

MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER BACKFILL AND MODERNIZATION

Southeast Ramp
Serves Floors 1-3



Submission Category
Interior Architecture
(greater than \$5M)

Address
8899 East 56th Street
Indianapolis, IN 46216

Project Type
Federal Workplace

Substantial Completion
November 2023

Architect's Statement

Though the Emmett J. Bean Federal Center's ownership and role in U.S. military actions has changed over time, today it stands as one of the United States' largest military facilities, second only to the Pentagon. Though not an architecturally ornate building, the building's historic significance lies in its functional importance. When constructed in 1951, the MGEJ Bean Federal Center became the nation's first centralized location for army finance operations. The large, open floor plate in the original design facilitated efficient movement of paperwork and ability to house a high occupancy workforce. Over time, build-out of the once open floor plates resulted in uninspired workspace lacking natural light and extremely confusing wayfinding due to the quarter-mile long, identical corridors. The design team was tasked with creating a new vision for the entire property to aid GSA in bringing federal agencies out of leased space and into the building while also implementing specific tenant agency projects.

The complexity of the site and building is largely a result of the building's size as well as the extremely high security requirements of the federal agencies housed within as well as the still present finance operations and SCIF. At the time our design project began, the relatively simple floor plates had been infilled and overly worked with an intent to securely house tenant agencies. Unfortunately, this resulted in a dizzying landscape of corridors with no ability for users to orient within the building, much less feel inspired to complete their mission driven work.

The project scope required that our team establish a Building Design Standard focused on the Backfill tenant agencies but expanded to set the standard and requirements for all future improvements to the building. Because the project is eligible for listing on the National Register and, at the time of construction, was an excellent example of mid-century modern design strategies, our team began this project by studying original drawings to inform our design approach for the modernization. The original minimalist design featured wide open floor plates that allowed natural light to penetrate deep into the building from the perimeter as well as from the two substantial interior courtyards. The design approach for the building, therefore, became primarily focused on restoring a sense of openness and natural light to the tenant spaces while also incorporating the complex security and acoustic requirements of federal tenant agencies.

Through a series of consolidation projects with other existing tenants in the building, approximately 200,000 sf was made available for additional government tenant agencies to be housed within this historic property. The tenant housing plan for the project included federal agencies relocating from leased buildings in the Indianapolis area to vacant space within the Bean center. The Backfill project incorporated three federal agency tenants – Customs & Border Protection, U.S. Marine Corps, and Office of the Inspector General. Our team worked with each tenant agency to establish and/or verify their Program of Requirements. Final design solutions offered standardized options for the building as a whole, while also allowing customizations to support each individual agency's critical mission and operations.

The tenant agencies were moved from privately leased, Class A office space into the massive Bean Federal Center, sometimes undergoing a "forced move". Though the relocation of tenant agencies from leased space into federally owned space at the Bean Center, GSA anticipates a \$45.5 million ten-year lease cost avoidance. In order to support GSA in this effort, the design team had to clearly demonstrate a transformative design that generated excitement for the tenant agencies and ultimately ensured improvement to their workplace efficiencies. With existing conditions that include quarter-mile, monotonous corridors, and dark interior spaces, the development of creative, intuitive wayfinding, a variety of work environments and improved natural light throughout the building were essential to the project's success.



DESIGN
FOR
CHANGE

DESIGN
FOR
ECONOMY,
WELL-
BEING

The design team proposed workplace concepts that avoided an adverse historic impact to the property while simultaneously enhancing and recreating the ways in which the building originally felt to its occupants. Through the Design Excellence process, the design team put forth three design concepts for the building's interior tenant improvements. The design concepts focused on providing flexible work environments and a variety of workspaces to suit both individual and group needs. Ultimately, the Peer Review process yielded a recommendation to proceed with a combination of all three design concepts. The final solution has been coined "Neurozone".

The Neurozone workplace design concept combines using stimuli and zones to help individuals and teams effectively utilize the workplace as well as creating the appropriate level of stimuli to support individuals and activities. Diverse levels of stimulus are created with color, lighting, textures, and materials – purposely placed to create a range of environments providing choice and flexibility. Recognizable entrances, clear paths of circulation and increased natural daylight further support workplace effectiveness. Private offices and huddle rooms were grouped in blocks and pulled off the exterior walls to maximize access to exterior views for all employees. Zones identified for collaboration, focus work and social gatherings were inserted throughout the tenant space to provide employees with options and flexibility in their work day. This approach resonated with all Backfill tenant agencies and allows for plenty of future flexibility as new tenants continue to onboard in the future.

Two primary design concepts were implemented in an effort to transform the formerly banal circulation experience. First, recessed glass suite entrances were designed at all primary entry points. Though a simple move, the offset entrances allow natural light to reach the circulation corridors, and clearly identifies suite entrances as users traverse the building. Because much of the work done by the federal agencies is highly secure, careful space planning situated collaboration or break areas near the new glass suite entrances, so individual workspaces and offices are not visible from the corridors.

Second, GSA commissioned artist Adam Cvijanovic for their Art in Architecture program prior to the start of this project. Our design team worked with the artist to strategically place artwork in proximity to new tenant entrances and along corridors to enhance the experience of accessing a tenant space and provide a better sense of orientation within the lengthy corridors. The design team worked closely with the artist to align the Building Design Standard, tenant agency requirements and Art in Architecture installation to transform the building and workspace within. The art installation has been so well received that GSA is exploring opportunities for the general public and local students to enter the highly secure building at specific times for viewing.

**DESIGN
FOR
WELL-
BEING**

Sustainability

With LEED Silver certification pending, the project anticipates a 20-25% energy cost savings over the existing conditions prior to project start and is expected to be 30% more efficient than previous actual energy use calculated at the Bean Center.

Specific energy and water reduction improvements include lighting controls, LED lighting, occupancy sensors, low-flow plumbing fixtures and Energy Star rate appliances. Additionally, expanding natural daylight penetration into tenant suites and building corridors and views to the exterior was a major focus of the design improvements.

Baseline EUI: 116.27

Projected EUI: 22.13

Net pEUI: 79.65

Percent Reduction from Baseline: 31.5

"At first, the federal agencies were reluctant to move into the building because of how it looked before the project started, but now they are enjoying their workspaces and are in awe of the transformation that has taken place. Life has been brought back to the Bean Federal Center and the surrounding area, which would not have been possible without this renovation."

-GSA Program Manager

**DESIGN
FOR
DISCOVERY**

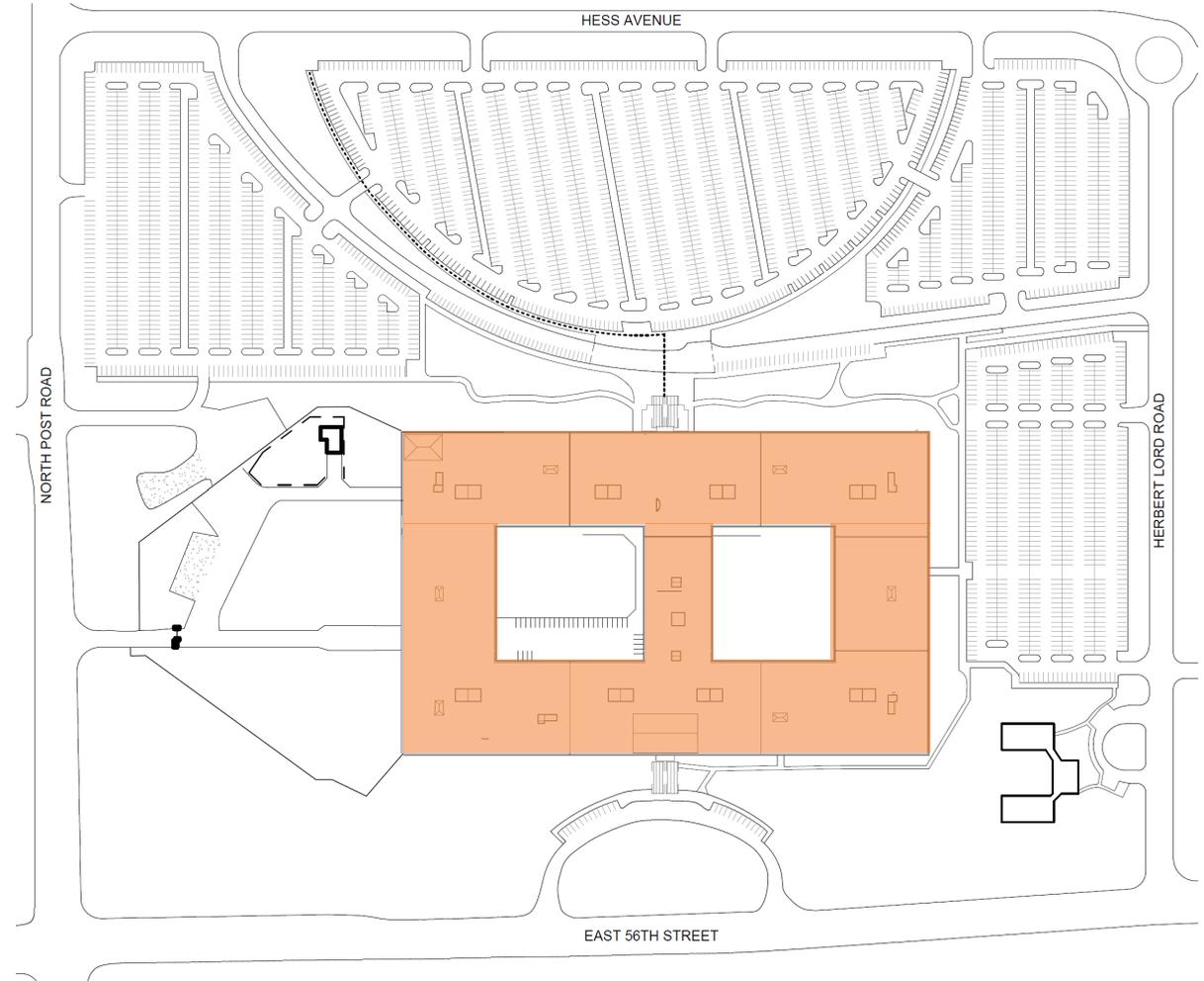




aerial view of property

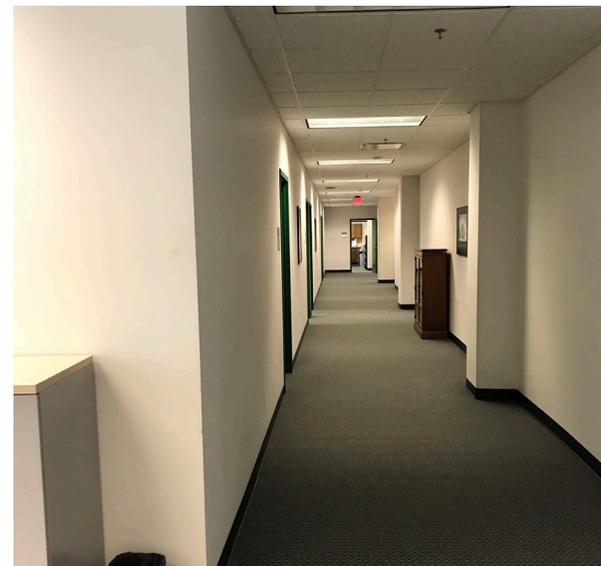
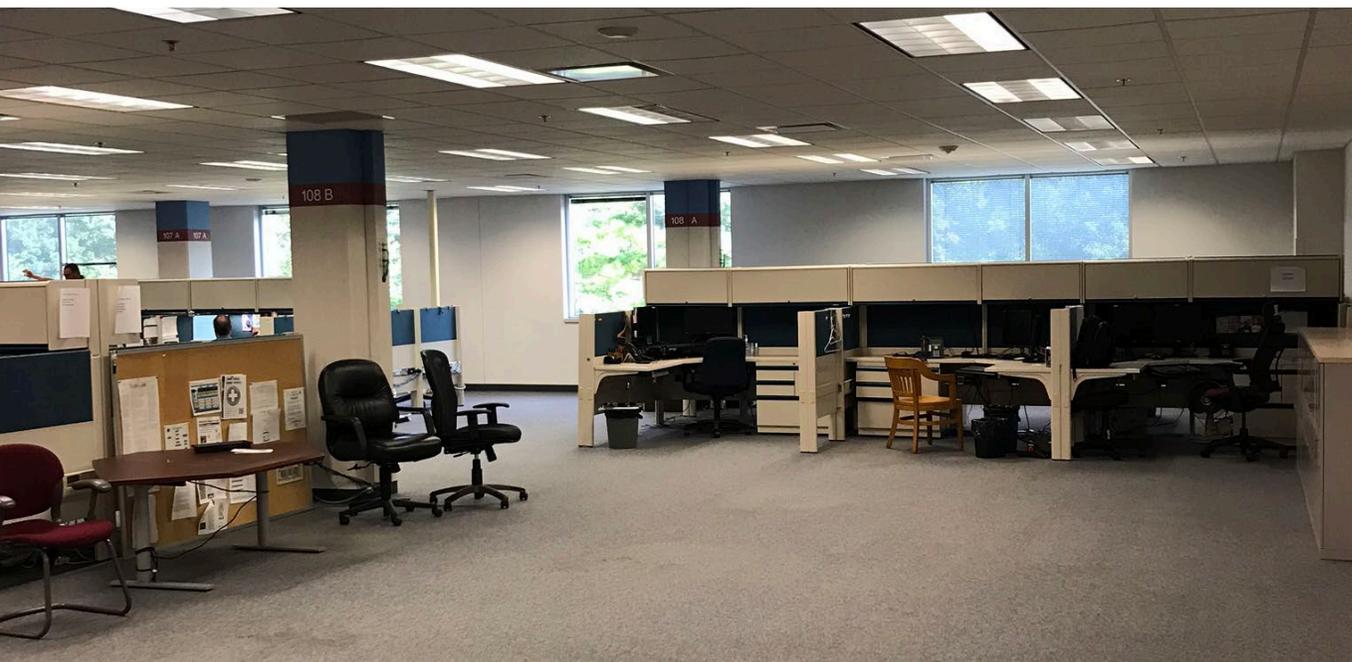


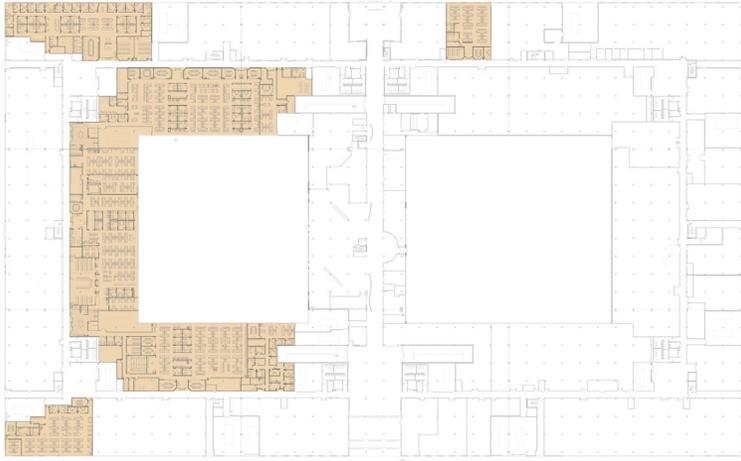
historic postcard depicting 1953 original design



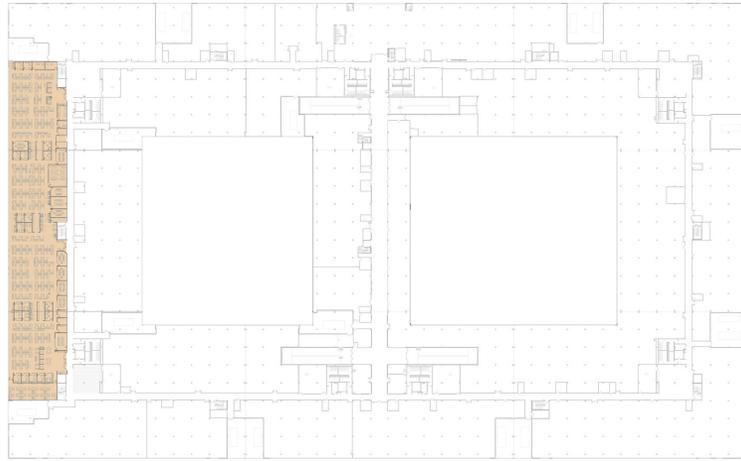
site plan

property data
1.5 million gsf
5,000 occupants
12 federal agencies

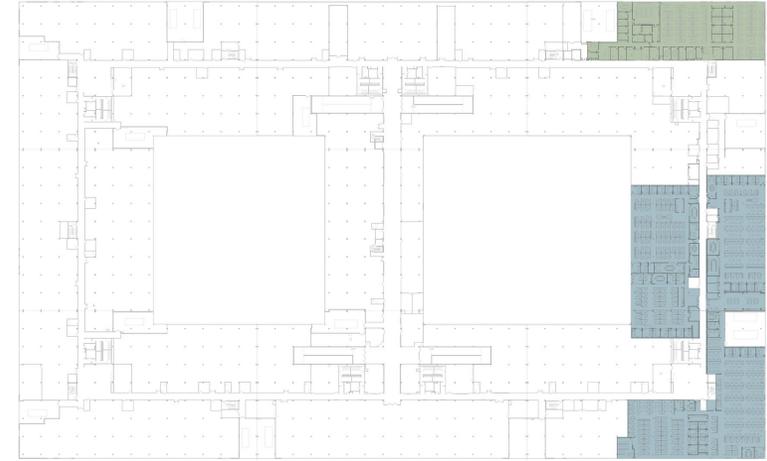




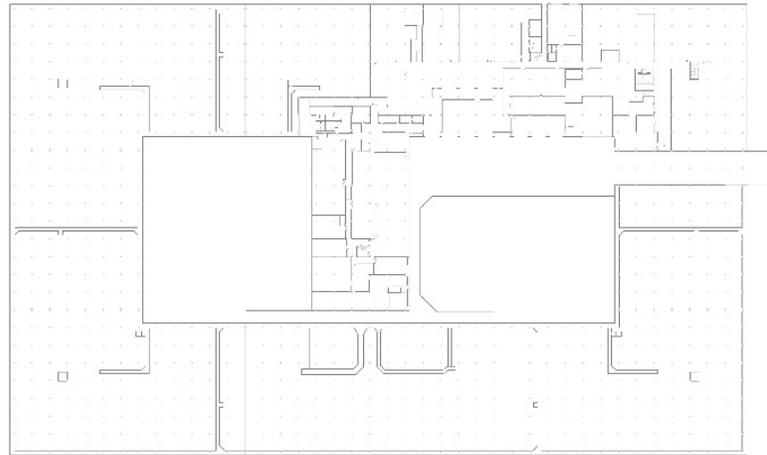
level 1



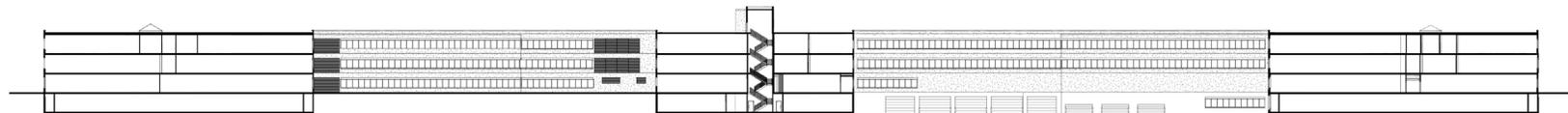
level 2



level 3



basement



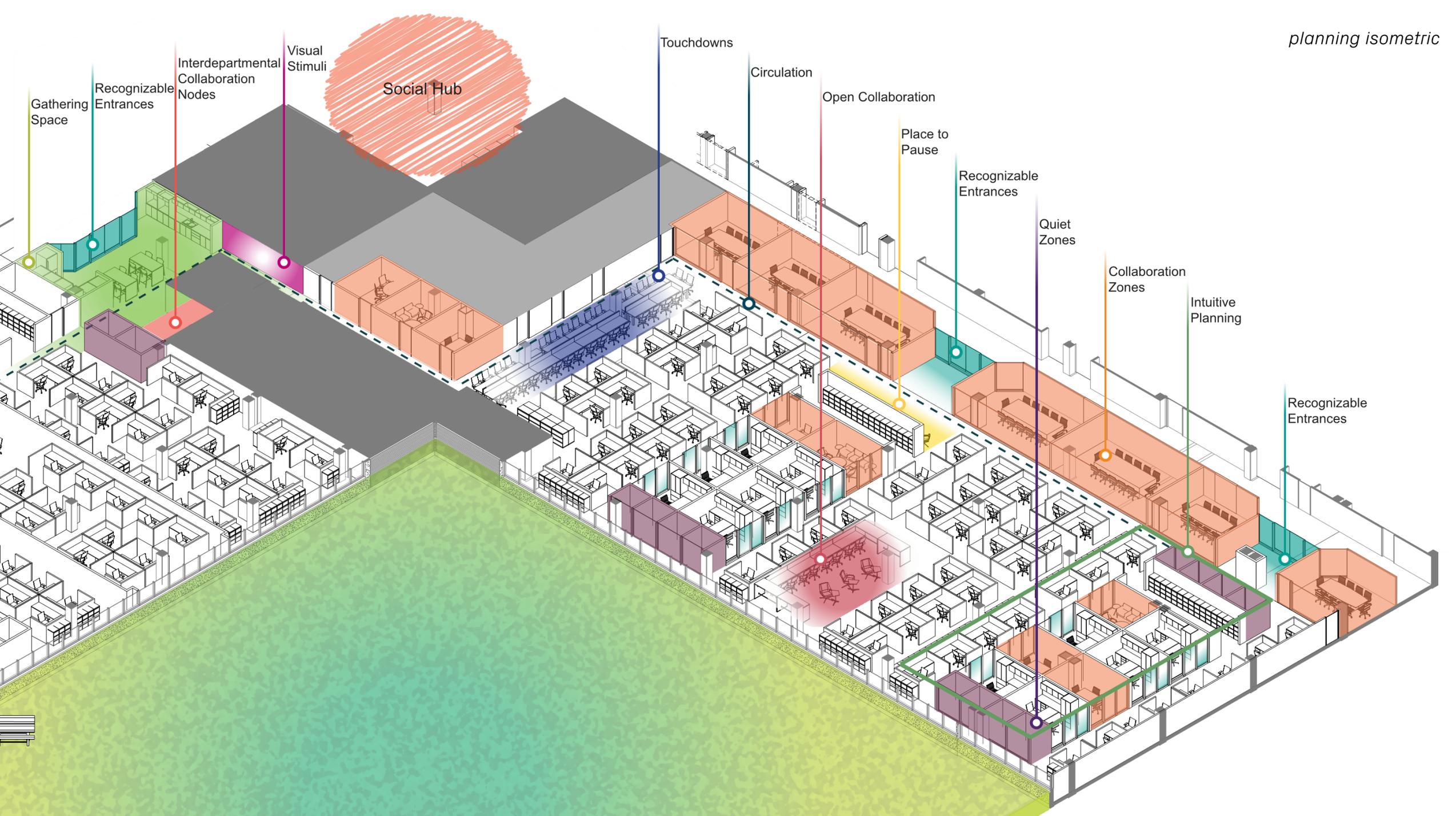
building section

project scope

200,000 sf = 15% of total building footprint

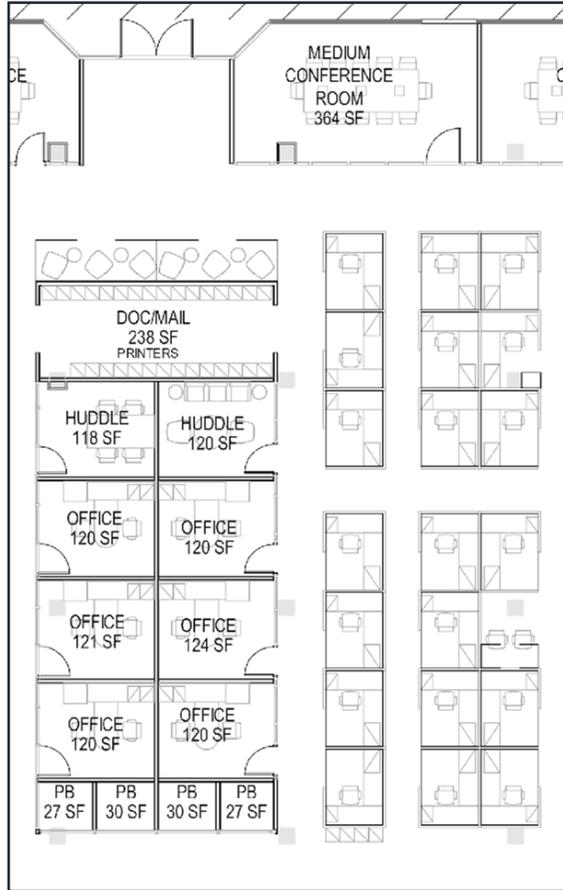
non-contiguous area available for tenant backfill

3 federal agency tenants

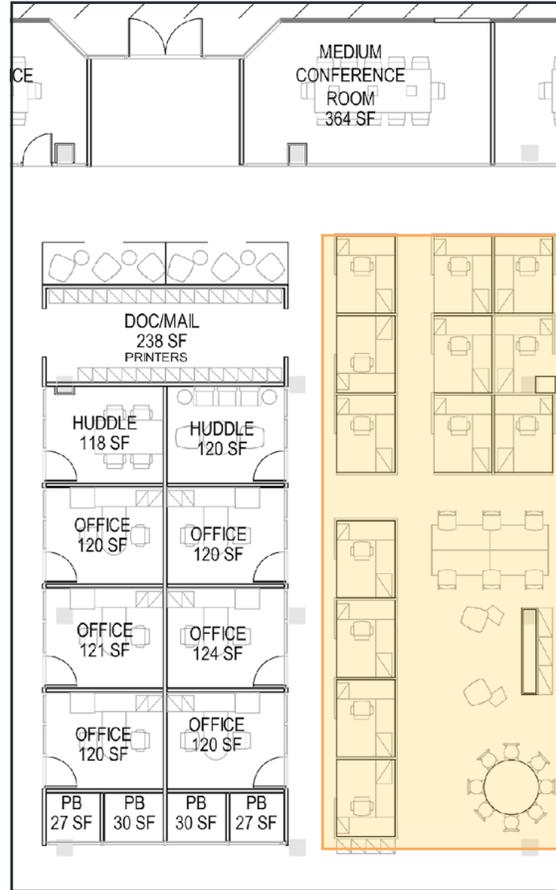


flexible planning framework

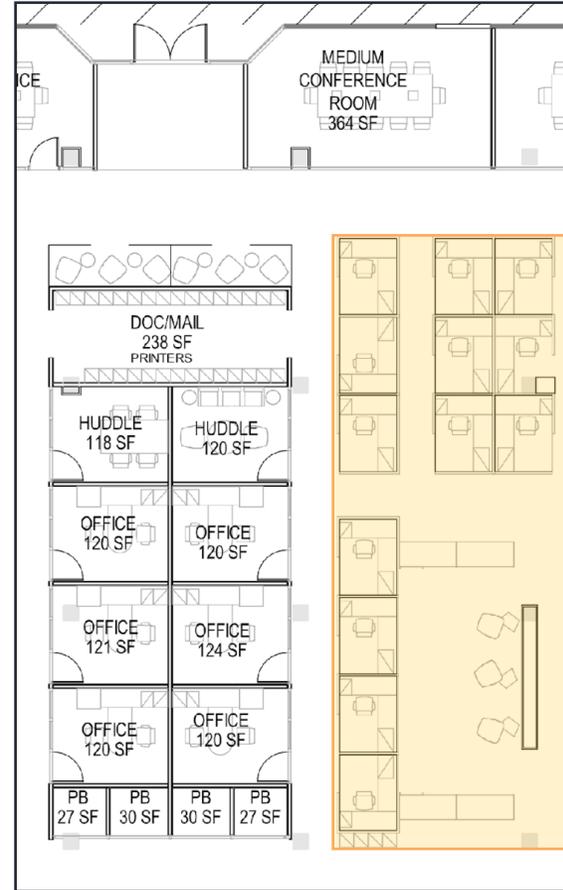
standardized options that allow for customization and future modifications



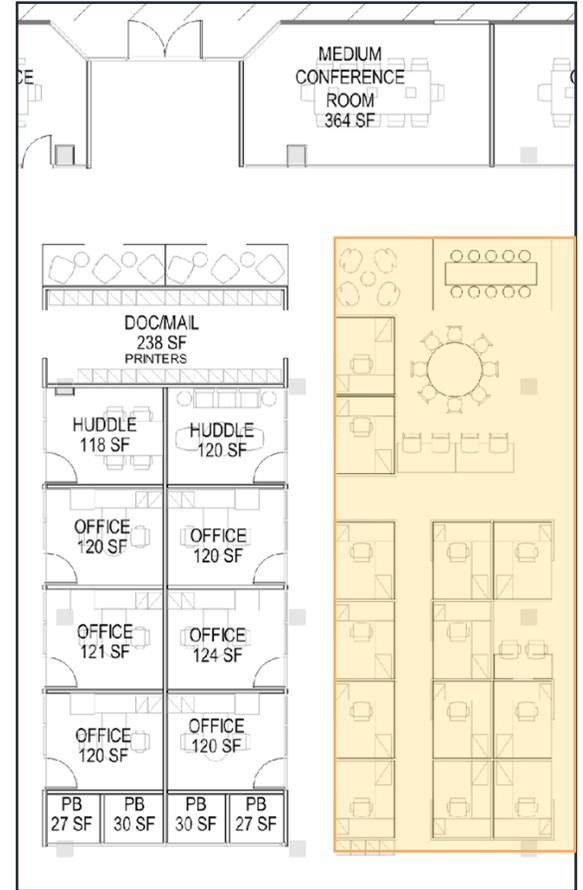
2020 POR



Future



Future



Future



*adaptable framework + "neurozone" concept
allows for multiple tenant agency customization*



*adaptable framework + "neurozone" concept
allows for multiple tenant agency customization*



*adaptable framework + "neurozone" concept
allows for multiple tenant agency customization*



**DOD OFFICE OF INSPECTOR GENERAL
INDIANAPOLIS AUDIT FIELD OFFICE**

*adaptable framework + "neurozone" concept
allows for multiple tenant agency customization*



before



before





before





before



106 P

107 P

103 P

103 R



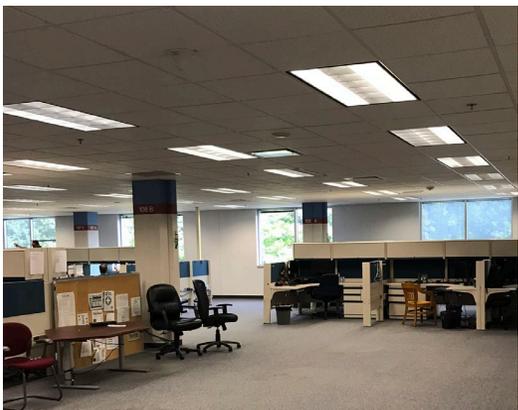
before





before





before

