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Bulletin

THE OFFICIAL PUBLICATION OF THE WASHINGTON BUILDING CONGRESS

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Washington Building Congress is a nonprofit association made up of professionals from a variety of disciplines, all with an active interest or involvement in the Washington Metropolitan Area's real estate, design, and construction community. The organization was established in 1937 to represent the collective interests of its members by providing education and networking opportunities and by promoting the advancement of the building industry. For additional information about membership, joining a committee or the WBC Bulletin, call (202) 293-5922 or visit us on the web at www.wbcnet.org.

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Please enjoy this annual Technology and Innovation edition of the *Bulletin* featuring several outstanding articles submitted by members of the WBC Innovation Committee. The committee is led by Chair Henry Ko (Siemens Industry) and Vice Chair Don Zeiders (Shapiro & Duncan). Thank you for putting together another excellent series of relevant content.

The WBC is positioned to move forward with a much anticipated series of live and virtual events over the next several months. In person and online Craftsmanship Awards judging will take place April 12-20. We have an economic update presentation on April 28, a May 20 outdoor spring event at The Bungalow Lakehouse, and the WBC Golf Outing on June 14 at Lansdowne. The Membership Services Committee hosted a successful WBC Prospective Member Chat in February and has a new member orientation event coming up on March 23. Thank you to the committee, Chair Jared Oldroyd (Clark Construction), Vice Chair Mike Newman (Intertek-PSI) and Board liaison Melissa Nelson (Carrier), for effectively focusing on member retention and recruitment.

I would like to recognize the WBC Diversity Task Force, Chair David Stocks Jr. (Stocks General Contractors), and Vice Chair Maria Snyder (Construction Cleaning Service) for their outstanding work on this important industry and association issue. The group is holding a Diversity and Inclusion Chat Group on March 25 to gather member observations and input. The following goals have been established by the Diversity Task Force:

- Promote and increase diversity in the industry that WBC represents.
- Promote and increase diversity of membership and participation in WBC.
- Promote and support the diversity of WBC committees, leadership & board.

The Program and Education Committee has been extremely busy coordinating an ongoing series of virtual programs and seminars. The group organized the successful Cybersecurity Panel in February and has an outstanding Economic Update & Forecast program on April 28 featuring Dr. Basu. I would like to recognize the great committee members, Chair Adam Lackey (Exponent), Vice-Chair Larry Prosen (Cozen O'Connor) and Board Liaison Karen Cotton (HITT Contracting), for focusing on keeping WBC relevant over the past year.

The 2021 Craftsmanship Awards program is underway and we received an impressive 278 entries. In person judging is scheduled for April 12-15 and virtual April 19-20. 243 nominations will be judged live and 35 virtually. Due to ongoing COVID restrictions for large group gatherings, the awards banquet will once again be presented in a virtual format in May or June. Thank you to the Craftsmanship Awards Committee, Chair Joe Dabbs (IBEW Local # 26), Vice Chair Lynn Maia (Clune Construction), and Board Liaison Greg LaRosa (Dynalectric Company), for navigating this extremely important event through challenging times.

The Community Services Committee has introduced a new recurring volunteer opportunity with the Capital Area Foodbank. WBC has committed to provide a group of 10-20 members once a month on a Saturday or Sunday for 3 hours. Please see the WBC website if you would like to volunteer. The committee is also coordinating with Rebuilding Together Arlington/Fairfax/Fall Church on several smaller projects this year in place of the annual April Rebuilding Together workday. Special recognition goes to the committee, Chair Andrew Tomlinson (G&M Services), Co-Vice Chairs Gael Perichon (LSM) and Vanessa Carrion (Stream Realty), and Board Liaison Bill Voigt (Siemens Industry).

I look forward to seeing you at WBC program or event soon. Thank you for your ongoing support.

Best regards,

Emerson Teer
WBC Chairman of the Board



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Industry Report

DAVIS Announces Company-wide Promotions



Jim Camlek

Greg Ghent

Steve Hawryluk

Dave Purdy

T.J. Sterba

Nationally and locally ranked construction pioneer James G. Davis Construction Corporation (DAVIS) announced 68 new companywide promotions that reflect the strength of DAVIS' core operations teams as well as the company's focus on excellence in service.

"These promotions are a testament to DAVIS' resilience throughout a challenging year," said Jim Davis, President and CEO. "We are incredibly fortunate to have this group of leaders who continue to keep us strong and provide a great experience for all our clients."

Jim Camlek has over three decades of construction experience and is an integral part of DAVIS' culture and expertise. As Vice President, Jim will lead the Interiors group by example and promote DAVIS to our clients and architects as the absolute best builder in Washington.

Greg Ghent's ability to navigate the complexity of commercial repositioning has been a crucial part of DAVIS' Renovation group's success. As Vice President, he will continue to motivate the DAVIS team to leverage expertise into great projects and elevated construction experiences for our clients, design teams, and trade partners.

Steve Hawryluk has made it a priority to build strong relationships and solve challenges for our Commercial Office Building group, and as Vice President, he will continue to grow the market sector and develop retention strategies for new clients. In addition to spearheading department initiatives, Steve will make it a priority to develop new DAVIS talent.

Dave Purdy has ensured successful project completion by implementing DAVIS' core values as guiding principles, and he has been promoted to Vice President. Dave's successes will advance the Commercial Office Building group into the future and help DAVIS maintain its reputation as an industry leader.

T.J. Sterba's leadership of the construction process has ensured technical excellence and effective communication at every level in DAVIS' Government Interiors group. As Vice President, his efforts will be invaluable to DAVIS's pursuit in redefining the construction experience for clients and partners alike.

ADDITIONAL PROMOTIONS (OPERATIONS)

Director

- Joe Baker
- Meghan Callahan, LEED AP BD+C
- Patrick Cotter
- Tom Gnecco
- Jon Hancher, LEED Green Associate
- John Pacitti

Project Executive

- Tyler Moyer, LEED AP
- Leaha Martynuska, LEED AP BD+C
- Dan Preston

Construction Executive – Field Operations

- Gordon Berry
- Doug Bolden

Senior Project Manager

- Michelle Machado
- Sean Fox
- Brian LaChance, LEED Green Associate

Senior Superintendent

- Tim Fedder
- Brian McIntire

Project Manager

- Bryan Atkins
- Corey Catliota
- Grant Gheer
- Tristan Haring
- Corey Katzmann
- Hunter Macdonald
- Anthony Maffei
- Julia Malitoris
- James Martin
- Tyler Nielson
- Noel Titus
- Kaidy Wollman

Superintendent

- Ryan Devlin
- Dylan Hanson
- Justin Kyriazi
- Robby Pashkevich
- Jim Pryor
- Joe Salzano

Assistant Project Manager

- Joel Brunson
- Michael Donovan
- Josh Kappel
- Alyssa Mangano
- Shane McCrory
- Asenath Reyes, LEED Green Associate
- Ryan Thompson
- Peter Winants

Project Superintendent

- Ingrid Argueta
- William Hatheway
- Eitel Kingue
- David Zarate

Project Engineer

- Camille Johnson
- Idris Jalili
- Kaidy Wollman

Industry Report

PROMOTIONS (NON-OPERATIONS)

Directors

- **Kate Attilio, CSPM** – Marketing Communications
- **Leslie David** – Pursuits
- **Janeen Stone, ARM, CRIS** – Risk Management
- **Giacomo Goyzueta** – Estimating Executive
- **Korey Price** – Senior Estimating Manager
- **Amy Duhon** – Estimating Manager
- **Callie McLenagan** – Senior Estimating + Preconstruction Engineer
- **Timothy Taylor** – Estimating + Preconstruction Engineer
- **Tom Firestone, STSC** – EHS Manager
- **Megan Brown** – Marketing Communications Manager
- **Mary Bartlett** – Pursuit Specialist
- **Ben Dransfield** – Senior Help Desk Technician
- **Danielle Mensh Hagan** – Learning Technologist
- **Bruce Overbay** – Senior Project Accountant
- **Kevin Salamanca** – Assistant Field Engineer

GHT Limited Announces Paul O'Brien's Retirement



Paul O'Brien

GHT Limited (GHT), a leading DC metro area mechanical, electrical, and plumbing (MEP) engineering consulting firm, announced today that **Paul O'Brien**,

PE, LEED AP ID+C is retiring from the firm after 38 years. Since joining the firm as a high school intern in the 1980s serving under the firm's founder Goodwin (Goodie) H. Taylor, Paul has built a tremendous network

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of relationships with employees and clients that will endure long after his departure from the A/E/C world.

For the past 20 years, Paul served as GHT's President. He guided GHT through many changes in the industry and encouraged members of the firm to "never give our clients a reason to call someone else." His experience in design of high-performance systems and a strong understanding of the regulatory, legal and financial aspects of commercial real estate made him a trusted partner to clients and colleagues. "We will continue his legacy of exceptional client service and innovative design. Paul will be greatly missed, and we wish him all the best in his retirement!" says President Patrick Kunze, PE, LEED AP, who transitioned into the role in 2020.

GHT Limited Expands Senior Leadership Team

GHT Limited (GHT) has promoted Donatien "Don" Norwood, LEED AP and Shawn Segreti, PE, LEED AP to Senior Principal.



Donatien Norwood

Since joining the firm more than fifteen years ago, **Don Norwood** has provided valuable leadership to expand GHT's Interiors Studio. "During his tenure with GHT,

Don has served an integral role in the development of electrical engineering initiatives at GHT," says President, Patrick Kunze. In addition to electrical design, he leads efforts in mentoring, employee development, training, and team building. As the leader of one of GHT's Interiors Electrical Sections, Don provides oversight, quality control and leadership for projects. He also provides guidance and support to the firm's overall design approach, collaborating with corporate leadership to encourage employee training, develop best practices, and provide design resources. He is a LEED Accredited Professional and studied

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Industry Report

electrical engineering at the Georgia Institute of Technology. In addition, he has a Bachelor of Science degree in Business Management from the University of Phoenix.



Shawn Segreti

A senior electrical engineer with more than 20 years of experience, **Shawn Segreti** provides engineering design and project management support for a wide range of projects in the Building Systems Studio. As Studio Leader, he has extensive experience with multiple types of complex projects and is an expert in electrical distribution, generator systems, fire alarm systems, and electrical and fire alarm codes. GHT President, Patrick Kunze, describes Shawn as “honest, determined, and tenacious and he brings these qualities to each of his clients on each of his projects”. A professional engineer licensed in Maryland, Virginia, Washington, DC, and North Carolina, Shawn is a LEED Accredited Professional who earned his Bachelor of Science in Electrical Engineering from the Virginia Military Institute and an MBA with a concentration in Finance from George Mason University.

Cohen Seglias Promotes Three Construction Attorneys to Partners

Cohen Seglias has announced the promotions of **Daniel Fierstein**, **Kathleen Morley**, and **Jackson Nichols** to the firm’s partnership, effective January 1, 2021. Dan, Kathleen, and Jackson are all members of the firm’s Construction Group. Dan and Kathleen are located in the Philadelphia office, and Jackson sits in the Washington, DC office.

Cohen Seglias Managing Partner George Pallas commented, “On behalf of everyone at the firm, I sincerely congratulate Dan, Kathleen, and Jackson on this significant achievement. In addition to being outstanding attorneys, they have all shown tremendous dedication to the strength and growth

of our firm. We look forward to seeing them excel even further in this next step of their careers.”

Jason Copley, Chair of the Construction Group, said, “Dan, Kathleen, and Jackson are all highly regarded among clients and colleagues. They are recognized as future leaders in the industry and have demonstrated excellence through hard work, client commitment, and leadership.”



Daniel Fierstein

Daniel Fierstein joined Cohen Seglias in 2009. He has a diverse and national construction industry client base, representing all tiers of the industry. His clients call upon him for advice throughout a project’s lifecycle to resolve contract questions, payment disputes, scope of work/change order disputes, delay/acceleration/inefficiency claims, mechanics’ liens, and payment and performance bond claims. Dan has extensive experience in prosecuting and defending major construction disputes in various fora, including state and federal courts, arbitrations, and mediations. His claims experience helps him identify strategic opportunities for his clients to avoid disputes when possible. Dan is active in the construction community and is a member of the Mechanical & Service Contractors Association of Eastern Pennsylvania and the National Electrical Contractors Association – Penn-Del-Jersey Chapter. He enjoys counseling and educating construction trade association members, presenting educational seminars and writing about topical legal developments in the construction industry.



Kathleen Morley

Kathleen Morley also joined the firm in 2009. She concentrates her practice in construction litigation, assisting industry clients with a broad range of

matters, including contract disputes, bid protests, injunctions, mechanics’ liens, and bond claims and she has substantial experience handling large, complex construction disputes in Pennsylvania, New Jersey and New York. Clients turn to Kathleen for counsel on issues relating to contract negotiation, enforcement, breach, and termination, as well as changes, defects, delays, and inefficiencies on both public and private projects. She counsels clients through all phases of construction projects, helping to minimize disputes and preserve clients’ rights. She is an active member of construction trade organizations, including the General Building Contractors Association and Professional Women in Construction, and is a frequent author and presenter of articles and seminars relevant to the construction industry. In addition, Kathleen has run the firm’s summer associate program since 2017.



Jackson Nichols

Jackson Nichols joined Cohen Seglias in 2015. He advises general contractors, subcontractors, sureties, owners, and other construction industry entities in navigating complex commercial disputes that arise during projects. Jackson regularly prosecutes and defends claims involving mechanics’ liens, bond claims, Miller Act claims and arbitration disputes, among others. He represents clients in multiple jurisdictions and fora, including state and federal court, federal administrative proceedings, and alternative dispute resolution. Jackson is an active member of several construction trade associations, including the Associated Builders and Contractors of Metro Washington and the Washington Building Congress and represents numerous trade association members in the Washington, DC metro area. Jackson also represents numerous clients and start-up entities in corporate matters and complex commercial litigation issues.



**Shapiro & Duncan
Creates Video of
Prefabrication Shop**

An exclusive behind-the-scenes tour of Shapiro & Duncan's 52,000 sq. ft. prefabrication shop in Landover, MD, is now available [online](#).

As one of the largest mechanical contractors in the DC metropolitan region, Shapiro & Duncan has built a team of welders, pipefitters, plumbers, instructors, and virtual design coordinators state-of-the-art plumbing and HVAC assemblies and modular system components ready for just-in-time delivery and installation.

The video tour shows how their equipment maximizes each cut's efficiency, reducing waste, showcasing their solar farm, modular construction, productivity, equipment, quality control, safety, training, storage, and technology.

**WCS Construction Selected for
the Strand Theater Core and Shell**

WCS Construction, LLC has been selected by The NHP Foundation for the core and shell of the historic, Strand Theater. Built in 1928, the Strand served as a 600-seat movie theater, dance hall, and pool room for more than 40 years. According to the DC Preservation League, the building was the first movie theater built for Black patrons east of the Anacostia River. The League listed the theater on their list of endangered places in 2007.

The 6,000-sf historic theater will be converted into a restaurant with the idea and hope to provide jobs and amenities to the residents of the Strand Residences next door. Improvements to the building envelope including new windows, roofing and interior preparation for a restaurant.

The project has a targeted completion date of September, 2022.



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Industry Report

HITT Contracting Commits to Being Carbon Neutral by 2023



HITT Contracting Inc., the 33rd largest general contractor in the U.S. as ranked by ENR with 12 offices nationwide and \$2.5 billion+ in revenues, announced its commitment to become carbon neutral by the year 2023. The company has made the progressive decision to transition from carbon reliant to carbon neutral operations in response to numerous studies that project major societal and environmental impacts due to climate change. To achieve this goal, HITT is committed to understanding and tracking its operational greenhouse gas emissions, implementing organizational carbon reductions, and purchasing carbon offsets.

In 2018, HITT began tracking carbon emissions to gather a baseline footprint of Scope 1, 2, and 3 emissions and formally disclosed emissions to global non-profit CDP (formerly Carbon Disclosure Project) in 2019. After discovering the company's greenhouse gas emissions were equal to 19,173 MTCO_{2e} (metric tons of carbon dioxide equivalent), the general contractor was motivated to review organizational impacts and set carbon reduction targets.

HITT is committed to tracking Scope 1, 2, and 3 corporate emissions to identify and capitalize upon tangible opportunities for the organization to intentionally reduce greenhouse gas emissions, reviewing possibilities and presenting feasibility studies of reduction practices annually. As part of the strategy, HITT will purchase primarily U.S. based carbon offsets to invest in local communities where the firm operates. Purchasing carbon offsets in the U.S. market invests in

renewable energy and forest preservation to help build a more resilient and less environmentally impactful infrastructure.



Isaiah Walston

“Environmental stewardship is at the core of all we do. After tracking and understanding our greenhouse gas emissions, we could not ignore the effect our operations have on the environment. By reducing our carbon footprint and moving toward carbon neutrality, we can positively impact our workforce, clients, and society as a whole. We realize carbon neutrality is not zero carbon, but this is just the start. We are committed to taking further steps to reduce our emissions in the future,” said HITT's Director of Sustainability **Isaiah Walston**.

As the nation renews its focus on sustainable business practices under the new administration, HITT seeks to lead the industry in reducing the impact of construction on the planet. The company will remain keenly focused on efficient and sustainable office and jobsite operations as it continues to expand nationwide.



Kim Roy

CEO **Kim Roy** says, “Our industry is one of the single largest contributors to the world's carbon emissions. HITT has long been a leader in sustainability, starting in the late 1990s with the early adoption of the green building movement. The commitment to becoming carbon neutral is our next major investment in fighting climate change. Making the world a better place through our work is a core value that aligns with our clients and partners. It's simply the right thing to do as a good corporate citizen.”



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Joseph Petrillo and Karen Powell Join Smith Pachter McWhorter's Government Contracts Group

Smith Pachter McWhorter is pleased to welcome Joseph J. Petrillo and Karen D. Powell, of Petrillo & Powell, PLLC, as Counsel. Mr. Petrillo and Ms. Powell join our highly-regarded Government Contracts Practice Group, deepening the firm's pool of talented federal procurement lawyers and further expanding firm expertise in the government contracts arena.



Joseph J. Petrillo

Joseph J. Petrillo offers over 40 years of honed legal acumen in government contracts law and practice, including regulatory compliance, solicitation and contract

interpretation, bid protests, claims, disputes, appeals, alternative dispute resolution, information disclosure, labor standards, small business programs, data rights, and cost accounting. He appears regularly before the Court of Federal Claims, the Boards of Contract Appeals, the U.S. Government Accountability Office, and the Small Business Administration's Office of Hearings and Appeals.



Karen D. Powell

Karen D. Powell has over 25 years of experience in advising on public contracts and is valued for utilizing alternative dispute resolution to conserve client time and resources. She

has practiced before all federal agencies, the General Accounting Office, and the Boards of Contract Appeals on federal procurement matters ranging from ship overhauls to medical research projects to computer leases. She has deep experience in drafting and negotiating agreements in the international development, healthcare and high-tech sectors. Ms. Powell also practices in the area of international trade handling export licensing, domestic preferences, and customs matters. **F**



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Incentivizing Energy Efficiency with MBCx

by Henry Ko, Chair
WBC Innovation Committee
Siemens Industry

When it comes to energy efficiency and sustainability, Washington D.C. has always been in the forefront. The DC metropolitan area has often been ranked in the top 5 cities in the U.S. by Energy Star and other “Green” rankings. These results did not come by coincidence, and the focus on energy efficiency continues to gain momentum in the area. Local governments, utilities, and organizations continue to collaborate and drive owners, operators, and tenants of facilities to make an impact on lowering energy consumption. With new construction, designs that incorporate efficient control strategies, reclamation, and generation are becoming the new norm. In existing buildings, the challenge is making the most of what you have or incentivizing a capital project to improve efficiency. In this article, we will take a closer look at what Maryland has been doing in the past few years to drive energy efficiency in existing buildings utilizing technology and Monitoring Based Commissioning.

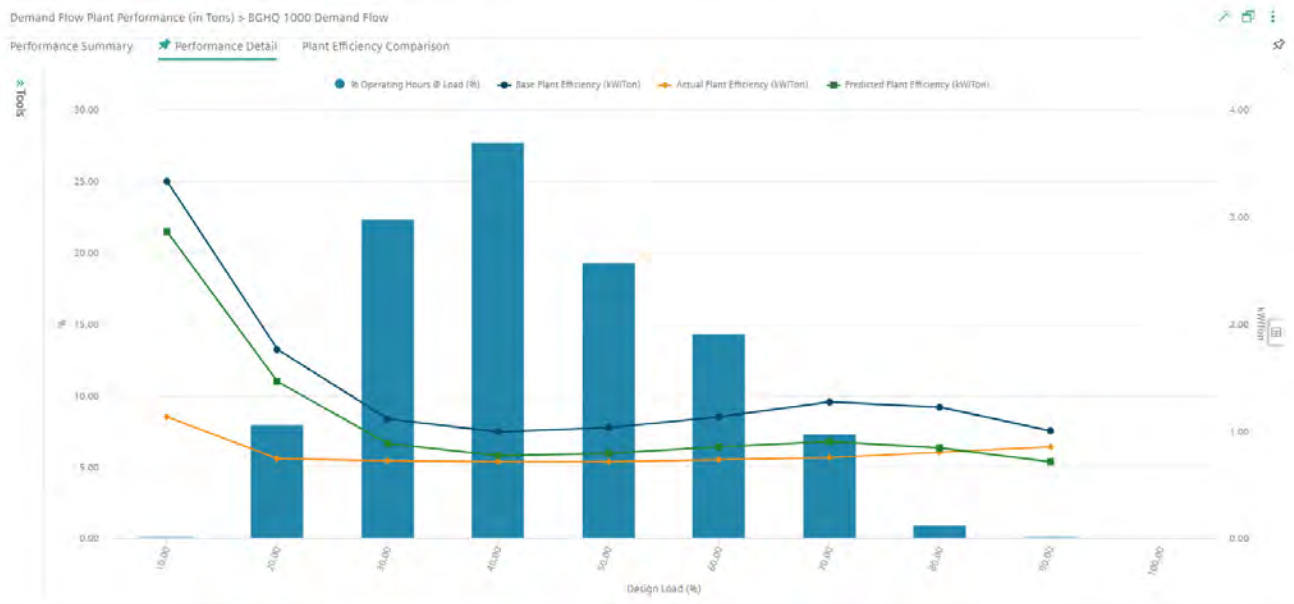


Figure 1 is an example of data captured before and after a chiller plant optimization project. The blue bar chart represents how many operating hours the plant runs for at each load %. The blue line that runs across the chart shows the plant efficiency in kW/Ton before any improvements were made to the plant. The green line represents the anticipated efficiency from implementing the improvements, and the yellow line represents the actual plant efficiency after implementation. With a lower kW/Ton completely across the board, the data shows that the project made a significant impact on energy savings, even more than originally anticipated.

Empowering Efficiency

In 2008, the Maryland General Assembly enacted the EmPOWER Maryland Energy Efficiency Act because they could foresee that energy demands of the State would only grow as population and development grows. Also, energy efficiency is one of the least expensive ways to help meet that growing demand compared to increasing generation for example. The EmPOWER programs are managed by each local utility throughout MD and are funded by a surcharge on everyone's energy bill. So, if you pay a Maryland utility bill, you are likely funding incentives to drive energy efficiency! The utilities throughout Maryland have different incentive programs, but a lot of them are similar in nature. There are simple programs that pay for installing smart thermostats, efficient lighting, appliance replacements, etc. More complex or custom programs for businesses involve sequence or operations changes that reduce consumption. One of these programs that has been more relevant in the past few years is the Monitoring-Based Commissioning incentive program or MBCx.

The concept of MBCx is to leverage technology, analytics, and efficient control strategies to realize and sustain energy savings over the long term. Through Potomac Electric Power Company (PEPCO), the program has 3 general phases: Installation, Monitoring, and Implementation phase. Candidates for this

program should have an existing building automation system, which controls a facility's HVAC system, as the data from the system will be utilized in the program. The Installation phase is incentivized to help offset the initial costs of implementing a monitoring system as well as a required ASHRAE Level 2 audit. The monitoring system must be capable of automatically collecting the data from the building automation system, so that the data can be analyzed and used to demonstrate energy savings as improvement measures are implemented.

During the second phase, data is collected and monitored for a minimum period of three months so that a base line of energy consumption and facility operation can be established before improvements are made. During this waiting period, the facility improvement measures are also further developed and detailed along with estimated energy savings. Once finalized and the minimum monitoring period has passed, the improvement measures can then be implemented. Then the most significant savings and incentives can be realized in the implementation phase. This phase is where facility improvement measures are put in place to save energy and incentives are paid based on annualized kWh saved from each implemented measure. In some cases, the combined incentives can pay for all associated work for all phases without even taking into account the actual energy savings!

Navigator FDD: Utility Focused

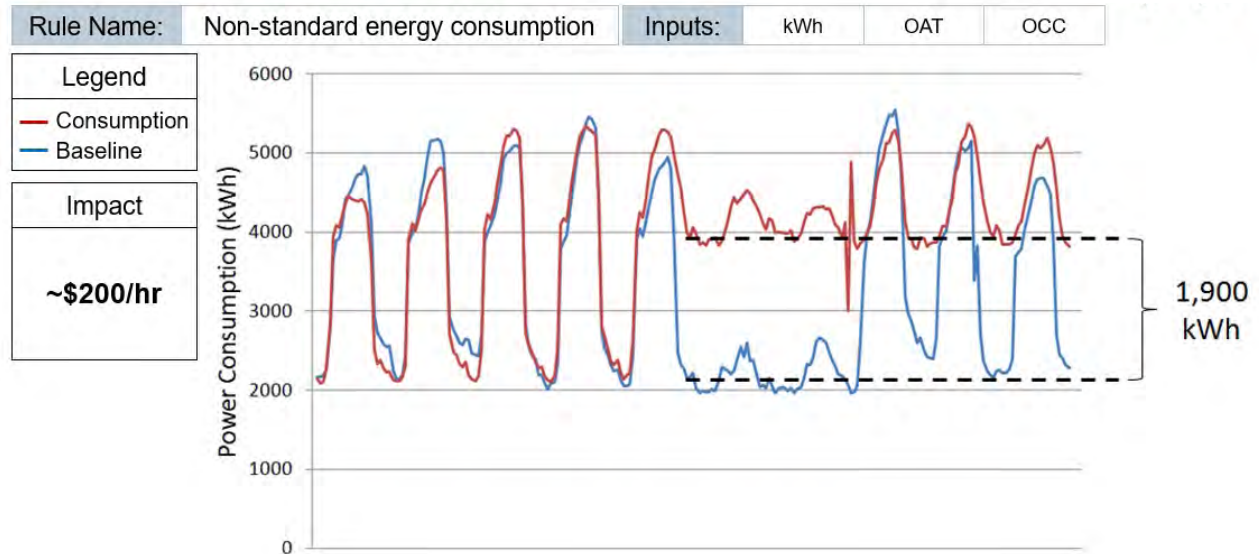


Figure 2 is an example of a facility's electrical consumption profile being captured in Navigator. It is constantly being monitored and watching for significant deviations. The blue line represents the base line or 'normal' consumption through a period. The red line represents the current consumption. This deviation from the norm was captured so that stakeholders could be made aware and take action to correct the condition. If unnoticed and left in the higher consumption state, energy consumption is increased significantly.

Technology Making An Impact

As a Smart Building provider with a dedicated Energy Engineering team, Siemens has been leveraging these incentive programs with facilities in the DC area with very successful results. For the monitoring solution, Siemens utilizes our cloud platform Navigator to collect all the building data. Fault detection diagnostics and analytics are applied to the data within Navigator so that all facility conditions are constantly monitored automatically. This is powerful because as soon as any deviations occur, Navigator captures that event so it can be addressed. These deviations in operations can impact energy efficiency negatively over time if they are not addressed, which would negate previous conservation efforts. A simple example could be scheduling lights to be on based on occupancy sensors or a set schedule. If the lights are on when there is no occupancy or when they are not scheduled to be on, then that would be a condition that needs to be investigated and addressed. Through the process of MBCx and a platform like Navigator, energy savings are ensured to be continually realized over time instead of a one time

or temporary event. Once an analytics platform is in place, it can then easily be expanded upon for future projects and initiatives.

With incentive programs like PEPCO MBCx, behaviors of facility owners and operators are made to naturally align with the energy efficiency goals of the EmPOWER Maryland program. In many cases, the costs of implementing energy efficiency measures are weighed against the payback period and tight budgets. Incentives can help eliminate that hurdle and drastically accelerate implementation while driving owners and operators to proactively find more ways to be energy efficient. Ultimately, creating and maintaining energy efficiency in buildings will be dependent on data and technology leveraging that data to drive impactful and actionable insights. Having incentives to help put that technology in place while realizing energy savings seems like an ideal scenario that should be taken advantage of! [F](#)

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TECHNOLOGY+
INNOVATION

Stopping the Spread in Elevators Without Compromising Cab Aesthetics

by Ecklund's, Inc.

As COVID-19 cases trend down and more vaccines become available, many building owners and business owners are starting to think about how to facilitate a safe return to the workplace.

Making buildings healthy enough for re-entry is a complex process that requires careful planning. The past year has taught us that proper handwashing, wearing a mask correctly, avoiding crowds, and social distancing are our key allies in stopping COVID-19 transmission. With returning to the workplace, new concerns arise — How do we combat indoor airborne pathogens? How do we make spaces safe in areas where it's virtually impossible to maintain six feet of distance from others?

Thankfully, with ingenuity and technology to the rescue, many companies have developed solutions that can help mitigate the risk of COVID-19 spread in the workplace. Ecklund's, a custom elevator interior manufacturer, has revolutionized the vertical transportation industry with health-conscious elevator solutions



called CabShield. Although passenger safety has always been a cornerstone of the company's work, Eklund's is proud to be the first custom elevator cab company to offer anti-microbial systems that mitigate the transmission of infectious diseases inside elevators.

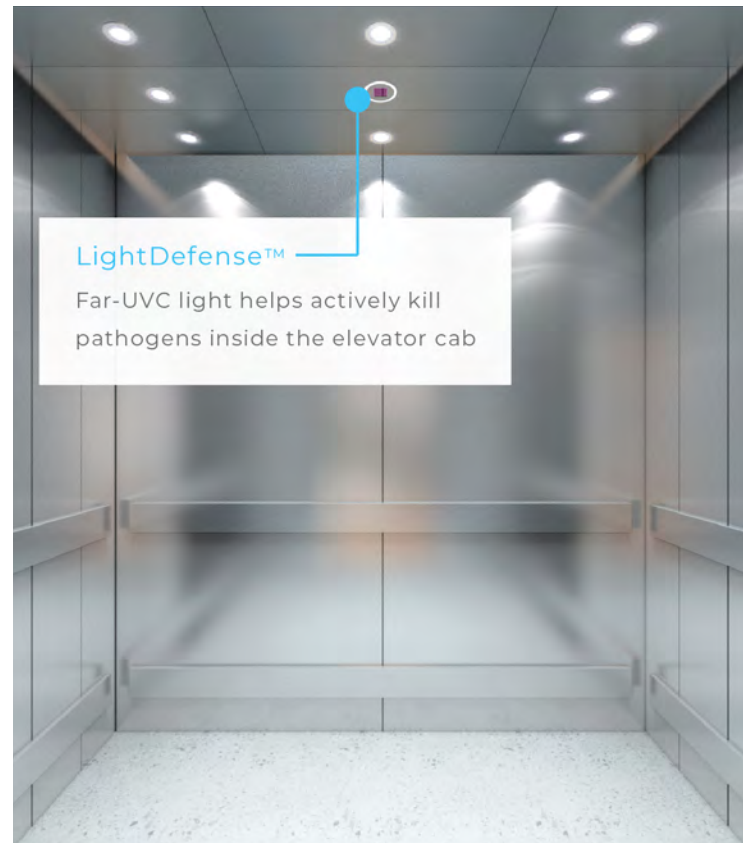
As the pandemic made headlines in March of 2020, Eklund's research and development team began brainstorming solutions to combat a widely-known issue: Elevators are considered a *hot spot* for disease transmission due to close proximity to others & the enclosed nature of the space.

After carefully reviewing many options, Eklund's developed CabShield – a marriage of form and function – which disinfects the elevator automatically, rapidly, and continuously, while also maintaining the stunning elevator aesthetics that's brought Eklund's national acclaim.

CabShield offers three forms of defense – Light-Defense, AirDefense, and Surface Defense. Each can help stop the spread by protecting passengers from pathogen exposure while inside elevators. Eklund's CabShield defense offerings are available exclusively as an upgrade option to cab interior projects, as the anti-microbial components are **seamlessly integrated into design plans during engineering.**

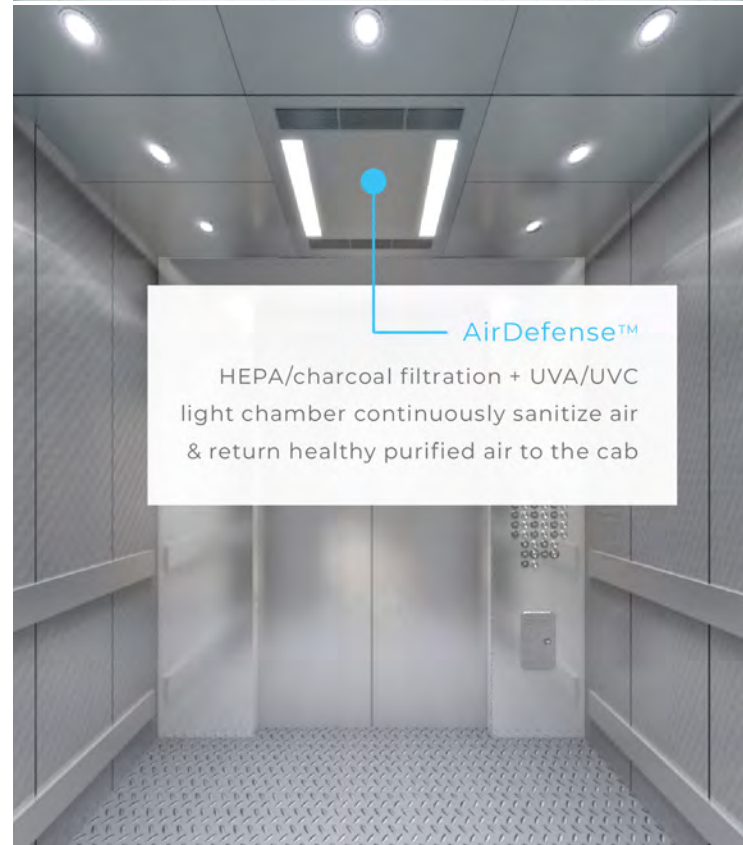
The first defense product within CabShield is **LightDefense™**. LightDefense combats **air & surface** pathogens inside elevators by seamlessly integrating Far-UVC technology into new cab ceilings. The specially calibrated UV light can inactivate over 90% of contaminants* inside an elevator. The light runs on a motion sensor to automatically & continuously sanitize air & surfaces, including high touch surfaces like buttons and handrails.

AirDefense™ is designed to help keep elevator passengers safe from **airborne** pathogens inside elevators. The two-fold air purification system is composed of HEPA/charcoal activated carbon filtration and an internal UVA/UVC light chamber which the air continuously flows through. After the system removes airborne pathogens and sanitizes the air (99.97% removal



LightDefense™

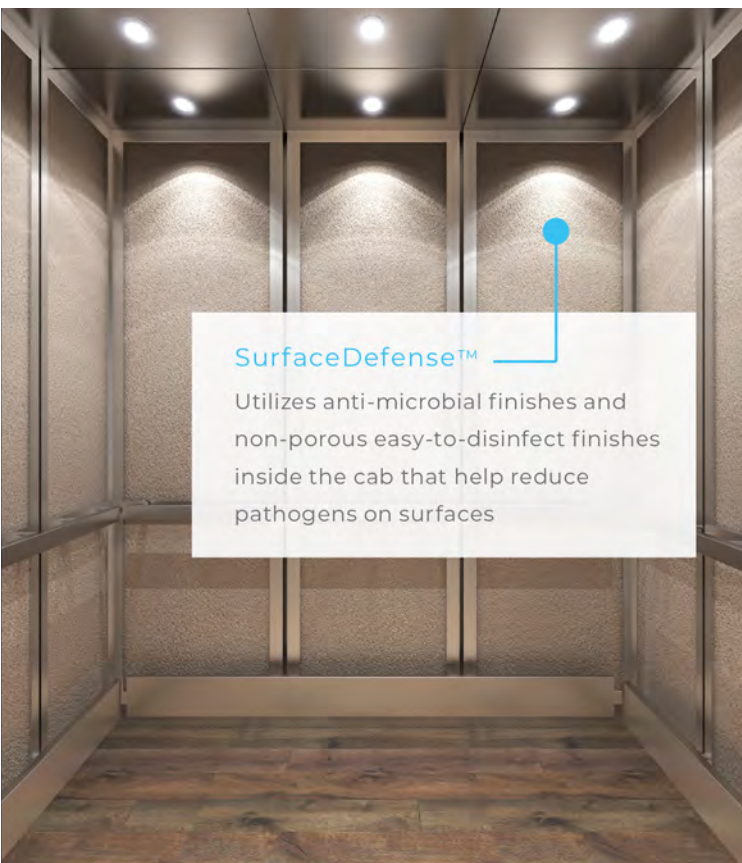
Far-UVC light helps actively kill pathogens inside the elevator cab



AirDefense™

HEPA/charcoal filtration + UVA/UVC light chamber continuously sanitizes air & return healthy purified air to the cab

* Information provided by product manufacturer/supplier



SurfaceDefense™


Utilizes anti-microbial finishes and non-porous easy-to-disinfect finishes inside the cab that help reduce pathogens on surfaces

at 0.3 micron), healthy, purified air is returned into the elevator. The fan is fully integrated into the elevator cab ceiling during engineering to complement overall cab interior design.

SurfaceDefense™ offers a wide variety of anti-microbial finishes and non-porous/easy-to-disinfect surfaces. These hand-selected finishes help reduce the spread of pathogens on elevator **surfaces**. Not only are SurfaceDefense elevator interiors healthier for passengers, but they also provide the same luxurious elevator interior aesthetics that Eklund's is known for.

Eklund's strives to give building owners and business owners confidence in the safety of their tenants and employees upon re-entry to the workplace. With CabShield solutions, Eklund's can provide vertical transportation passengers with the most state-of-the-art protections against the transmission of infectious diseases.

In addition to design-integrated CabShield offerings, Eklund's team is well-versed in **health-conscious cab design**, including reducing the number of panels and minimizing reveals and other nooks and crannies that can be more difficult to disinfect.

For more information about CabShield, please visit www.eklunds.com/cabshield or reach out to your local Eklund's Representative at sales@eklund.com. 

About Eklund's, Inc. | total elevator cab solutions

Eklund's crafts complete elevator cabs and custom elevator interiors. Whether a new construction project or a renovation, Eklund's offers a wide range of custom elevator cab solutions to meet both aesthetic desires and budget requirements. Our total elevator cab solutions include design, manufacturing, and installation of luxury, custom-crafted cabs and interiors.

We work with property managers, building owners, general contractors, architects, and elevator consultants/contractors to transform elevator interior visions into safe, functional, and aesthetically pleasing realities.

With 37 years of elevator cab manufacturing experience, Eklund's takes pride in offering customers leading-edge design, quality craftsmanship, dependability, and prompt on-time delivery.

Eklund's corporate headquarters and manufacturing facility are in the South (Dallas/Fort Worth) with a second manufacturing facility in the Northeast (Baltimore/Washington). Representatives operate nationwide.

Please visit eklund.com for more information.



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(Clockwise) Historic Chapman Stables Condominiums at 57 N Street, NW – Green Roofs & Courtyard Bioretention Areas; The Ora Apartments – Renovated Historic Building at 2144 California Street, NW – SWM Planter on the 2nd Level; Emerson Collective – Union Market at 1300 5th St, NE – Green Roof; Mundo Verde Bilingual Charter School – 30 P Street, NW – Student Community Garden; Emerson Collective – Union Market at 1300 5th St, NE – SWM Planter.

S

stormwater Management and Green Area Ratio Regulations in Washington, D.C.

by David Sharon, PE LEED AP
WBC Innovation Committee

Stormwater Management

Any proposed development that will result in over 5,000 square feet of land disturbance in the District will require approval of Stormwater Management (SWM) Plans by the Department of Energy and Environment (DOEE) in which stormwater runoff from a proposed development will be controlled to minimize damage to neighboring properties and receiving streams.

There are two main components of DOEE's SWM requirements. The first is to retain and control the effects of impervious surface runoff based on 1.2 inches of rainfall within the site development's dis-


turbed area (0.8 inch of rainfall for a major building renovation project, where the cost of building renovations exceeds 50% of the assessed value of the existing building). This is known as the retention volume or the Storm Water Quality Volume (SWQv). The second component is to control the stormwater runoff generated in a 2-year storm event to a volume that would be comparable to that of an assumed meadow pre-developed condition and also control the 15-year storm to level that is equal to or below the current existing pre-developed conditions. This is known as the

detention volume or the stormwater quantity volume requirement. All SWM drawings and computations are input into and reviewed via DOEE's Surface and Groundwater System.

There is also a SWQv requirement to reduce the runoff within the DDOT public right-of-way to the maximum extent practicable if there also is disturbance proposed within the public right-of-way. It is important to note that utility cuts are not considered land disturbance for the purpose of SWM requirements.

A combination of low impact design practices would typically be used to satisfy the SWM requirements for any proposed development, i.e., rain gardens or SWM planter boxes (also known as bio-retention), green roofs, grass swales, permeable pavers, etc.

Green Area Ratio

Also, part of the DC SWM regulations is a landscape component called the Green Area Ratio (GAR), which is required when land disturbance crosses 5,000 square feet and/or a major building renovation where the cost of building renovations exceeds 100% of the assessed value of the existing building. The GAR is an environmentally friendly, zoning regulation that sets minimum 'green' standards for landscape and site design to help reduce stormwater runoff and improve air quality. The GAR shares some of the SWM components such as bio-retention, green roofs, and permeable pavements, and adds unique components such as existing tree preservation, new landscape, and other various credit opportunities. A standard DOEE Score Sheet completed and certified by a Landscape Architect is required to determine GAR site compliance. The minimum GAR score varies based on the zoning designation of the property. A table showing the minimum GAR score required by zone district and a sample GAR Scoresheet are attached in the back of this narrative for reference. GAR drawings and computations are input into and reviewed via DOEE's Surface and Groundwater System. 



David Sharon is a Group Leader at christopher consultants, ltd. christopher provides superior engineering services for all projects in the communities they serve through innovative design, technical expertise and strong relationships. Their staff features award-winning Civil Engineers, Surveyors, Planners and Landscape Architects. David Sharon can be reached at davidsharon@ccl-eng.com and 703.766.3914.

Zone District	Green Area Ratio
RA-1, RA-2, RA-6, RA-7, RA-8, RC-1, WR-2, WR-3, WR-4, WR-5, WR-7, WR-8	0.4
RA-3, RA-4, RA-5, RA-9, RA-10 MU-1, MU-2, MU-3, MU-4, MU-5, MU-6, MU-12, MU-13, MU-14, MU-15, MU-16, MU-17, MU-18, MU-19, MU-23, MU-24, MU-25, MU-26, MU-27 NC-1, NC-2, NC-3, NC-4, NC-5, NC-7, NC-9, NC-10, NC-11, NC-14, NC-16, NC-17 SEFC-2, SEFC-3, CG-1, CG-2, RC-2, RC-3, ARTS-1, ARTS-2, D-2, CG-5	0.3
MU-7, MU-8, MU-28, NC-6, NC-8, NC-12, NC-13, NC-15, ARTS-3, CG-5	0.25
MU-9, MU-10, MU-20, MU-21, MU-22, MU-29, SEFC-1, ARTS-4, CG-3, CG-4 D-3, D-4, D-5 D-1-R, D-4-R, D-5-R, D-6, D-6-R, D-7, D-8	0.2
PDR (all lots unless otherwise noted):	0.3
• Lot with principal building that is 1 story in height	0.1
• Lot with principal building that is 2 stories in height	0.2

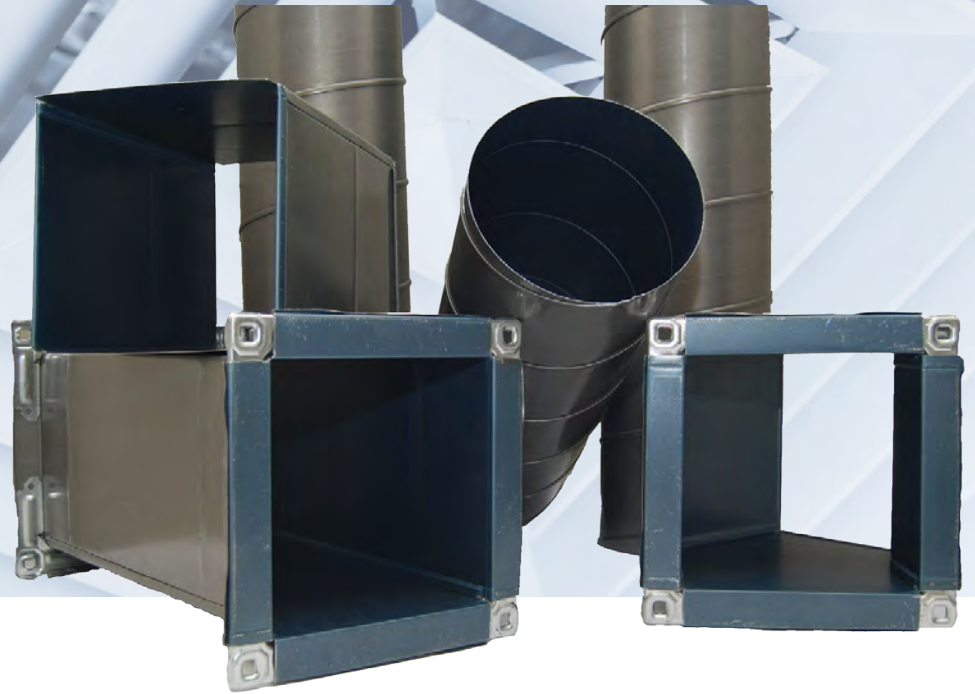
Green Area Ratio by Zone District in Washington, DC

Zone Definitions: Zone definitions can be referenced in the Zoning Regulation 11 DCMR Subtitle D-K.

The form is titled "Green Area Ratio Scoresheet" and includes fields for Address, Square Footage, Lot Area, Minimum Score, Multiplier, and GAR Score. It is divided into sections for Landscape Elements, Vegetated or "green" roofs, Permeable Paving, Other, and Bonus.

Landscape Elements	Square Foot	Factor	Score
A. Landscaped areas (select one of the following for each area)			
1. Landscaped areas with a soil depth < 24"	square feet	0.30	
2. Landscaped areas with a soil depth > 24"	square feet	0.60	
3. Bio-retention facilities	square feet	0.60	
B. Plantings (credit for plants in landscaped areas from Section A)			
1. Groundcovers, or other plants < 2' height	square feet	0.20	
2. Plants 2' height at maturity - calculated at 8-sq ft per plant	# of plants	0.30	
3. New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0.50	
4. New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0.60	
5. Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0.70	
6. Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0.70	
7. Preservation of existing tree 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0.70	
8. Preservation of existing tree 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0.80	
9. Vegetated wall, plantings on a vertical surface	square feet	0.60	
C. Vegetated or "green" roofs			
1. Over at least 2" and less than 8" of growth medium	square feet	0.60	
2. Over at least 8" of growth medium	square feet	0.80	
D. Permeable Paving***			
1. Permeable paving over 6" to 24" of soil or gravel	square feet	0.60	
2. Permeable paving over at least 24" of soil or gravel	square feet	0.50	
E. Other			
1. Enhanced tree growth systems***	square feet	0.60	
2. Renewable energy generation	square feet	0.50	
3. Approved water features	square feet	0.20	
F. Bonus			
1. Native plant species	square feet	0.10	
2. Landscaping in food cultivation	square feet	0.10	
3. Harvested stormwater irrigation	square feet	0.10	

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The Agion® Anti-Microbial Duct

What is Agion® Anti-Microbial:

Agion® Anti-Microbial is an epoxy coating that contains silver ions. These silver ions suppress any microbial or bacterial growth on the inside of the duct. Unlike chemical-based coatings that dissipate over a period of time, elemental silver maintains its effectiveness over many years.

How It Works:

Once Agion® coated HVAC duct is installed, anytime microbes land on the coated surface, an ionic exchange occurs therefore suppressing possible growth.

Agion® Anti-Microbial vs. Stainless Steel

- Able to withstand some staining whereas stainless is affected (based on laboratory data).
- Milder than stainless and easier on shop equipment
- More economical than stainless steel
- Domestically produced, much of stainless used today is imported from overseas
- Suppresses the growth of molds, mildews, and microbes whereas stainless allows microbial growth

Applications:

- Laboratories, Clean Rooms, Pharmaceuticals, Institutions, Food Processing Plants, Health Care

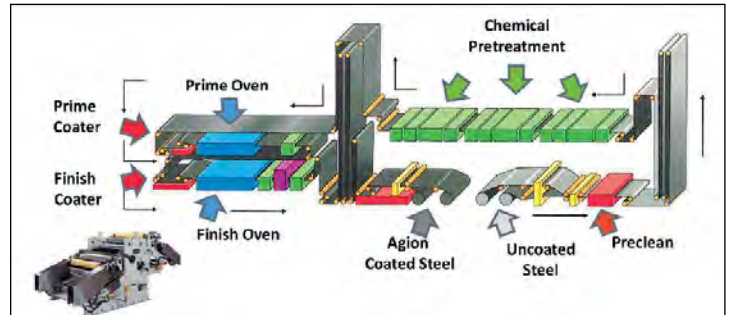


Figure 1 displays the production process of Agion®

Agion® Anti-Microbial-Treated Steel Paint Specification

CHARACTERISTIC	COIL-COATED PAINT SYSTEM
Coating type	Solvent-based epoxy
Surface preparation	None
Coating application	Roll-coating technology at coil-coating facility
Coating thickness	0.1 to 0.2 mils (uniform)
Coating cure time	None
Coating hardness	2H min
Temperature limits	0 to 350°F
Coating VOC off-gassing	Negligible
Flame and smoke spread UL Standard 723 (ASTM E84)	Essentially zero
Agency approvals	EPA, FDA, NFS (Agion® compound)

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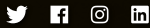
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New Company Member

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REPRESENTATIVES: **MATTHEW HAUGHT,**
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New Member Profile

KBE Building Corporation

KBE Building Corporation is a commercial construction services firm working across the U.S. with clients in senior living, education, retail, corporate, government, and hospitality/entertainment markets. Annual construction volume of the company is \$400+ million, and employs 170+ pre-construction and construction professionals. Regional locations include: Mid-Atlantic (Laurel, MD), Northeast (Farmington and Norwalk, CT) and West (Scottsdale, AZ). [F](#)



WBC Economic Update & Forecast

2:55 – 5:00 p.m.
Webinar

[Register Now](#)



Craftsmanship Awards Judging Days

IN-PERSON JUDGING DAYS / CATEGORIES

9 am to 4 pm

Monday, April 12: Electrical and Mechanical

Tuesday, April 13: Masonry and Woods & Plastics

Wednesday, April 14: Concrete, Sitework and Special Construction

Thursday, April 15: Doors & Windows, Finishes and Metals

VIRTUAL JUDGING DAYS & CATEGORIES

Monday, April 19 – 9 am to 12 pm

Electrical (5 entries)

Electrical (3 entries) & Mechanical (2 entries)

Monday, April 19 – 1 pm to 4 pm

Finishes (5 entries)

Masonry (5 entries)

Tuesday, April 20 – 9 am to 12 pm

Sitework (5 entries)

Special Construction (5 entries)

Tuesday, April 19 – 1 pm to 4 pm

Concrete, Metals, Sitework, Special Construction and Woods & Plastics
(1 entry each)

For more information on Craftsmanship Judging Days, [click here](#).

Calendar of Events

Dates and times subject to change.

Please check www.wbcnet.org for the latest information about event status.

March 2021



MARCH 18

11:00 a.m. to 11:45 a.m.

"Stopping the Spread in Elevators"

Zoom Chat



MARCH 23

9:00 a.m. to 10:00 a.m.

New Member Orientation



MARCH 25

12:00 p.m. to 12:45 p.m.

Diversity & Inclusion Chat

Zoom Chat

April 2021



APRIL 12 TO APRIL 20

Craftsmanship Awards Judging Days

In-person (April 12-15) or
Virtual (April 19-20). See pg. 27.



APRIL 28

2:55 p.m. to 5:00 p.m.

WBC Economic Update & Forecast

Webinar

June 2021



JUNE 14

7:30 a.m. to 4:30 a.m.

Golf Outing

The Golf Club at Landsdowne
Leesburg, VA

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The **Bulletin** covers issues of importance to the building industry, news about WBC members and information about upcoming events. The topics listed below will be covered as feature articles in upcoming issues of the **Bulletin**. Persons interested in contributing information or advertising should contact WBC before the third week of the month preceding the issue. The **Bulletin** is published six times a year by WBC. To place an ad, submit material or for more information call **202.292.5922**.

Editorial Calendar

December / January Members Giving Back

February / March Technology & Innovation

April / May Community Service/Rebuilding Together

June / July Craftsmanship Awards

August / September To Be Determined

October / November WBC Leadership & Committees

Advertising Rates

Member Rates:	1 time	3 times	6 times
1/6 horizontal or 1/6 vertical	\$155	\$130	\$110
1/3 vertical or square	\$230	\$190	\$150
1/2 horizontal or vertical	\$430	\$350	\$290
Full-page	\$630	\$510	\$410

Position

Inside Front Cover	\$830	\$670	\$540
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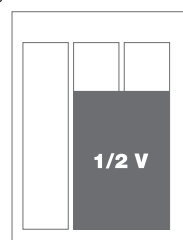
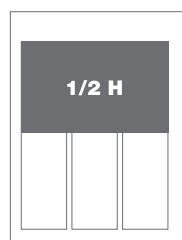
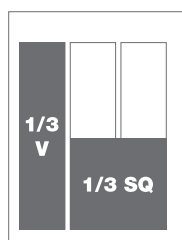
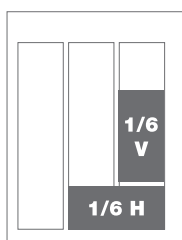
Non-Member Rates:	1 time	3 times	6 times
1/6 horizontal or 1/6 vertical	\$210	\$176	\$149
1/3 vertical or square	\$311	\$257	\$203
1/2 horizontal or vertical	\$581	\$473	\$392
Full-page	\$851	\$689	\$554

Position

Inside Front Cover	\$1,121	\$905	\$729
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1/2 vertical	4.43" w x 6.38" h
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