor MI	112,745 usf	175	Lab, Office	OAR	80
EPA Owned	**Environmental Research Laboratory** 6201 Congdon Boulevard Duluth MN	46,670 usf	155	Lab, Office	ORD	76

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Region 5 Facilities, continued

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
EPA Owned	**Test & Evaluation Facility** 1600 Gest Street Cincinnati OH	38,592 usf	27	Lab, Office	ORD	79
EPA Owned	**Large Lakes Research Station** 9311 Groh Road Grosse Ile MI	35,974 usf	45	Lab, Office	Region 5 Offices, ORD, OECA	82
EPA Owned	**Center Hill Test & Evaluation Facility** 5995 Center Hill Avenue Cincinnati OH	18,876 usf	30	Lab, Office	ORD	78

Region 6 Facilities

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased	**Fountain Place** 1445 Ross Avenue Dallas TX	272,647	1,052	Office	Region 6 Offices, OIG, OECA	87
GSA Leased	**Commonwealth Center** 3131 Irving Boulevard, Suite 601 Dallas TX	10,984	N/A	Storage, Parking	Region 6	90
GSA Leased	**Pioneer Building** 4050 Rio Bravo El Paso TX	1,955	6	Office	Region 6	90
GSA Leased	**Eagle Ridge Storage Company** Highway 70B at Watertower Kingston OK	1,932	7	Storage	Region 6	91
GSA Leased	**Osage - UIC Field Office** Grand Avenue, PO Box 1496 Pawhuska OK	1,311	7	Office	Region 6	91
GSA Leased	**Border Outreach Office** 3503 Boca Chica Boulevard Brownsville TX	424	2	Office	Region 6	91
GSA Owned	**Terminal Annex** 207 South Houston Street Dallas TX	8,124	N/A	Storage	Region 6	90
GSA Owned	**GT Mickey Leland Federal Building** 1919 Smith Street Houston TX	3,993	9	Office	OECA	90
GSA Owned	**Federal Office Building / Courthouse Complex** 707 Florida Street Baton Rouge LA	2,342	3	Office	OECA	91
GSA Owned	**US Post Office & Courthouse** 615 East Houston Street San Antonio TX	459	2	Office	Region 6	90
EPA Leased	**Environmental Laboratory** 10625 Fallstone Drive Houston TX	34,792 usf	57	Lab, Office	Region 6 Lab	88
EPA Owned	**Robert S. Kerr Environmental Research Laboratory** PO Box 1198 Ada OK	72,700 usf	160	Lab	ORD	89

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Region 7 Facilities

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased [redacted]	**New Region 7 Headquarters** 5th Street & Minnesota Kansas City KS	203,475	700	Office	Region 7 Offices	95
GSA Leased [redacted]	**Kansas City Science & Technology Center** 3rd & Minnesota Avenue Kansas City KS	72,100 gsf	110	Lab	Region 7 Lab	97
GSA Leased [redacted]	**Environmental Services Division** 25 Funston Road Kansas City KS	41,775	108	Lab	Region 7 Lab	96
GSA Leased [redacted]	**3150 Dodge Road** 3150 Dodge Road Kansas City KS	29,095	3	Storage	Region 7	98
GSA Leased [redacted]	**1103 Southwest Boulevard** 1103 Southwest Boulevard Jefferson City MO	247	1	Office	Region 7	98
GSA Owned	**Robert Dole US Courthouse** 500 State Avenue Kansas City KS	9,623	7	Office	Region 7, OECA	98
GSA Owned	**Robert A. Young Federal Building** 1222 Spruce Street Saint Louis MO	4,307	9	Office	OECA	98
GSA Owned	**Federal Building** 210 Walnut Street Des Moines IA	1,274	3	Office	Region 7	98
GSA Owned	**Robert Denny Federal Building** 100 Centennial Mall North Lincoln NE	558	1	Office	Region 7	98

Region 8 Facilities

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased [redacted]	**Denver Place** 999 18th Street Denver CO	208,911	850	Office	Region 8 Offices, OECA, OIG	101
GSA Leased [redacted]	***Central Regional Laboratory*** 16194 West 45th Drive Golden CO	39,215	32	Lab, Office	*Region 8 Lab*	102
GSA Leased [redacted]	**National Enforcement Training Institute** Peak National Bank Bldg, 12345 West Alameda Pky Lakewood CO	15,905	9	Office	OECA	102
GSA Leased [redacted]	**IBM Building** 101 Park Avenue Helena MT	1,183	2	Office	OECA	105
GSA Owned	**Denver Federal Center (DFC) Complex** West 6th Avenue & Kipling Street Lakewood CO	112,870	120	Office, Storage, Lab	OECA	103
GSA Owned	**DFC Building 53** West 6th Avenue & Kipling Street Lakewood CO	54,695		Office, Lab	OECA	103

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Region 8 Facilities, continued

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Owned	**DFC Building 45** West 6th Avenue & Kipling Street Lakewood CO	41,451		Storage, Office	OECA	103
GSA Owned	**DFC Building 46** West 6th Avenue & Kipling Street Lakewood CO	6,587		Office	OECA	103
GSA Owned	**DFC Building 94** West 6th Avenue & Kipling Street Lakewood CO	4,075		Storage	OECA	103
GSA Owned	**DFC Building 55** West 6th Avenue & Kipling Street Lakewood CO	3,096		Office	OECA	103
GSA Owned	**DFC Building 11 (Flam/Toxic)** West 6th Avenue & Kipling Street Lakewood CO	2,966		Storage	OECA	103
GSA Owned	**Denver Federal Center Parking** West 6th Avenue & Kipling Street Lakewood CO	48 spaces	N/A	Parking	OECA	103
GSA Owned	**Federal Building & Courthouse** 301 South Park Avenue Helena MT	10,240	45	Office	Region 8 Montana Office	104
GSA Owned	**Wallace F. Bennett Federal Building** 125 South State Street Salt Lake City UT	1,779	2	Office	OECA	105

Region 9 Facilities

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased	**75 Hawthorne Street** 75 Hawthorne Street San Francisco CA	200,086	1,160	Office	Region 9 Offices, OIG, OECA	109
GSA Leased	**UNLV On Campus EPA Facilities** University of Nevada, Las Vegas Las Vegas NV	73,245 usf	200	Lab, Office	ORD, OAR	111
GSA Leased	**La Plaza Building (Off Campus Facilities)** 4220 Maryland Parkway Las Vegas NV	27,224	128	Office, Lab	OARM, OCFO, OAR	110
GSA Leased	**Building 16B Spectrum** 3201 Sunrise Avenue Las Vegas NV	11,499	N/A	Storage	Region 9	113
GSA Leased	**Pacific Ministorage** 6175 South Pecos Road Las Vegas NV	3,509	N/A	Storage	Region 9	113
GSA Leased	**610 West Ashe Street** 610 West Ashe Street San Diego CA	3,280	1	Office	OECA, Reg 9	112
GSA Leased	***600 South Lake Street*** 600 South Lake Street Pasadena CA	2,550	10	Office	OECA	112

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Region 9 Facilities, continued

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased	**Harbor Square** 700 Richards Street Honolulu HI	1 space	N/A	Parking	Region 9	113
GSA Owned	**Federal Supply Warehouse** 1070 San Mateo Avenue South San Francisco CA	18,898	N/A	Storage	Region 9	112
GSA Owned	**Federal Building** 801 I Street Sacramento CA	3,034	12	Office	Region 9	112
GSA Owned	**Federal Courthouse** 501 I Street Sacramento CA	2,507	4	Office	OECA	112
GSA Owned	**Prince Kuhio Federal Office Building** 300 Ala Moana Boulevard Honolulu HI	2,435	9	Office	Region 9	113
GSA Owned	**Federal Building and US Post Office** 522 North Central Avenue Phoenix AZ	2,340	2	Office	OECA	112
GSA Owned	**Fort Armstrong** Buford & Pleasanton Avenue Honolulu HI	1 space	N/A	Parking	Region 9	113
EPA Leased	**Central Regional Laboratory** 1337 South 46th Street Richmond CA	30,083 usf	44	Lab, Office	Region 9 Lab	110

Region 10 Facilities

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased	**Park Place Building** 1200 Sixth Avenue Seattle WA	140,708	658	Office	Region 10 Offices, OIG, OECA	117
GSA Leased	**Environmental Research Laboratory Office** 3731 Jefferson Way Corvallis OR	28,635	104	Office	ORD	118
GSA Leased	**Idaho Operations Office** 1455 North Orchard Boise ID	6,541	27	Office	Region 10	122
GSA Leased	**Washington Operations Office** 300 Desmond Drive, SE Lacey WA	4,615	19	Office	Region 10	121
GSA Leased	**Oregon Operations Office** 811 SW 6th Avenue Portland OR	4,305	22	Office	Region 10	121
GSA Leased	**Security Pacific Plaza** 1001 Fifth Avenue Portland OR	2,550	4	Office	OECA	121
GSA Leased	**Hanford Project Office** 712 Swift Boulevard Richland WA	2,300	9	Office	Region 10	121

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Region 10 Facilities, continued

Occupancy Arrangement	Facility Name & Address	Area	Personnel	Primary Use	Occupants	Page #
GSA Leased	**Couer D'Alene Office** 1910 Northwest Boulevard, Suite 208 Couer D'Alene ID	904	3	Office	Region 10	122
GSA Leased	**Kenai Office** 514 Funny River Road Soldotna AK	200	1	Office	Region 10	122
GSA Leased	**La Grande Office** 611 20th Street La Grande OR	193	1	Office	Region 10	121
GSA Leased	**Prosser Office (c/o WSU, IAREC)** 24106 North Bunn Road Prosser WA	120	1	Office	Region 10	121
GSA Owned	**Federal Center South Warehouse** 4735 East Marginal Way Seattle WA	9,036	N/A	Storage, Office	Region 10	121
GSA Owned	**Alaska Operations Office** 222 West 7th Avenue Anchorage AK	8,735	26	Office	Region 10, OECA	122
GSA Owned	**Alaska Operations Office** 709 West 9th Street, Suite 223 Juneau AK	1,842	3	Office	Region 10	122
GSA Owned	**E.Green-W.Wyatt Federal Building** 1220 SW Third Avenue Portland OR	605	N/A	Storage	Region 10	122
EPA Owned	**Environmental Research Laboratory** 200 SW 35th Street Corvallis OR	110,608 usf	113	Lab	ORD	119
EPA Owned	**Coastal Ecology Branch** 2111 SE Marine Science Drive Newport OR	34,400 usf	34	Lab, Office	ORD	120
EPA Owned	**Manchester Regional Laboratory** 7411 Beach Drive East Port Orchard WA	34,400 usf	54	Lab	Region 10 Lab	118
EPA Owned	**Willamette Research Station** 1350 SE Goodnight Road Corvallis OR	17,030 usf	12	Lab	ORD	119