



**REGION 2**

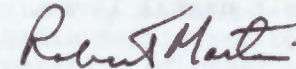
**GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE**



**Modernization Program  
Abraham A. Ribicoff  
Federal Building and U.S. Courthouse  
Hartford, Connecticut  
JUNE 1993**

DEAR FELLOW FEDERAL EMPLOYEE

This booklet will help explain GSA's plans and commitments to modernize the Abraham A. Ribicoff Federal Building and Courthouse in the immediate future. GSA is committed to improving the quality of services that we deliver to you, our clients, and to ensure the best value to the federal government and the public. The accomplishment of the work identified in this booklet will significantly improve the quality of your work environment thereby enhancing your ability to accomplish your mission.



ROBERT W. MARTIN  
Acting Regional Administrator  
General Services Administration

## INTRODUCTION

The Abraham A. Ribicoff Federal Building and Courthouse (FB-CT), located at 450 Main Street in Hartford, Connecticut, is a nine-story steel and concrete structure constructed by the General Services Administration (GSA) and occupied in 1963. Principal tenants are the U.S. District Courts, and the Department of Veterans Affairs. The FB-CT has 314,198 gross square feet, which includes the newly constructed annex and houses 821 federal employees. Alterations and improvements to the Ribicoff FB-CT are planned to achieve system compatibility with the new annex and to replace the aging operating systems that are approaching the end of their useful lives.

## MODERNIZATION PROGRAM

The modernization program for the Ribicoff FB-CT includes the following work:

1. The HVAC system will be upgraded by replacing the existing air distribution system with a new energy-efficient variable-air-volume distribution system, replacing existing perimeter induction units with new resized induction units and replacing the existing primary and secondary hot water and chilled water pumps as well as condensate pumps.
2. Replacement of existing pneumatic control system with a new direct digital energy management control system will reduce operating costs and improve tenant comfort.
3. The electrical system will be upgraded by installing additional panelboards, switchgear, outlets etc. to support future agency electrical requirements. Light fixtures will be replaced to improve the quality of lighting and conserve energy.

4. Replacement of existing ceiling systems.
5. The building facilities are to be upgraded to comply with the Uniform Federal Accessibility standards. Work is to include upgrade of elevator cabs and controls, toilet facilities, water fountains, entranceways and other public areas.
6. Installation of a sprinkler system to protect 2nd through 7th floors and the mechanical penthouse.
7. Replacement of emergency generator in the existing building with a larger unit sized to handle sufficient loads to permit safe egress and operation of other essential systems.

The contract for this project was awarded on May 20, 1993 in the amount of \$4,890,146, with work to begin in September 1993. Construction should be substantially complete in March 1996.

CONCLUSION

GSA is committed to improving the condition of the Abraham A. Ribicoff Federal Building and Courthouse while satisfying your needs. GSA is also committed to working in partnership with Federal agencies in the administration of the services we provide. We solicit your advice and comments on this program or any other facet of real property management at this building.

Inquiries and comments should be addressed to:

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