

# Bulletin

The Official Publication of the Washington Building Congress | Feb./Mar. 2013

## Inside ▶

Industry Report.....	2
D.C.'s New Green Construction Code.....	7
Member Projects .....	19
New Members.....	20
WBC Calendar.....	22



**Sustainability Issue**



The One Solution that Builds *Business Intelligence* into the Preconstruction Process.



# BB-Bid®

*The Project Communication Solution*

[www.bb-bid.com](http://www.bb-bid.com)

The industry's leading, FREE project communication system just got better. With a new streamlined user interface, enhanced functionality and direct access to the nation's most accurate and complete database of qualified subcontractors, *BB-Bid* is your one-stop solution for managing the people, documents and pre-bid communication for all your projects!

- *Improved tools to manage and update your private vendors, complete with Blue Book Network intelligence for smart decision-making*
- *Enhanced filters for more efficient selection and organization of your vendors*
- *A private, secure online plan room for improved document tracking/reporting*
- *A state-of-the-art, secure messaging platform provides greater deliverability*
- *New prequalification feature lets you customize forms to meet your specific needs*

More features, more functionality – and a nationwide network of subcontractors and suppliers ready to go to work for you. | [www.bb-bid.com](http://www.bb-bid.com)

Want to schedule a FREE  
BB-Bid Lunch & Learn  
for your team?

Just call: (855) 805-2560



**THE BLUE BOOK** Building & Construction **NETWORK®**

Where the Industry Connects Every Day.

[www.thebluebook.com](http://www.thebluebook.com)

# Bulletin

February / March 2013

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](http://www.wbcnet.org).

CHAIRMAN OF THE BOARD

**Jim Klein**, The JBG Companies

CHAIRMAN-ELECT

**Joel Zingeser**, Grunley Construction Co., Inc.

VICE CHAIRMEN

**John Barron**, Foulger-Pratt Contracting

**Tamara McNulty**, Black & Veatch

**Joe Schall**, PEPCO

TREASURER

**Carl Hirlinger**, James G. Davis Construction Corporation

SECRETARY

**Dan Buckley**, Flippo Construction Co., Inc.

IMMEDIATE PAST CHAIRMAN

**Paul Mella**, Dynalectric Company

DIRECTORS

**Mike Baruccheri**, Tishman Construction Corp.

**Lynne Coville**, Boston Properties

**Paul Ellas**, The JBG Companies

**Katie Garrett**, David M. Schwarz Architects

**Michael Leavitt**, John Moriarty & Associates of Virginia, LLC

**Nicolas Pasanella**, Insight Property Group

**Allen Slaughter**, Dynalectric Company

**Brett Snyder**, JBG Rosenfeld Retail

**Anne Marie Tombros**, Vango Construction Consulting

PRESIDENT & CEO

**Steven J. Kenton**, CAE

ASSOCIATE DIRECTOR

**Rita F. Reis**

EDITOR/DESIGNER

**Frost Miller Group**

*Bulletin is published 10 times a year by Washington Building Congress, Inc. Individual subscriptions are available for \$139 per year. The articles in this publication are the opinions of the authors and do not necessarily represent or reflect the policies or opinions of Washington Building Congress. Copyright 2013. All rights reserved.*



Washington Building Congress  
1620 I St., NW, Ste. 810  
Washington, DC 20006  
T: (202) 293-5922 | F: (202) 429-1922  
[www.wbcnet.org](http://www.wbcnet.org)

## Chairman's Letter

Dear Members and Colleagues:



The Washington Building Congress is doing great! Participation and support are at all time highs and we achieved a remarkable 89.6 percent member retention rate this year. To date we have 14 new company members, 13 small business and 69 additional reps, pushing us to an impressive 1,024 total members. The Membership Services Committee, led by Chair Emerson Teer (Clark Construction Group), Vice-Chair Earl Biglow (DAVIS Construction), and Board liaison Brett Snyder (JBG Rosenfeld Retail), is doing a commendable job once again this year.

Since the beginning of 2013, we have held Craftsmanship Judging Day, Winter Networking, Star Awards Judging, Hammerheads Networking, Hall of Fame video session, Developers Panel Program, and the St. Patrick's Membership Party and Small Business Reception. And to top this off, the 57th annual Craftsmanship Awards Banquet took place on March 22. WBC continues to thrive and we are well positioned for another successful year.

I would like to thank the Community Services Committee and all of the WBC member firms who participated in the 4th annual "Members Giving Back" December-January edition of the Bulletin. The committee's next major initiative will be the April 27 Rebuilding Together Workday. This year's team, lead by House Captain Jane Cherney, will be reaching out to the membership asking for necessary donations of labor, materials and cash. Thanks again to the Community Services Committee, Chair Sarah Farrar (Mark G. Anderson Consultants) and Vice-Chair Jane Cherney (McCoy Associates), and Board liaison Allen Slaughter (Dynalectric Company), for keeping up the good work.

The Regional Development Committee joined forces with the Program and Education Committee to put together the well received Regional Developers panel in February. The evening program featured presentations from Cityline Partners, Insight Property Group, Miller & Smith, MRP Realty and Washington Real Estate Investment Trust (WRIT). Please visit the WBC website if you would like to view the PowerPoint presentations. Thank you to the Regional Development Committee, Chair Chuck Claar (Hubert Construction), Vice-Chair Bob Frew (Balfour Beatty Construction) and Board Liaison Paul Elias (The JBG Companies), along with the Program Committee, Chair Charles Huntley, Jr. (Bowman Consulting), Vice-Chair Dan Alexander (Grunley Construction) and Board Liaison Mike Leavitt (John Moriarty & Associates).

The annual WBC Craftsmanship Awards Banquet, "Celebrating Quality Craftsmanship", was held on Friday, March 22. We proudly recognized over 400 individual craftsmen for their significant contributions to our industry. We received 262 entries this year, of which 80 received Craftsmanship Awards. Out of these 80 winners, the eight "best of the best" entries were nominated for Star Awards. Three Star Award winners were announced at the end of the awards banquet. We also inducted three new members into the WBC Craftsman Hall of Fame. Please be sure to check out the April printed and online special edition of the *Bulletin* where we be recognizing all 2013 Craftsmanship Awards winners, Hall of Fame inductees and event sponsors. This information is currently available on the WBC website, [www.wbcnet.org](http://www.wbcnet.org).

I would like to conclude with a special thank you to the Craftsmanship Awards Committee, Chair Julie Forsht (Efficient Power Source), Vice-Chair Joe Arnold (Manhattan Construction), and Board liaison Lynne Coville (Boston Properties). We sincerely appreciate your invaluable support of this significant event.

I look forward to seeing you at an upcoming WBC program or event. Thank you for your active participation and ongoing support of our great association!

Best regards,

**Jim Klein**  
WBC Chairman of the Board

2012-2013 Corporate Sponsor



---

## Sonnett and Diaz Join GPI

---

GPI/Greenman-Pedersen, Inc. is pleased to announce the addition of two new interns. **Malcolm Sonnett** joined GPI in October as a mechanical designer. Sonnett recently graduated from the University of Virginia with a Bachelor's in Mechanical Engineering. He will be assisting in designing mechanical systems until he is stationed in sub-Saharan Africa with the Peace Corps in the spring of 2013.

**Brian Diaz** comes to GPI as a senior in high school. Diaz aspires to be a mechanical engineer and is currently gaining valuable professional experience along with an understanding of how MEP systems are designed, survey practices, development of permit/construction documents, and construction administration. Diaz is also becoming proficient in Computer Aided Design software.

---

## Real Estate Lawyer Diane Shapiro Richer Joins Ober|Kaler

---

The law firm of Ober|Kaler announced today that **Diane Shapiro Richer** has joined the firm's real estate and finance groups as a principal in the D.C. office.

An experienced real estate lawyer, Richer represents real estate investment trusts (REITs), private developers, construction and permanent lenders, retailers, and others in a wide range of real estate matters. She counsels banks and other lending institutions, as well as borrowers, in construction and permanent lending and loan workouts. Additionally, Richer negotiates and drafts contracts for the acquisition, development, leasing and financing of commercial office buildings, shopping centers, office parks and planned communities; and represents developers and tenants in leasing and acquisition matters.

Richer's practice includes transactional and financing work on one of the largest private sales of real estate in Washington, D.C. history, the acquisition and financing of private toll roads and bridges, dozens of REIT financings, and law firm leases total-

ing nearly a half million square feet.

She serves on the Capital Markets Committee of the D.C. Building Industry Association (DCBIA) and is a member of Commercial Real Estate Women (CREW), the International Council of Shopping Centers (ICSC), NAIOP Northern Virginia and the National Association of Real Estate Investment Trusts (NAREIT).

Richer was named to *Legal 500*, a ranking of the nation's leading law firms and attorneys, in the Real Estate category in 2011 and 2012. She was named by Martindale-Hubbell among the "Top Women Lawyers in the Northeast — Real Estate" in 2011. She is a graduate of the Georgetown University Law Center and the University of Pennsylvania.

---

## Kelly Generator & Equipment, Inc. Opens Two New Locations, Announces New Hires

---

Kelly Generator & Equipment, Inc. (KGE), the factory-authorized dealer for Generac Power Systems in the Mid Atlantic since 1992, recently announced its expansion into Western Pennsylvania with an office in Butler, Pa. and another location opening in Clarksburg, Wv. Both branches will offer new unit sales, service and parts, rental generators from 20kW to 3MW and factory authorized service training.

KGE recently celebrated its 20 year anniversary as a power generator distributor recognized for its quality of service and the reliability of its generators. In addition to its new locations, KGE has a 28,000 square-foot corporate facility in Owings, Md.

KGE recently announced the new hires of **Ron Hartzel** and **Mel Goldsmith**.



*Ron Hartzel*

Hartzel has joined KGE of PA & WV, Inc., as branch manager. Prior to joining KGE, he had over 18 years of experience with Eaton in various engineering and management assignments. His primary focus was on

MV Switchgear, LV and MV Transfer Switches and Molded Case Circuit Breakers. Prior to Eaton, Hartzel worked for New England Electric in Westboro, Ma. for eight years as a substation engineer, project engineer for the Distributed Control System replacement on the largest unit (690MW) in the system and finally as a program manager for a major transmission substation complex upgrade. Hartzel graduated from Northeastern University in 1994 with a Master's in electrical engineering and is an active senior member of IEEE and has served as the President of the Electrical Generating Systems Association (EGSA).



*Mel Goldsmith*

Goldsmith is the new director of product support for KGE. Goldsmith has over 30 years of experience in sales and operations with Ingersoll Rand, and distributors of MTU, Detroit Diesel, Allison, Freightliner and Caterpillar products. Goldsmith holds a Master's in business administration from Johns Hopkins University and a Master's from Loyola College.

---

## Mark Burroughs Joins Dixon Hughes Goodman

---



*Mark Burroughs*

Mark Burroughs joined the Dixon Hughes Goodman Government Contracting Consulting Group as a partner in the Washington, D.C. region. Burroughs will be applying his more than 20 years' experience in auditing and consulting to assist government contractors ensure compliance with the complex rules associated with contracting with the Federal Government.

Burrough's recent activities include assisting companies comply with the business system criteria established by the Department of Defense and working through complex cost accounting issues to maxi-

mize the benefits associated doing business with the Federal Government. Burroughs has a tremendous track record in helping companies understand real world, practical solutions when dealing with matters associated with DCAA audits, the Federal Acquisition Regulation (FAR) and the Cost Accounting Standards (CAS).

Prior to joining Dixon Hughes Goodman, Burroughs was a director in the Deloitte Financial Advisory Services, LLP, responsible for performing services for a wide range of government contractors and non-profit entities. He has broad experience in helping companies respond to audit findings, including improving cost submissions and other responses to meet the expectations of the Defense Contract Audit Agency (DCAA), where Burroughs was a senior auditor previous to his time at Deloitte.

Burroughs holds a Bachelor's in accounting from Frostburg State University and a Master's in Business Administration/Management Information Systems from Loyola College. He is a CPA in the States of Maryland and Virginia, and a member of the American Institute of Certified Public Accountants. Burroughs is also active in the Professional Services Council (PSC) and the National Defense Industry Association (NDIA).

## Balfour Beatty Construction Hires Multifamily Housing Construction Leader



*Brennan Fama*

Balfour Beatty Construction has added a key leader to its Multifamily Housing team.

**Brennan Fama** will lead business development, preconstruction services, and

operations in the East region.

Fama began his construction career nearly a decade ago and has led key multifamily developments across the metro Washington D.C. area, including the \$120 million Clarendon Center in Northern Virginia and major apartment developments in Southern Maryland. His

## GRUNLEY

Building on Tradition

General Contractor  
Design-Builder  
Construction Manager at Risk



U.S. Department of the Interior Headquarters Building  
Shalom Baranes Associates

Building large-scale government, institutional and commercial facilities

15020 Shady Grove Road, S-500 | Rockville, MD 20850 | 240.399.2000 | www.grunley.com

**How to Read MEP Drawings**  
An AIA Registered Class

**March 28th**

Noon - 1pm at GPI's New Office  
Earn one AIA/CES LU  
Lunch is Provided  
Space is Limited - Register Today!

**GPI**  
Greenman-Pedersen, Inc.  
Engineering and Construction Services

530 Gaither Road, Suite 100 Rockville, MD 20850 240.268.1820 www.gpinet.com

multifamily experience spans senior living, HUD, and market-rate apartment projects. Fama holds a Bachelor's from St. Mary's College of Maryland, a Master's from The University of Chicago, and a Juris Doctor from Catholic University. He is a member of the Maryland State Bar Association.

---

## Brooke Greer Installed as 2013 President of Mechanical Contractors Association of Metropolitan Washington

---

**Brooke Greer** was installed as the 2013 President of the **Mechanical Contractors Association of Metropolitan Washington (MCAMW)** at their January dinner meeting.

Greer is the president of W.L. Gary Company, where he has been employed for the past 38 years. He has been the chairman of MCAMW's conference committee since 1993 and serves on the MCAMW Collection Committee, Audit and Budget Committee, Plumbers Local 5 Vacation Fund, and Plumbers Local 5 Retirement Savings Fund.

Other members of the 2013 MCAMW Board of Directors are: President-Elect Joe Cuit; Secretary-Treasurer Sean Duffy, H&D Mechanical, LLC; Immediate Past President Craig Sasser, Limbach Co. LLC; Board Members through 2013 Chuck Noyes, Noyes Air Conditioning Contractors, Inc. and Dave Poe, M&M Welding & Fabricators, Inc; Board Members through 2013 Tony Giampapa, John J. Kirlin, LLC and John Geiling, JPG Plumbing Services, Inc.; Board Service Bureau Representative Steve Mack, Emcor Services/Combustioneer Corp.; and Board Plumbing Bureau Representative Randy Greer, W.L. Gary Company, Inc.

---

## PSI Promotes Dixon

---

PSI announces that **Joe Dixon**, CBO has been promoted to construction services department manager in PSI's Fairfax operations office. Dixon is a Licensed General Contractor, Certified Building Official and Third Party-Combination Inspector. He has been with PSI since May 2012.



## The **SK&A** Group

Providing superior structural consulting engineering services for 53 years.

Smislova, Kehnemui & Associates, PA • SK&A Structural Engineers, PLLC  
Potomac, MD | (301) 881-1441 Washington, DC | (202) 659-2520

Eastern Testing & Inspection, Corp.  
Potomac, MD | (301) 881-8313

[www.skaengineers.com](http://www.skaengineers.com)



THE JBG COMPANIES®

CREATING AND PRESERVING  
INVESTOR VALUE  
FOR MORE THAN 50 YEARS

[JBG.COM](http://JBG.COM)

## HITT Contracting Inc. Promotes 16 Employees

HITT Contracting Inc. has promoted a total of 16 employees to the positions of senior vice president, vice president, senior project manager, and project manager.

**Josh Foreso**, LEED® AP BD+C, has been promoted to senior project manager. Beginning his construction career with HITT as a summer laborer 15 years ago, Foreso has been directly responsible for delivering more than 700,000 square feet of build-to-suit new construction office and residential space, and has supported HITT teams on more than 1.5 million square feet of new construction and repositioning projects in his 11 years of experience. Foreso has completed multiple successful, award-winning projects both on time and under budget, including the Washington Gas Springfield Operations Center (NAIOP Award of Excellence) and the T. Rowe Price OMFC Phase III project (ABC Excellence in Construction, Building Congress & Exchange 2011 Craftsmanship Award, AGC Washington Contractor Award). As Senior Project Manager, Foreso will oversee multiple large new construction and repositioning projects in the Washington, D.C. area, focusing on budgeting, project development, and client relations with HITT's Base Building market sector. Foreso is an Arlington native and a graduate of the Catholic University of America. He is a LEED Accredited Professional, and is a member of Associated Builders and Contractors, Inc., International Facility Management Association, National Association of Industrial and Office Properties, Washington Building Congress, and the Young Contractors Forum. He also serves on the Student Chapter Committee of ABC Metro Washington.

**Bernard A. Potere**, LEED® AP, has been promoted to senior project manager. Returning to HITT in 2010 after nine years as a Superintendent in the 1990s, Potere has more than 30 years of experience in the construction industry. Since his return, Potere has completed multiple award-winning projects for HITT's Institutional market sector, including the Hay-Adams Hotel rooftop addition and the new Cancer

Center for Sibley Memorial Hospital. Most recently, Potere delivered the \$28 million design-build transformation of Richmond's First National Bank building into 154 luxury apartments. As Senior Project Manager, Potere will continue his day-to-day involvement in project management, fostering relationships with new and existing clients and developing talent within the institutional team. Potere is a graduate of the University of Maryland and is a LEED Accredited Professional. He is a member of Associated Builders and Contractors, Inc., International Facility Management Association, National Association of Industrial and Office Properties, the U.S. Green Building Council, and Washington Building Congress (WBC), serving as a judge for WBC's awards program and participating in their Rebuilding Together events.

**Paul Zimmerman**, LEED® AP BD+C, has been promoted to senior project manager. Zimmerman has worked professionally in the construction industry for the past eight years, seven of which have been with HITT Contracting Inc. With the government market sector, Zimmerman has worked on a range of projects including tenant fit-outs, historic restorations, task order contracts, design-build, construction manager at risk contracts, major renovations and full base building renovation and shell construction. He recently completed the 2,000 square-foot occupied renovation of the Jennings Courtroom 5F for Fairfax County three months ahead of schedule. In his new role as Senior Project Manager, Zimmerman will assist in furthering HITT's overall success by establishing and sustaining working relationships among clients and other project team members, implementing quality control and safety measures on the jobsite, and providing guidance to his team. Zimmerman received his Bachelor of Science in Construction Science from Texas A&M University, is a LEED Accredited Professional, and is certified as an Associate Constructor by the American Institute of Constructors.

**Michael G. Coon** has been promoted to vice president. Begin-



Josh Foreso



Bernard Potere



Paul Zimmerman



Michael Coon



Christian Zazzali



Joseph LaFonte, Jr.

ning his construction career 12 years ago immediately after college graduation, Coon has progressed within HITT's Atlanta office from assistant project manager to his new role as vice president. Notable projects include 11 judge's chambers and five courtrooms throughout the Southeast, utilizing design build and design-bid-build delivery methods. As Vice President, Coon will help lead HITT's National Travel Retail Program for Ann Taylor, lead and direct Corporate Interiors projects serviced by HITT Atlanta, and will look to expand government construction opportunities among all of HITT's satellite offices. Coon will also participate in business development activities to foster client relationships and generate new opportunities. Coon is a graduate of the University of Florida, and is a member of Associated Builders and Contractors, Inc., International Facility Management

Association, and National Association of Industrial and Office Properties.

**Christian Zazzali**, LEED® AP, has been promoted to vice president. Zazzali began his career with HITT Contracting Inc. in 2000, and has completed more than 3 million square feet of commercial interiors space valued at more than \$250 million since. As Vice President, Zazzali will focus his efforts on co-operational leadership within HITT's Corporate Interiors market sector and expanding HITT's relationship with and presence in the aviation services market. Originally from Holmdel, Nj., Zazzali attended Towson University and Loyola College, and is a LEED Accredited Professional. He is a member of Associated Builders and Contractors, Inc., International Facility Management Association, National Association of Industrial and Office Properties, Washington Building Congress, the U.S. Green Building Council – Capital Region, and is the current chairman of the City of Annapolis Board of Appeals.

**Joseph P. LaFonte, Jr.** has been promoted to senior vice president. In his 13 years with HITT Contracting Inc. and a total of 27 years in the construction industry, LaFonte has worked with many of the Washington, D.C. area's most prestigious law firms. He has delivered projects for such clients as Skadden, Morgan Lewis, Arnold & Porter, DLA Piper, WilmerHale, King & Spalding, Crowell & Moring, Steptoe, Foley, Milbank, and Pillsbury. As Senior Vice President, LaFonte will serve as leader of the law firms market sector, specializing in high-end projects and providing leadership, strategy, improved processes, quality control, and overall guidance and supervision to his team. He will also play a key role in defining HITT's corporate culture and future business direction. LaFonte is a member of Associated Builders and Contractors, Inc., International Facility Management Association, National Association of Industrial and Office Properties, Washington Building Congress, and the Association of Law Firm Administrators, is an Executive Board member for the Law Firm Vendors Association, and is a volunteer member for the District of Columbia

Child & Family Services Agency's Partners for Kids in Care.

Project Manager promotions include **Ally Diaz**, **Kristian Duff**, **Jacob Goldsmith**, **Jon Holland**, **Rikin Talsania**, **Bill Martin**, **Brian Urben**, **Andrew Fisher**, **Richard Pope**, and **Brian Test**.

---

## The SK&A Group Announces Staff Promotions

---

**J. Brent Stephens**, PE, has been promoted to principal. A member of SK&A's Structural Repair and Restoration Division, Stephens joined the firm in 1999 and previously served as a project engineer, project manager and associate during his tenure with the firm. With a career spanning 15 years, Stephens specializes in the evaluation, installation and repair of building façades, balconies, parking garages, plazas, and roofs including the repair of corrosion-related deterioration, waterproofing needs, and other structural-related deficiencies. Stephens has earned his Master of Science in Engineering from The University of Texas at Austin in 1999 and a Bachelor of Science from the University of Virginia in 1997. Registered as a Professional Engineer in Virginia, he is also a certified WACEL Structural Inspector and an active member of the International Concrete Repair Institute (ICRI), the American Concrete Institute (ACI) and the American Society of Civil Engineers (ASCE). In 2004 and 2005, Stephens received national awards from ICRI for plaza and garage rehabilitation project work.



*Horace Willis*

**Horace Willis** has been promoted to senior associate. Willis joined The SK&A Group in 1986 as a structural inspector with the firm's subsidiary, Eastern Testing & Inspection Corp (ETI). He subsequently advanced to project engineer within SK&A's Structural Repair and Restoration Division and onto increasing levels of

responsibility as project manager and associate. Willis has conducted numerous structural evaluations of distressed structures, feasibility studies related to the expansion of existing parking structures, building envelope and structural condition evaluations and appraisals, project specifications, building structure additions, repair design and construction-phase administration services. Willis received his Master of Science in Structural Engineering from Howard University in 1992 and his Bachelor of Science in Civil Engineering from the University of the West Indies in Port of Spain, Trinidad in 1983. An active member of ICRI, he served as a former president of the local chapter and was recently recognized by the organization with an "Award of Excellence" for cornice repair work on the historic Hotel Monaco in Washington, D.C., along with his project team.



*Robert Wychulis*

**Robert Wychulis**, PE, has been promoted to senior associate. Wychulis joined SK&A's Structural Repair and Restoration Division in 1994 as a project engineer, and became a project manager for the group in 1999. By 2003, he advanced to the position of associate, managing repair and restoration consulting services on a wide range of project types, including commercial and residential buildings in addition to power plants, manufacturing plants, bridges, garages, plazas and condominiums. Wychulis earned his Master of Science degree in Structural Engineering from the University of Virginia in 1997 and his Bachelor of Science degree in Civil Engineering from The Pennsylvania State University in 1992. He is registered as a Professional Engineer in Maryland and is an active member of ICRI. In 2003 and 2009, he was recognized with "Excellence in Concrete" awards from the American Concrete Institute for his work on 100 S. Gay Street Parking Garage Repair and Buchanan House Garage Repair. **B**



# Highlights of the D.C. Green Construction Code

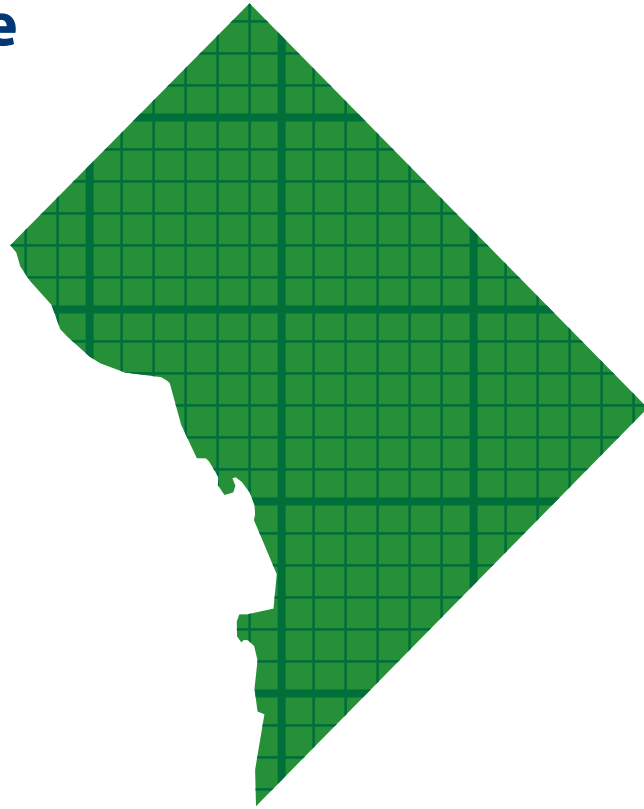
by Patrick A. Kunze, P.E.

The District of Columbia is nearing the end of its process to adopt a green construction code. I hope that you took advantage of the opportunity to comment on the proposed rulemaking. The effort has been led by the Department of Consumer and Regulatory Affairs' (DCRA) Construction Codes Coordinating Board (CCCB) Green Technical Advisory Group (TAG) subcommittee. The Green TAG, of which I was a voting member, was composed of individuals from the public and private sectors representing all types of stakeholders in the construction industry, including architects, engineers, contractors, District Department of the Environment (DDOE) officials, DCRA officials and trade association members.

The Green TAG met weekly over a period of six months to review and propose amendments to the 2012 International Green Construction Code (IgCC). Similar to other International Code Council (ICC) codes adopted by the District of Columbia in the past, the green code will be modified specifically to form the District of Columbia Green Construction Code (DCGCC). Simultaneously, the various other code TAGs were hard at work making modifications to the entire suite of 2012 ICC codes for concurrent adoption by the District. After public comments on all disciplines are reviewed and addressed by the Green TAG, the final code language will be recommended to the CCCB for adoption later in the spring.

In advance of that event, I wanted to provide insight into a few topics of the proposed green code that have sparked the most comment at public information sessions. Please consider that this article reflects known information at the time of publication. This article is by no means an exhaustive analysis and the information is subject to change. If adopted, this will be the first green construction code for the District of Columbia. It will also be based on the first edition of the IgCC. Unlike other ICC codes which have been around for many years and have had a gradual progression over time, the 2012 IgCC is the first edition and was adopted from the ANSI/ASHRAE/IESNA/USGBC Standard 189.1-2010.

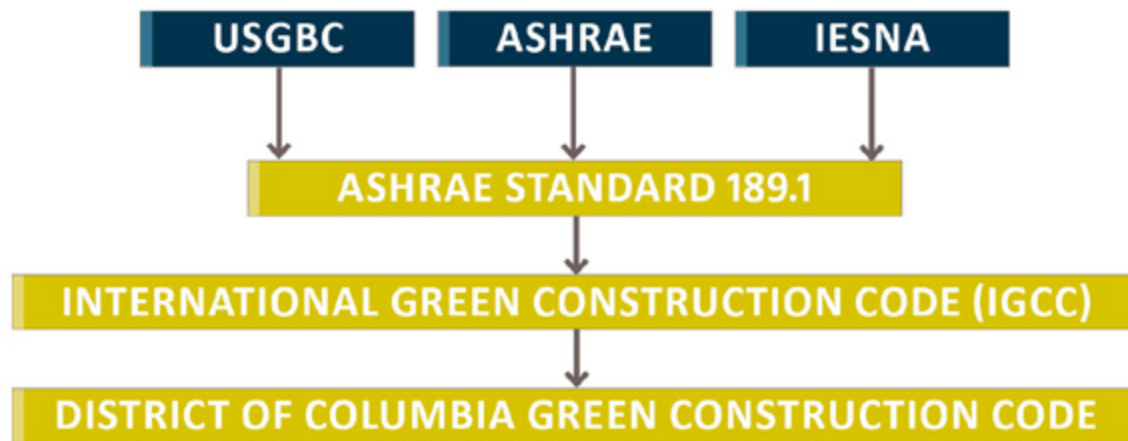
The purpose of the DCGCC is to implement many of the strategies that people have gained familiarity with through the U.S. Green Building Council's LEED program into enforceable code language. On a personal note, acknowledging no code is perfect, I believe the DCGCC has been well-vetted and that the intent of the model code and ASHRAE 189.1 was preserved while many of the overly burdensome requirements were removed or lightened.



## The Fundamentals

- The DCGCC will apply to all projects 10,000 SF and larger that are classified as either New Construction or a Level 3 Alteration as defined by the Existing Building Code.
- At this time, the DCGCC does not apply specifically to small tenant fit-out projects. Though these types of projects make up a large volume of work in the District, the CCCB decided to use the New Construction and Level 3 Alteration threshold as those is clearly defined in the existing building code.
- There are four additional compliance paths if you elect not to follow the DCGCC: the DC Green Building Act of 2006 and amendments; LEED certification; Enterprise Green Communities for residential projects, or ASHRAE 189.1.
- In addition to the primary code language, Appendix A contains options for project electives. Projects must achieve 15 electives for New Construction and 13 for Level 3 Alterations. There are more than 75 potential options in Appendix A. Appendix A applies only to the DCGCC and not to ASHRAE 189.1 or other compliance paths.
- Certain commissioning documentation is required for the final inspection.

Overall, the proposed code is intended to codify the best green building practices that are already being used by leading building professionals in the District. Most language encompasses the processes you likely follow as a matter of course.



## Vegetation, Soils and Erosion Control

- Containment and removal of invasive plant species will be required
- 75% of land-clearing debris and excavated soil must be diverted

For requirements in this domain, thorough planning and documentation is critical for success. Develop a plan for planting, and make sure the area is clear of debris before you excavate so there is no rubble. Leave 6" of topsoil for planting.

## Materials and Resources

- 50% of construction waste (volume or weight) must be diverted. This is typically required in contract specs, and should be fairly easy to achieve. Many contractors are achieving 75% on a regular basis
- 40% of materials must be:
  - Used,
  - Recycled,
  - Recyclable,
  - Bio-based, OR
  - Regional

Note that materials that have more than one of these features can be counted multiple times towards the 40% – i.e. if a material is used, recyclable and regional, its value is tripled. Like in LEED, the calculation is based on cost in the amended DCGCC.

## Energy

First off, there are a handful of energy requirements that will apply to all buildings covered by the DCGCC.

- Elevators and escalators have efficiency and control requirements to reduce energy consumption.
- At least 50% of Energy Star eligible food service equipment shall be Energy Star rated.

- Energy metering and distribution requirements:
  - Energy must be metered by source type (e.g.: electricity, natural gas, district steam, etc.)
  - Energy must be distributed by use type (HVAC, lighting, plug loads, process loads, and miscellaneous). If not distributed separately, the various uses must be submetered for monitoring purposes.
  - Projects over 50,000 SF must have meters capable of metering each use type in the building.
  - Projects that utilize a Building Management System must have the capability to utilize Auto Demand Response in which HVAC power is reduced by 10% of the design load upon a signal from the utility company that peak power consumption is in effect. This is not mandate the use of Auto-DR, just that it is available for use.

Next, there are two primary compliance paths under the energy section of the Green Code: Prescriptive and Performance. The prescriptive path is a simplified approach that may be best suited for projects of smaller scale. The performance path is envisioned for larger, more complex projects that do not want to be constrained by the prescriptive requirements and will document, through building energy modeling, that the designed building exceeds certain benchmarks. This is not unlike the energy code which currently offers a prescriptive path or an alternative performance path based on ASHAE 90.1 compliance.

### PRESCRIPTIVE PATH:

- In addition to specific insulation and mechanical efficiency requirements, new electrical controls are mandated to facilitate power conservation.
  - Occupancy sensors are required for interior lighting, time clocks are required for non-emergency exterior illumination, and daylight harvesting controls are required for interior lighting near the perimeter windows and under skylights.

#### PERFORMANCE PATH:

- In order to pursue the modeled performance pathway, a building energy model must be performed demonstrating a specific level of efficiency in terms of zEPI (Zero Energy Performance Index). Unlike the EUI used in ASHRAE 90.1 modeling, the zEPI allows buildings of different use types and different code years to be compared. Currently, the DCGCC requires a building to be designed to use approximately 90% of the source energy as a building designed to the performance requirements of ASHRAE 90.1-2010.

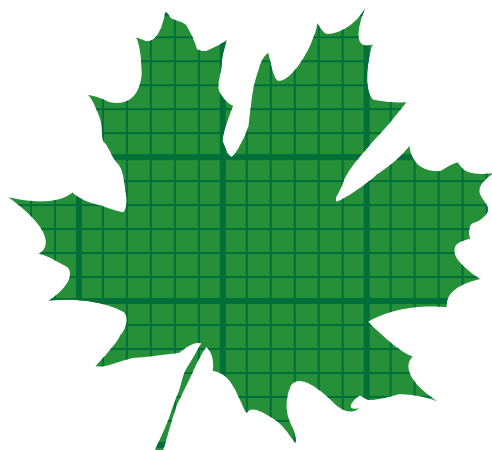
#### Water

The DCGCC sets maximum flow rates for standard plumbing fixtures. The flow rates are in line with current commercially-available products. The maximum flow rates in the District's new Plumbing Code have been aligned with the DCGCC. Additional water conservation measures found in the DCGCC include:

- Meters are required to measure water consumption based on a variety of uses outlined in the code.
- Efficiency and water saving requirements have been mandated for most common water treatment systems including water softeners and reverse osmosis systems.

#### What's Next?

After the Green TAG considers and incorporates public comments, they will present the final code language to the CCCB. The CCCB can accept, reject, or ask for clarifications on the proposed amendments to the model code. Following the CCCB's approval, the proposed new construction code will be sent to the District's City Council for a vote, which is expected to occur in May or June 2013. Monitor DCRA's web site for continued updates on the process. I hope that you find this article informative and I encourage everyone to become familiar with the DC Green Construction Code. This article represents the opinions and experience of the author and not necessarily those of the government of the District of Columbia. **B**



Patrick Kunze

#### About the author:

Patrick Kunze has impressive sustainable design credentials, having provided mechanical engineering design for 20+ projects that have achieved LEED certification. He has also worked directly with the US Green Building Council on their Platinum headquarters, the first project certified under Version 3.0, and contributed to the development of questions for the Green Building Certification Institute (GBCI) LEED AP exam. He provides design guidance to the Interiors team as Mechanical Section Head.

Patrick's project background includes commercial interiors, specialized multi-floor tenant spaces, mission critical computer and operations facilities, restaurants and food service projects, and historical renovations. A Professional Engineer registered in two states and the District of Columbia, as well as a LEED Accredited Professional, he earned a Master of Business Administration from George Mason University and a Bachelor of Science in Mechanical Engineering from Bucknell University. Patrick is an International Code Council (ICC) Certified Plans Examiner / Code Inspector and registered Peer Reviewer in Fairfax County, Virginia. He is a member of the USGBC National Capital Region Chapter, and sits on the Green Technical Advisory Group (TAG) subcommittee of Washington DC's Construction Codes Coordinating Board (CCCB). Patrick has the distinction of being the youngest person to be named Principal in GHT's history.

#### About GHT:

GHT is a leader in creating sustainable engineering solutions for base buildings and tenant spaces. We provide mechanical, electrical, and plumbing (MEP) engineering design, commissioning, building energy services, and real estate advisory services for new construction and renovations. Founded in 1965, we are one of the largest locally owned and headquartered MEP consultants in the Washington, DC metro area.

GHT's history includes serving as MEP engineers on celebrated places in Washington, DC – from storied classics such as the White House, Old Executive Office Building, and the Pentagon to new icons like 800 17th Street NW, the USGBC Headquarters, and Constitution Square. GHT has become a market leader through our continued focus on innovative design and reputation as a trusted advisor to the development community. We have proven our ability to bring our clients' visions to life during both prosperous and challenging economic cycles for nearly 50 years.

# Ruppert Landscape Grows Greener

by Amy Snyder

In August of 2011, WBC member Ruppert Landscape, completed construction of a solar field at its Laytonsville, MD headquarters. The roughly million dollar project consisted of 988 solar panels, which were manufactured by Sharp USA, constructed on three quarters of an acre, which at that time made it the largest non-institutional ground-mounted solar farm in the region.

In the year and a half since its installation, Ruppert has seen many benefits. The system's electrical production for 2012 was 321,510 kWh, which translates to \$40,000 in savings and completely offsets all of the electrical demand for the company's corporate campus.

"There are two primary reasons we implemented the solar field," said Ruppert Landscape President Chris Davitt. "One, we wanted to be greener and we wanted to make less of a footprint on this earth. And two, because we are in the green industry, we want to be knowledgeable, educated and aware of what's possible so that we can be a resource for our customers, many of whom are interested in learning more about sustainability practices."

Financial incentives offered by the government at the time of construction are what made it a feasible project. Thirty percent of the construction value was offset by a grant and the remainder was made up in solar renewable energy credits (SRECs), which the company receives monthly through a local power provider. The payment for the energy credits continue for the next 20 years, the life expectancy of the solar panels.

"Our site lent itself well to this project," said Davitt. "We had unused acreage, a relatively high electrical demand, and that, combined with the grants made it a really easy decision for us to go with solar."

Between the savings in electricity, the sales of the solar renewable energy credits, the grant and the bonus depreciation of the asset, Ruppert anticipates the solar field will pay for itself within seven years. Since its installation, the system has offset 574,625 lbs of CO<sub>2</sub>, which is the equivalent of 274 mature trees. **B**



## About the author

**Amy Snyder, Director of Public Relations**

Amy's expertise is in public relations, employee relations and special events. She undertakes specific marketing projects for the company as they arise. Amy has a bachelor's degree in communications and a master's degree in professional writing and has been with the Ruppert organization for 11 years.

Amy Snyder

# DC Storm Water Management — Changes Forthcoming

by **J. Michael Holland**

Vice President / Construction / LEED® AP, Boston Properties

**H**ave you noticed changes to the DC streetscape around many of the new construction projects in town? If not, take a walk around NOMA once the weather warms up a bit and you'll find that many of the newer buildings include bio-retention pits in the planting areas between sidewalk and street. You'll probably also see a significant increase in number and complexity of green roofs, more frequent examples of rainwater harvesting and perhaps even some permeable pavement.

Storm water management has been a hot topic in the District for some time now. It doesn't take a 100-year storm to remind residences and businesses around the Potomac and Chesapeake that our storm water systems are under strain and at capacity. Under the current version of LEED, storm water management points are more heavily weighted in this region—confirming that this is one of the more important things we need to address in order to provide environmentally sensitive buildings.

The District is well underway towards making changes to storm water management policies, which have not undergone major changes since 1988. These will have a significant impact on future development in the region. In August, the District Department of the Environment (DDOE) issued Proposed Rulemaking on Stormwater Management and Soil Erosion and Sediment Control, which was followed by a 3 month comment period. Those comments are now under review and the document is back to DDOE, being tailored for its final release — currently anticipated to come out this spring.

Final details are not yet available, but the new rules shift the focus from flood control, or peak flow containment, to runoff reduction. The rules guidebook proposes strategies to mitigate the effect of more “normal” rainfalls rather than just the extreme weather events. The addition of “retention” rules (as opposed to the “detention” and release rules already in existence) is intended over time to create a more porous built environment throughout the District, which should help clean the waterways and relieve much of the burden on the stormwater management system. The affect of this Rulemaking will directly impact site planning and construction in a number of ways. The proposed draft includes:

- New buildings will be required to retain the first 1.2” of rainfall (equivalent to 90% of the storms in the region) through a combination of on-site and off-site retention techniques. This requirement would replace the current rules, which call for flood control for the detention of a 15-year storm event, with capture and treatment of only the first 0.3” to 0.5” of runoff, but do not include any requirements for retention of normal stormwater.



- Major improvement projects will be required to retain the first 0.8” (equivalent to 80% of the region’s storms).
- If this requirement cannot be met on-site, there are a number of trade-off options available, including off-site retention, either via ongoing covenants at sites owned by the same owner or via trades for off-site retention credits at others’ properties. There is also an option to pay a substantial fee to the District Government (currently drafted at \$3.50/gallon/year) to offset a portion of the requirement. However, regardless of off-site strategies, there is still a 50% floor on the amount of retention required on site.
- No changes to the stormwater detention requirements for a 2-year storm event are currently proposed; however, minor modifications are proposed for a 15-year storm event detention.
- Bans the use of coal tar pavement products within the District.
- Rule changes would take effect no later than July 22, 2013 with some rules taking effect earlier.

These conditions must be achieved prior to the issuance of a Certificate of Occupancy, adding another level of complexity to a sometimes cumbersome construction inspection process.

In order to achieve these new requirements, the DDOE proposes that property owners consider using a combination of many strategies, including green roofs, permeable pavement, rain gar-

dens, retainage structures, bio-retention, and additional landscape and tree preservation. If these are unfamiliar to you now, they won't be for long. Instead of simply managing the flow of stormwater into the public sewer systems, these rules favor alternative strategies, which bypass the sewer systems entirely – discharging water directly into the ground for use by plants or harvesting it for irrigation and other building uses on site. The proposed rules also provide flexibility by allowing different combinations of strategies on-site or shared between multiple sites throughout the District.

As currently planned, the new rules would take effect as of July 22nd, 2013. So projects that are expected to submit

their Stormwater Management Plans or their Soil Erosion and Sediment Control Plans after that date should pay particular attention. If your building permit requires DDOE approval of the SWMP or the SESCO, you'll need this approval prior to receiving your building permit.

Additional information, including the complete draft of the Proposed Rulemaking and the draft revisions to the Stormwater Management Guidebook, is available to you on the DDOE website: <http://ddoe.dc.gov/proposedstormwaterrule>. Look for updates in future Bulletins once the final rules have been published and adopted. **B**

# Construction Contracts and Project Documentation for Small Businesses

**Wednesday, April 17, 2013**

## **Introduction to Contract Documents and the AIA Family of Contract Documents**

Discussion of key Contract Provisions and risks: Contract Time, payments, change orders, claims and disputes, termination and warranty provisions

## **Mechanic's Lien and Bond Rights**

Review of DC, MD and VA lien and surety bond claims

## **Project Documentation to Preserve Your Contract and Legal Rights**

**Coffee and Registration: 8:30 to 9 a.m. | Presentation: 9 to 10:15 a.m.**

**WBC Conference Room | 1620 I St. NW, Ste. 810**

**Washington, DC 20006 | (202) 293-5922**

*Presented by Chuck Asmar, Esq., Asmar, Schor and McKenna*

LIMITED TO 25 ATTENDEES

# Energy and Water Benchmarking of Privately Owned Buildings in the District of Columbia

by Martha L. Perkins, Esq.

## Background

In the past several years the District of Columbia has instituted many proactive green initiatives and become a national leader in developing and implementing innovative sustainable strategies. One such important initiative is the energy and water benchmarking requirements: the District was the first city in the country to pass such a benchmarking law.

## What is Energy Benchmarking?

Energy benchmarking means “tracking a building’s energy and water use and using a standard metric to compare the building’s performance against past performance and to its peers nationwide.” The goal of measurement and reporting is to raise awareness of energy and water efficiency and help owners and tenants identify ways to save energy, water, and money.

## Who Has to File a Benchmarking Report?

The Green Building Act of 2006 and the Clean and Affordable Energy Act of 2008 established requirements for the District government to annually measure and report the energy use of all public buildings 10,000 square feet or larger. More critically to the private sector, owners of private buildings over a certain square footage are also required to report the energy and water performance of their buildings annually. “Private buildings” includes condominiums and cooperatives.

## Public Buildings

District-owned public buildings over 10,000 square feet have been required to be benchmarked since 2009. On January 18, 2013, the District released the public benchmarking results for more than 200 of the District government facilities, managed by the recently-formed Department of General Services (DGS), with new or updated results for fiscal years 2009 through 2012. The DGS was established in 2011 to consolidate management of District public property. The full public benchmarking report can be found at [www.ddoe.dc.gov](http://www.ddoe.dc.gov). A more detailed and comprehensive report of the energy efficiency of all District properties over 10,000 square feet will be released later in 2013.

## Private Buildings

On January 18, 2013, the District published the final rulemaking for benchmarking of energy and water performance of private buildings in the D.C. Register (60 D.C. Reg. 367). The rulemaking is supported by multiple guidance documents, with technical details on what needs to be reported and how, including forms for requesting utility data,

and instructions for the adjustments made to the program for its initial year. This information can be found at the District Department of the Environment (DDOE) website at <http://ddoe.dc.gov/page/private-building-benchmarking> and includes a useful benchmarking compliance checklist and a comprehensive frequently asked questions document.

## Reporting Schedule for Privately Owned Buildings

The initial benchmark reporting schedule for privately owned buildings in the District is as follows:

Building Size	Utility Year		No. of Buildings
	Data	Deadline	
200,000+ sf	2010, 2011, 2012	April 1, 2013	606
150,000–199,999 sf	2011, 2012	April 1, 2013	188
100,000–149,999 sf	2012	April 1, 2013	290
50,000–99,999 sf	2013	April 1, 2014	711

## Benchmarking and Data Submission

The DDOE requires the use of the U.S. Environmental Protection Agency’s (EPA) free, industry-standard online tool, ENERGY STAR® Portfolio Manager software, for benchmarking and reporting, available at [www.energystar.gov/benchmark](http://www.energystar.gov/benchmark). The requirement applies to both residential and non-residential private buildings. It should be noted that District law requires that the DDOE make the results of buildings’ benchmarking public following the second year of reported data. The results will be reported on DDOE’s website.

## Portfolio Manager Training

Those who are unfamiliar with Portfolio Manager can attend a live training session provided by the DC Sustainable Energy Utility (SEU). More information is available at [www.dcseu.com](http://www.dcseu.com). Live and recorded webinar training is also available. The EPA offers live and pre-recorded ENERGY STAR® webinars; information about trainings in DC can be found at [www.ddoe.dc.gov](http://www.ddoe.dc.gov).



## How Do I Determine if My Building Is Covered?

The DDOE will send out a notice to all building owners listed as having a building above the applicable size threshold for the first year they have to report. In addition, to determine if a specific building is covered and to look up a Building ID number to use when benchmarking, an owner can consult a listing published by the DDOE of covered buildings, at [www.ddoe.dc.gov/energybenchmarking](http://www.ddoe.dc.gov/energybenchmarking).

## Residential and Non-Residential Tenants

The DDOE's frequently asked questions document, as noted above, provides much useful information about the benchmarking process. Two interesting questions and responses concerning performance information from residential and non-residential tenants follow:

### 31. Are tenants required to provide energy and water use information to a building owner? What about tenants who manage their own energy use?

Non-residential tenants are legally obligated to provide the requested information to the owner within 30 days of the building owner or their agent requesting the data. Residential tenants are not required to provide any energy, water, or space use information to their landlord. Failure of a tenant to provide requested information, or of an owner to report benchmark results, may subject the tenant or owner, respectively, to a fine from DDOE of not more than \$100 per day of noncompliance.

DDOE has provided template Non-Residential Tenant Information Forms for requesting information from your tenants. You are not required to use this form, but you may wish to do so if you need to provide your tenants with proof that DDOE is in fact requiring them to provide you with data. For residential tenants, please see below.

### 32. Do I have to collect data from residential tenants?

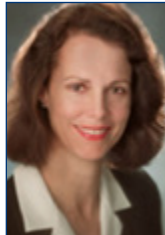
No. You do NOT have to collect any space use or energy information from residential tenants. For a master-metered building, you would still benchmark the whole building since you have access to total energy use. For a residential building with separately-metered tenants, you would only benchmark common spaces and non-residential tenants--until such time as you are able to acquire aggregate data for the whole building, at which point you will be required to benchmark the whole building using the aggregate utility data.

This information should be of particular interest to condominiums and cooperatives in the District, to which the benchmarking regulations apply if they are over the specified size threshold. **B**

## Where to Find Answers to Questions

To find answers to questions concerning the District's benchmarking process, you can consult the following:

- DDOE's benchmarking webpage at [www.ddoe.dc.gov/energybenchmark](http://www.ddoe.dc.gov/energybenchmark)
- DC Sustainable Energy Utility Benchmarking Help Center at 202.525.7036 or [benchmarking@dcseu.com](mailto:benchmarking@dcseu.com)
- DDOE at 202.671.3042 or [info.benchmark@dc.gov](mailto:info.benchmark@dc.gov)
- EPA's ENERGY STAR® webpage at [www.energystar.gov/benchmark](http://www.energystar.gov/benchmark)

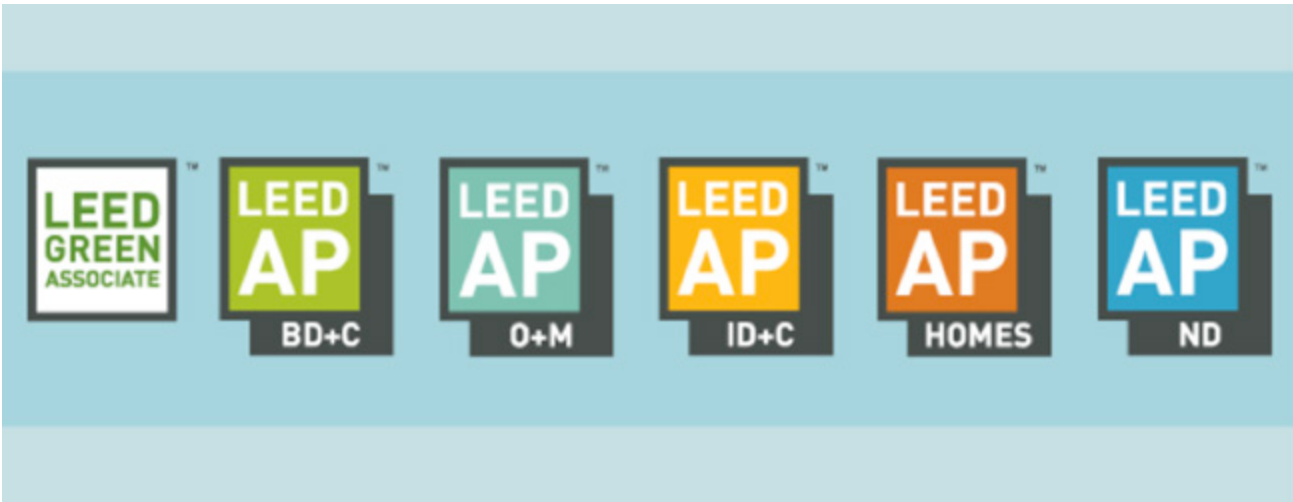


Martha Perkins

### About the author

Martha L. Perkins is a partner in the Washington, DC office of the law firm of Whiteford, Taylor & Preston, LLP, specializing in construction law. She represents owners, general contractors, subcontractors, sureties, and suppliers on a wide variety of construction projects and dispute resolution procedures. She is Co-Chair of her firm's Green Building and Sustainability Practice Group and serves on WBC's Program & Education Committee and Sustainability Task Force. She is a member of the American Arbitration Association's Construction Industry Arbitration Panel.





## A Better Credential Experience is Here

by Erin Emery Hartz

One of LEED's greatest strengths is its ability to evolve and improve along with the industry, continuously raising the bar on green building practice.

The same is true of the LEED Professional Credentials – the industry-respected LEED AP with specialty and LEED Green Associate designations. These credentials call on professionals to constantly enhance their knowledge and skills, and the credentialing program itself must be nimble and adaptable.

Today we've announced the most significant updates to the LEED Professional Credentials since the specialty credentials and credential maintenance program (CMP) were introduced in 2009.

The improvements are the result of feedback from professionals throughout the industry, and they are designed to achieve two important goals: Preserving the rigor of the LEED credentials while making them simpler and more straightforward to maintain, and giving LEED APs a better opportunity to get back into the community through earning a specialty credential.

From applying for an exam to reporting hours, we've worked hard to eliminate 50 percent of GBCI's front- and back-end rules, streamlining the process from start to finish. These real, thoughtful changes will ensure that your LEED credentials fit better into your daily professional lives.

Here's what's improved:

### Credential Maintenance Improvements

- **Easier reporting.** You no longer have to report categories, and there are fewer limits on your CE hours.
- **Simplified activity types.** Now there are only four activity types: education, LEED project participation, volunteering, and authorship. Volunteering has a 50% hour limit and the other activities have no limit.

- **Better forms.** The simpler reporting forms mean you only have to fill in the basics.
- **Automatic reporting.** Education providers will soon have the ability to automatically upload your continuing education hours when you take a course.
- **Improved course catalog.** We're hard at work on improving functionality for USGBC's course catalog, which will soon offer course ratings so professionals can choose the educational options that best fit their needs.
- **Prescriptive alternative and new chance to upgrade to a specialty credential.** We're thrilled to introduce Principles of LEED, a free, intensive, six-hour webinar series that will give LEED APs a specialty credential and can be used by those already opted in as an alternative to prescriptive CMP.
  - All LEED APs can take the six-hour series to earn a BD+C, ID+C or O+M specialty credential.
  - LEED APs with specialty doing prescriptive CMP can use the series to satisfy their prescriptive credential maintenance and LEED-specific requirements and shift their reporting period from prescriptive to regular CMP.
  - All other LEED APs with specialty and LEED Green Associates can use the series to earn up to six LEED-specific CE hours for free.

To learn more and register for the series, visit <https://new.usgbc.org/leed/credentials/leed-ap/upgrade>

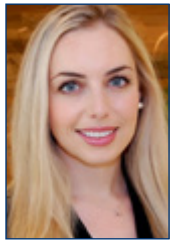
### Exam Improvements

- Streamlined exam applications. Exam application and registration steps have been cut in half, and letters of attestation are no longer needed up front.
- No more eligibility requirement for the LEED Green Associate. Anyone over age 18 is eligible.

We're excited about these improvements to the LEED credential experience, and we invite you to learn more at <http://new.usgbc.org/leed/credentials/>. The power of LEED to change the marketplace comes from the innovations of its practitioners



and the ability of the program to react to the lessons learned by professionals and the feedback they provide. These newest improvements to the LEED Professional Credentials are the next step toward a marketplace transformed by cutting-edge green building practice.



**Erin Emery Hartz**  
*Manager of Marketing and Product Development,  
U.S. Green Building Council*

Erin manages strategic marketing for USGBC products and all new program and product development. Her responsibilities include market insight and research; customer evaluation, segmentation, targeting and positioning; marketing mix; value creation; strategic marketing and sales planning; and go-to-market strategies.

Prior to joining USGBC, Erin worked in marketing for the Irvine Company, a California-based real estate developer. Erin earned her bachelor's degree from Dartmouth College, where she was the Fisher Fellow in Public Relations, and received a master's degree from Georgetown University. She also serves on the adjunct faculty of Georgetown's graduate PR & Communications program.

## About LEED V4

**"We use LEED as our instrument of collective expression in the world for people who are doing something to improve the planet through the built environment. LEED is an instrument of common expression; that's a beautiful thing."**

—*Scot Horst, Senior Vice President, LEED,  
U.S. Green Building Council*

Established by the U.S. Green Building Council (USGBC) in 2000, the LEED green building program provides a framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions. Over the past ten years, LEED has rapidly expanded into a global system representing new and existing buildings, neighborhoods and homes with a combined force of over 9.8 billion square feet (836 million square meters) in 135 countries.

For LEED to continue to drive market transformation it must constantly evolve along with the building industry and the needs of the marketplace. LEED follows a continuous improvement cycle to drive innovation and expand its reach across market sectors and geographic boundaries.

As the built environment improves, the technical rigor of LEED must be raised. Further, a common global language for green building can be established to improve and evolve the

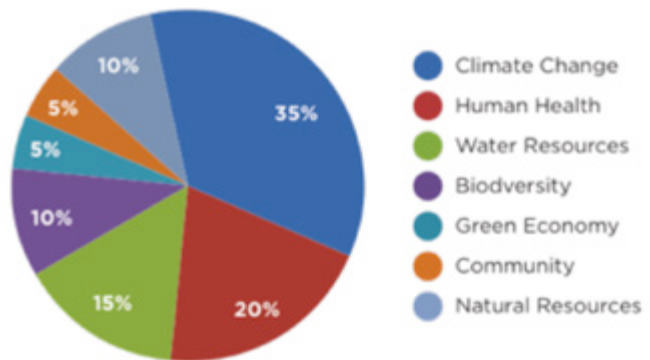
certification process for our stakeholders. The newest update to the LEED rating system, LEED v4, is a vital step in this evolution. As always, this evolution involves a balancing of technical, market and implementation factors; USGBC and volunteers serving on LEED committees listened to numerous stakeholders in trying to find the best balance.

### What's New

Impact categories: USGBC developed new impact categories to align more closely with the vision of LEED. These categories go beyond the categories used for LEED 2009 that were based on limiting damage; instead the LEED v4 categories emphasize the potential for projects to contribute positively to their communities and to the planet. The impact categories, shown below, serve as the driver for determining the technical requirements of the rating system. Additionally, the impact categories are used to assign points to each credit. Projects have incentives to pursue higher-point-valued credits and higher certification levels and achieve better environmental, economic and social outcomes.

#### LEED 2012 IMPACT CATEGORIES:

- Reduce contribution to global climate change
- Enhance individual human health, well being and vitality
- Protect and restore water resources
- Protect and restore habitat and Ecosystem services
- Promote sustainable and regenerative material resource cycles
- Build a green economy
- Enhance our communities through social equity, environmental justice and improved quality of life





### About USGBC

The U.S. Green Building Council (USGBC) and its community are changing the way buildings and communities are designed, built and operated.

We believe in better buildings; places that complement our environment and enhance our communities. Places that give people better, brighter, healthier spaces to live, work and play.

Green building is a win-win, offering both environmental and economic opportunity. Greater building efficiency can meet 85 percent of future demand for energy in the United States and a commitment to green building has the potential to generate 2.5 million jobs.

### Who we are

USGBC is made up of tens of thousands of member organizations, chapters and student and community volunteers that are moving the building industry forward in a way that has never been seen before.

We are a diverse group of builders and environmentalists, corporations and nonprofits, teachers and students, lawmakers and citizens. Today we are 77 chapters, 13,000 member organizations and 194,000 LEED professionals strong that share the same vision of a sustainable built environment for all within the next generation.

### What we do

We are transforming the building landscape in a number of ways. Here is some of our best known work:

- **LEED** — The most widely recognized and widely used green building program across the globe. LEED is certifying 1.7 million square feet of building space each day in more than 130 countries. LEED is a certification program for buildings, homes and communities that guides the design, construction, operations and maintenance. Today, over 50,000 projects are currently participating in LEED, comprising more than 10.4 billion square feet of construction space.
- **Greenbuild International Conference & Expo** — The world's largest conference and expo dedicated to green building. Each year, tens of thousands of professionals from all over the world attend this can't-miss event.



- **Advocacy** — At every level of government, USGBC provides policymakers and community leaders with the tools, strategies and resources they need to inspire action toward a sustainable built environment.
- **Credentials** — The LEED Green Associate credential and the various LEED AP credentials offer professionals a designation designed to help them stand out in the building industry. The LEED Green Associate and LEED AP credentials help demonstrate knowledge in sustainable design, construction, operations and maintenance of buildings and communities.
- **Education** — USGBC provides green building educational programs in a variety of formats for professionals from all sectors of the building industry. Thousands of designers, builders, suppliers and managers have attended our seminars. All USGBC educational offerings support the LEED professional credentials
- **Chapters** — Through an actively engaged network of 77 regional USGBC chapter organizations, our reach is nationwide with resources, education and networking opportunities in every community.

To request a tour of our LEED Platinum Headquarters office in Washington, DC, please contact [hqtours@usgbc.org](mailto:hqtours@usgbc.org).

Raising the bar: LEED v4 has the potential to reduce CO<sub>2</sub> emissions more than any other versions of the LEED rating systems. In addition, LEED v4:

- Places a renewed importance on integrative process and the benefits of early design analyses and project team collaboration
- Includes a Location & Transportation category that rewards projects for utilizing existing development infrastructure, embracing the principles of walkability, connectivity, density and quality alternative transportation
- Defines high performance site design by increasing requirements for rainwater management, heat island reduction, and light pollution reduction while significantly reducing the LEED documentation associated with each credit
- Expands the scope of water efficiency to total building water use
- Requires building level water and energy metering to understand and manage performance
- Increases emphasis on energy and the associated impacts by allocating 20% of all points to building energy efficiency



- Encourages enhanced building commissioning for greater energy and operational performance
- Brings the benefits of smart grid thinking to the forefront with a credit that rewards projects for participating in demand response programs
- Supports a lifecycle approach to product and material specification through a revised and strengthened Materials & Resources credit category
- Drives leadership in the manufacturing sector by promoting innovative reporting tools and programs
- Encourages support of products extracted and manufactured from domestic and local sources
- Takes a more performance based approach to indoor environmental quality to ensure improved occupant comfort

Market sectors: Additional LEED rating systems have been developed to address data centers, warehouses and distribution centers, hospitality, existing schools, existing retail and mid-rise residential. LEED v4 covers a wider swath of the market than ever before and seeks to meet the unique needs of users by providing technical solutions for all project types.

Support tools and resources: Simplified submittal requirements, step-by-step reference guide materials and forms that are more intuitive are now being built and aim to reduce certification complexity. LEED v4 support tools and resources will be thoroughly tested with actual LEED users to ensure that these intentions are met and that a quality LEED v4 program is delivered.

To learn more about LEED v4 visit [usgbc.org/leedv4](http://usgbc.org/leedv4). **B**

## BETA

With the LEED v4 rating system is in its final stages of development, USGBC is expanding its focus to include the infrastructure that will support the program.

The beta is not testing the credit requirements themselves (*this is done through the pilot credit library, public comment and the ballot process*). It is however, a central part of the development of the LEED v4 program, and will run until the full LEED v4 program is launched in late 2013. Project teams will use the fifth public comment draft to begin working toward certification.

The LEED v4 beta is open to projects of all market sectors, space types, sizes and locations. Projects selected to participate will receive guided support from LEED technical staff, a beta program toolkit and will be among the first to lead the market in achieving LEED v4 performance levels. Interested projects should contact [leedv4@usgbc.org](mailto:leedv4@usgbc.org) for more information.



## THE PRACTICE OF SOLUTIONS

When all you have is a hammer, every problem looks like a nail. That's the trouble with many law firms — a one-size-fits-all approach that doesn't take the client's business into account. But at **Asmar, Schor & McKenna**, we're "big toolbox" people, specialists in smart ideas and effective solutions from project development through delivery.

Visit us at [www.asm-law.com](http://www.asm-law.com) to learn more about our attorneys and qualifications, our decades of industry experience, and our services in all areas of construction law, government contracts, commercial real estate transactions and commercial leasing.



ASMAR | SCHOR  
MCKENNA

202-244-4264

[www.asm-law.com](http://www.asm-law.com)

5335 Wisconsin Avenue, NW | Suite 400  
Washington, D.C. 20015

The multi-million dollar project at **Chevy Chase Pavilion** was a three-pronged effort by WBC member **rand\* construction corporation** for the client, Clarion Partners, over a twenty-week construction schedule. A restaurant, a cigar lounge, and a new entrance to the pavilion were constructed in the fall of 2012. The renovations to the 40 year old retail space required the close coordination of 16 trades in a particularly tight schedule.

Bryan Voltaggio, “Top Chef” alum and restaurateur, sought to open a market-style restaurant to further his culinary passion for farm-to-table cuisine. **Range** is located on the 2nd floor of the newly renovated Chevy Chase Pavilion. Housing over 350 pieces of equipment, the new restaurant boasts the largest working kitchen in Washington, D.C. The space is adorned with 3FORM materials, natural stone accents, and porcelain floor tile imported from Italy. Leather seating, Italian light fixtures and back painted glass bedeck the custom Fumed Oak veneer bar. A 1,200 square-foot retail area is marked by a seamless, movable glass partition.

The adjacent cigar lounge, **Civil**, was built simultaneously by the same project team and shares a kitchen with **Range**. A custom Koto wood veneer bar with sculpted floating Eucalyptus shelves and decorative glass inserts is complimented by unique accents to a cigar lounge, such as brighter lighting and deep red walls. The **rand\*** team built 135 custom Spanish Cedar fully climate controlled, humidified cigar lockers made available for **Civil** regulars. **rand\*** installed a smoke evacuation mechanical system in order to maintain clear, breathable air. This system required the space to be built upon a raised platform, allowing for supply air to circumvent through grilles in the flooring and smoke to be removed through returns in the ceiling. **rand\*** paid close attention to sealing all penetrations, partition-to-deck transitions and all openings in partitions in order to ensure that smoke does not leak into the hotel above or retail space below. Custom humidors and a retail space were constructed in addition to the bar and dining areas.

A new entrance off of Military Road required **rand\*** to demolish the front



*Range, Chevy Chase Pavilion, Washington, D.C.*

façade of the building, erect steel beams and reframe new partitions and ceilings. A complex, triple point angle Eucalyptus wood veneer ceiling challenged the most seasoned of craftsmen but was installed in a timely fashion. The new entrance also boasts a one-of-a-kind 3FORM stair, underlit with LED lighting and decorative stone panels. The construction of the stair required precision coordination with millwork, steel, concrete, electrical, stone, drywall and glass trades.

The sensitive location below a hotel and conferencing center and above a retail area greatly constricted the team’s schedule. **rand\*** ran a double shift beginning at 9 p.m. each night to overcome this challenge and complete these truly exceptional spaces.

**Balfour Beatty Construction** has been awarded the \$38 million 1200 17th Street office building project. Balfour Beatty is providing construction management at risk services for the demolition of an existing, eight-story building, and will provide new construction of an 11-story trophy office building in its place.

The new, 170,000 square-foot office building will feature a dramatic two-story lobby, column-free work space with floor to ceiling windows on all sides of the building, a green roof, client-only rooftop terrace, fitness center, and ground-level retail. Inspired by its site, which is located between the Farragut North and Dupont Circle Metro

stations, the design will incorporate a glazed terra cotta façade against a modern glass tower visually connecting the building with the neighborhood.

Demolition of the existing building is expected to be finalized by late January, with new construction beginning promptly after that. Project completion is slated for mid-2014.

Balfour Beatty is targeting LEED Platinum certification for this project. Balfour Beatty completed 700 Sixth Street, one of the first LEED Platinum buildings in Washington, D.C., in 2009.

**Skanska USA** announced today that its building business unit has signed a \$30.8 million contract with the U.S. Army Corps of Engineers to construct a complex for the **United States Army’s Asymmetric Warfare Group (AWG)** in Fort Meade, Md. The project includes the demolition and construction of three new buildings located within the current AWG complex: the new 75,000 square-foot headquarters building, a 2,700 square-foot visitor control center and a 7,000 square-foot vehicle maintenance and fabrication facility. In addition, the U.S. Army has the option to select Skanska to construct a fourth building, a 15,000 square-foot facility for the Department of Public Works (DPW), situated on a site approximately one mile away. The project is currently underway, and is scheduled for completion in December 2015. **B**

## New Members

### Lockmasters, Inc.

13576 Minnieville Road  
Woodbridge, VA 22192  
p. 859-885-6041  
f. 859-885-7093  
www.lockmasters.com  
michaelbrislin@lockmasters.com  
Representatives: **Debbie Baber**  
and **Michael Brislin**

### MRP Realty

3050 K Street  
Suite 125  
Washington, D.C. 20007-5108  
p. 202-719-9000  
f. 202-719-9050  
www.mrp Realty.com  
Representatives: **Kevin Schaar**  
and **Jim D'Agostino**

### Wells Fargo Bank

7901 Wisconsin Avenue  
3rd Floor  
Bethesda, MD 20814  
p. 301-907-2042  
f. 301-907-2009  
alibe.robertson@wellsfargo.com  
Representative: **Alibe Robertson**

## New Small Business Members

### Kim Engineering, Inc.

11127 New Hampshire Avenue  
Silver Spring, MD 20904  
p. 301-754-2882  
f. 301-754-2884  
www.kimengineering.com  
Rommel@kimengineering.com  
Representatives: **Rommel Fajardo**  
and **Keith Brown**

### Regional Contracting Services

719 Kennedy Street, NW  
Washington, D.C. 20011-3031  
p. 202-234-8981  
www.regionalcontractingsvcs.com  
info@regionalcontractingsvcs.com  
Representatives: **Fred Parker**  
and **Beverly Thomas**

### Shelton Federal Group, LLC

P.O. Box 92900  
Washington, D.C. 20090  
p. 202-544-4797  
f. 202-544-4798  
www.sheltonfederalgroup.com  
chris@sheltonfederalgroup.com  
Representative: **Chris Shelton**

## Company Profiles

### Lockmasters, Inc.

Lockmasters, Inc. is a third generation family-owned company that has distributed and manufactured locks, tools, and supplies for the security industry since 1955. Lockmasters, Inc. specializes in high security door programs, as well as high security, life safety exit devices, and the LKM700 Lock Series

## Small Business Profiles

### Kim Engineering, Inc.

Kim Engineering, Inc. provides geotechnical engineering, construction inspection and testing, testing borings, soil and concrete lab testing, and structural steel inspection services.

### Regional Contracting Services

Regional Contracting Services provides rough and finished carpentry, insulation, and firestop. Located in Washington, D.C., Regional Contracting Services is a certified, self-performing W/MBE.

### Shelton Federal Group, LLC

Shelton Federal Group, LLC specializes in clearing and grubbing, storm sewer, water main, sanitary sewer, curb and gutter, asphalt paving, site demolition, and sediment control.

## New Representatives

### Clark Construction

7500 Old Georgetown Road  
Bethesda, MD 20814  
p. 301-272-8100  
f. 301-272-1928  
www.clarkconstruction.com

### Ken Carlson

Kenneth.c.carlson@clarkconstruction.com

### Alex Curlet

alex.curlet@clarkconstruction.com

## "Setting the Standard for Service"



Geotechnical Engineering



Construction Materials Testing



Environmental Consulting



Facilities Consulting



Code Compliance Inspections



*Providing professional consulting  
engineering for DC's real estate  
development community since 1988*

800.822.3489  
www.ecslimited.com

**Tyler Dockendorf**

tyler.dockendorf@clarkconstruction.com

**Brian Flegel**

brian.flegel@clarkconstruction.com

**Katie Hughes**

Katie.hughes@clarkconstruction.com

**Jim Kinkead**

jim.kinkead@clarkconstruction.com

**Adam Rosmarin**

adam.rosmarin@clarkconstruction.com

**Terry Simon**

terry.simon@clarkconstruction.com

**Wesley Stith**

Wesley.stith@clarkconstruction.com

**Bryan Steingard**

bryan.steingard@clarkconstruction.com

**Kone, Inc.**

4420 Lottsford Vista Road  
Lanham, MD 20706-4851

p. 301-459-8660

f. 301-459-8666

www.kone.com

**Nicole McKenzie**

Nicole.mckenzie@kone.com

**Pizzano Contractors, Inc.**

1019 Cameron Street  
Alexandria, VA 22314-2426

p. 703-549-4444

f. 703-548-2076

www.pizzanocontractors.com

**Jake McInerney**

jmcinerney@pizzanocontractor.com

**Jairo Viquez**

jviquez@pizzanocontractor.com

**Tower-Davis Electric**

4500 Southgate Place  
Suite 400

Chantilly, VA 20151-1714

p. 703-591-8860

f. 703-591-6475

www.towerdavis.com

**David Wine**

dwine@towerdavis.com

**VarcoMac Electrical Construction**

9010 Junction Drive  
Annapolis Junction, MD 20701-1145

p. 301-317-7900

f. 301-953-3592

www.varcomac.com

**James Gyuras**

jgyuras@varcomac.com



## Share the joy of giving! WBC–Rebuilding Together Workday Saturday, April 27

**Shift 1: 8 a.m. to Noon    Shift 2: Noon to 4 p.m.**  
**Location: Alexandria, Va.**

*No volunteers under 14 years of age.  
14–18 with parent consent only.*

For further information or questions please contact:  
Steve Kenton **(202) 293-5922** kenton@wbcnet.org

Material & Cash Contributions  
Charitable contributions are tax deductible.  
Please make checks payable to WBC Foundation  
and mail to the WBC, 1620 I St., NW  
Ste. 810, Washington, DC 20006

Homeowners' Priorities:  
Accessibility Modifications, Gutters, Soffit & Fascia Repairs,  
Plumbing Repairs, Wall and Ceiling Repairs, Floor, Door  
and Window Repair, Energy Efficiency  
and Weatherization, Painting



# WBC Calendar & Advertising Information

## Events Calendar

### April–June

- **April 17**, 8:30–10:15 a.m.  
Seminar: Small Business Contracts  
WBC Conference Room, Washington, D.C.
- **April 20**, 10 a.m.–12 p.m.  
Food & Friends  
219 Riggs Road, NE, Washington, DC
- **April 24**, 4–6 p.m.  
WBC Board of Directors Meeting  
WBC Conference Room, Washington, D.C.

- **April 27**, 8 a.m.–4 p.m.  
Rebuilding Together Workday  
Alexandria, Va.
- **May 10**, 7:30–9:15 a.m.  
WBC Board of Governors Meeting  
Columbia Country Club, Chevy Chase, Md.
- **May 18**, 10 a.m.–12 p.m.  
Food & Friends  
219 Riggs Road, NE, Washington, DC

- **May 22**, 8:30–10:15 a.m.  
Seminar: Small Business Prospect Controls  
WBC Conference Room, Washington, D.C.
- **June 10**, 8 a.m.–5 p.m.  
Annual Golf Outing  
The Golf Club at Lansdowne, Lansdowne, Va.
- **June 15**, 10 a.m.–12 p.m.  
Food & Friends  
219 Riggs Road, NE, Washington, DC

## 2013 Editorial Calendar

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 ten times a year by WBC. To place an ad, submit material or for more information call **(202) 292-5922**.

**December / January**  
Members Giving Back

**February / March**  
Sustainability

**April / May**  
Craftsmanship Awards

**June / July**  
Rebuilding Together

**August / September**  
Information to come

**October / November**  
Information to come



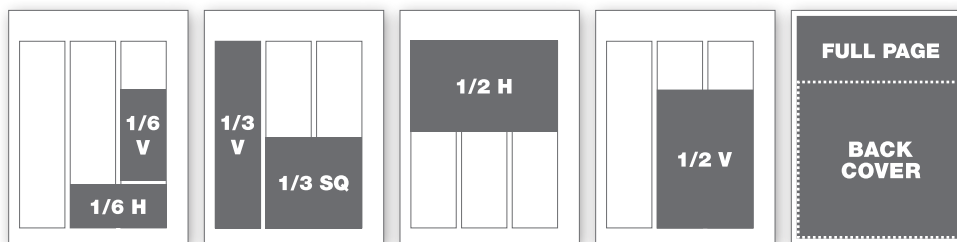
## Ad Rates

	1 time	5 times	10 times
<b>Member Rates:</b>			
<b>Black and White</b>			
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
<b>Color</b>			
Inside Front Cover	\$730	\$590	\$480
Inside Back Cover	\$730	\$590	\$480
Back Cover	\$830	\$670	\$540

	1 time	5 times	10 times
<b>Member Rates:</b>			
<b>Black and White</b>			
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
<b>Color</b>			
Inside Front Cover	\$986	\$797	\$648
Inside Back Cover	\$986	\$797	\$648
Back Cover	\$1,121	\$905	\$729

Magazine trim size: 8.5" w x 11" h | Live area: 8.375" w x 10.875" h

## Ad Sizes



1/6 horizontal	4.43" w x 2" h
1/6 vertical	2.1" w x 4.2" h
1/3 square	4.43" w x 4.2" h
1/3 vertical	2.1" w x 8.6" h
1/2 horizontal	6.75" w x 4.2" h
1/2 vertical	4.43" w x 6.38" h
Back Cover	8.0" w x 7.5" h
Full-page	8.25" w x 10.75" h
Full-page + bleed	8.5" w x 11" h +125" bleed