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## **Columbia Construction breaks ground on \$60 million IRS modernization project**

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Columbia Construction Co. is proud to be serving as the construction contractor on the \$60 million Andover IRS modernization project for the General Services Administration (GSA). Hosted by GSA's New England region, a groundbreaking ceremony was held at the IRS Andover campus on November 19th.

Glenn Rotondo, acting regional administrator, U.S. General Services Administration, welcomed guests followed by remarks from Mark Ernst, deputy commissioner for operations, IRS; and Jonathan Levi, lead designer/principal-in-charge, Jonathan Levi Architects. Other team members in attendance included URS, construction manager; and Burt Hill Architects.

Funding for this project was made possible by the recent American Recovery and Reinvestment Act of 2009. However, the mission to renovate the Andover campus was formalized by a Strategic Campus Action Team (SCAT) in 1999. This strategic partnership between the GSA and the IRS was created to identify and address the long-term needs of the ten IRS campuses located nationwide.

The Andover campus was sited as a high priority due to the aging building MEP infrastructure. The roughly 400,000 sf of existing real estate no longer supports the IRS strategic goals or the changes in the functions at this campus. As a federal tax Submission Processing Center built in 1967, the facility was designed to support operations based on paper processing.

Renovations will be completed in two phases, each lasting about 16-18 months. Striving for a LEED Silver rating, the building has been designed to create a sustainable, efficient and livable workplace for IRS employees. Some of the key features of the building and surrounding campus include glass roof panels to provide abundant natural lighting; solar panels; geothermal heating and cooling to replace the existing systems; interior and exterior courtyards.

In addition the new building will feature a café; a lunch pavilion; and a fitness center. The program also includes an assembly room; a training complex, conference rooms, and a data center.

The new facility will support a highly technical and customer service oriented operation. With a workforce nearing retirement and increased competition from the private sector, the IRS is eager to reinvent their Andover campus so they may continue to attract and sustain talented people.

Drawing on nearly 85 years of experience, Columbia Construction provides construction management services throughout New England. Their primary goal is to serve as a construction partner to their clients and to provide them with innovative solutions. Their work is focused within the commercial, corporate, life sciences, academic, healthcare, housing/hospitality, and senior living market sectors. For more information, please visit [www.columbiacc.com](http://www.columbiacc.com).

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