

# Bulletin

The Official Publication of the Washington Building Congress | **Aug./Sept. 2014**

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# Bulletin

August/September 2014

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**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:



As we conclude the last month of my term as WBC Chairman of the Board, I am pleased to report that thanks to a concerted team effort the association continues to move forward in a very positive direction. I am certain that incoming Chairman of the Board, Tamara McNulty (Black & Veatch), and the new Board of Directors will not only keep the momentum going next year but lead the WBC to new heights. My term as Chairman ends September 30, and Tamara will take office on October 1. I thank all of you for the opportunity to serve our great organization.

The WBC is finishing another successful year highlighted by a series of excellent programs and activities. The 58<sup>th</sup> Craftsmanship Awards received 286 entries and recognized 82 winning projects. A remarkable 1,200 people attended the Awards banquet in honor of over 400 individual craftsmen. We also inducted the seventh class into the *Craftsman Hall of Fame* and established a charitable fund dedicated to honoring this prestigious group.

We had record attendance at each of our popular networking and Hammerheads events. Of note—over 650 people enjoyed the Holiday Party and more than 400 players came out for the 77<sup>th</sup> Golf Outing. In addition, WBC held an outstanding series of programs and seminars this year and will continue to bring the industry together for noteworthy networking and professional development opportunities next year.

The successful Summer Networking was hosted by the Hammerheads Committee for the full WBC membership again this year. More than 230 people attended the August event held at the always popular Cactus Cantina. Thank you to the Hammerheads Committee, Chair Gabriel Jahn (Dynalectric Company), Vice-Chair Kate Furick (DPR Construction) and Board Liaison Mike Baruccheri (Tishman Construction) for putting together another successful series of events this year.

If you have not already done so, please be sure to renew your WBC membership. Your firm recently received an FY'15 dues invoice, *Industry Index* correction form, *Index* advertisement form, and annual sponsorship information. The WBC membership year runs from October 1 to September 30 each year and annual renewal payments are due September 30. If you have any questions regarding your membership or the WBC, please contact Rita Reis or Steve Kenton at (202) 292-5922.

I would like to extend a special thanks to all of our devoted committee members, chairs, vice-chairs and board liaisons. The WBC committees will continue to address the needs of our valued members throughout the coming year. I would also like to encourage new members and those of you who have not been active recently to volunteer a little time to our exceptional association. Please see the committee volunteer sign-up form online or contact the WBC for further information.

My year as WBC Chairman has been remarkably rewarding. It has been my honor to serve as WBC Chairman of the Board over the past year. I look forward to your continued support of our outstanding association.

Best regards,

**Joel Zingeser**

*WBC Chairman of the Board*

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Employees of Insurance Associates recently donated their time and efforts to support Montgomery County Coalition for the Homeless.

## Insurance Associates, Inc. Proudly Supports Montgomery County Coalition for the Homeless

Employees of Insurance Associates recently donated their time and efforts to support the mission of their client, Montgomery County Coalition for the Homeless by doing yard work at a group home. Employees brought their own tools from home and pulled weeds, created new landscaped beds, mulched, and planted shrubbery and flowers. Home Depot in Hyattsville, MD also assisted this worthy cause by donating and delivering thirty bags of mulch for the project.

In addition, Insurance Associates, Inc. and The Selective Insurance Group Foundation joined forces to support the positive efforts of Montgomery County Coalition for the Homeless through a \$2,000 grant.

This grant represents a \$1,500 donation from Insurance Associates matched by a \$500.00 grant from The Selective Insurance Group Foundation.

## Dixon Hughes Goodman Donates More Than 431,000 Pounds of Food in the Fight Against Hunger

Dixon Hughes Goodman of the Metro DC market paired up with local organizations for a canned food drive to help fight hunger in the area. The Tysons office worked with Food for Others, a Fairfax-based nonprofit organization and the largest distributor of food to those in need in Northern Virginia, and the Rockville office joined with the Manna Food Bank, the main food bank in Montgomery County that serves more than 2.7 million individuals in the community.

As part of Dixon Hughes Goodman's GIVES (Go. Invest. Volunteer. Engage. Serve.) initiative, the firm's 32 offices come together once a year to support a collective cause that will impact the communities in which it is located. Held from June 20 to June 27, the "Count the Cans" food drive focused on collecting monetary and non-perishable food donations, all in an effort to alleviate the suffering of nearly 49 million people who do not get enough to eat regularly. This year's theme, "One CAN make a difference," inspired action in all offices.

## Lisa Cines Becomes Chair of the Board for the Montgomery County Chamber of Commerce



Lisa Cines

Congratulations to Dixon Hughes Goodman Partner **Lisa Cines**, who was recently welcomed to her new position as Chair of the Board of the Montgomery County Chamber of

Commerce (MCCC). With this new role, she leads the Board of Directors Executive Committee at the MCCC.

"Lisa has attained national recognition as a leader in her field," said Gigi Godwin, President and CEO of the Montgomery Chamber. "She has helped the chamber shape its programming and strategic growth to serve our members and provides valuable insight on how our companies need to adapt in order to meet the challenges on the horizon and turn them into opportunities."

## Small and Emerging Contractors Advisory Forum Welcomes Scott Brezler as Chairman



Scott Brezler

Dixon Hughes Goodman Partner **Scott Brezler** has been chosen as Chairman of the Small and Emerging Contractors Advisory Forum (SECAF), an organization

dedicated to the success of its members in the highly-competitive government contracting marketplace.

In this new role, Brezler will have the opportunity to connect members to the right resources and people. His skills and expertise as an accountant with a specialty in government contracting will bring a whole new dimension to the position, proving the members with a different kind of insight.



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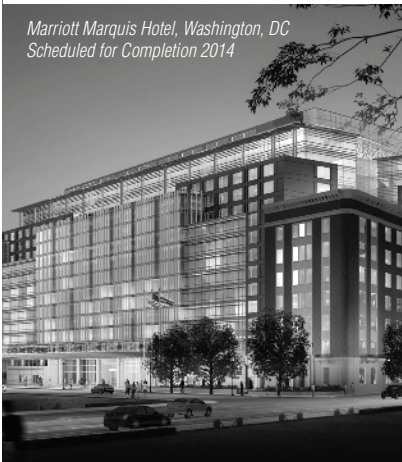
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## Harvey-Cleary Welcomes Edward R. Green to the Harvey-Cleary Builders Team as Senior Project Manager



Edward R. Green

With over 28 years of construction experience, **Edward R. Green** has successfully completed over 500,000 square feet of high-end interior and law firm space in the Washington

Metropolitan Area. Notable past projects include American Psychological Association, Crowell & Moring, Lockheed Martin Center for Innovation, Sullivan & Cromwell, The Washington National Cathedral, and Westwood Country Club.

In his new role as senior project manager, Green will be responsible for providing day-to-day project oversight including proposal/schedule review, scope development and management, value engineering, team organization, and quality control. As a key member of Harvey-Cleary's leadership, Green will focus on expanding Harvey-Cleary's interior projects portfolio and strengthening existing client relationships.

Green has been an active member of the Associated Builders and Contractors (ABC) and the Association of Law Firm Administrators (ALA).

## Asmar, Schor & McKenna, PLLC Recognized as a Certified Business Enterprise

Washington, DC's Department of Small and Local Business Development has officially named Asmar, Schor, & McKenna as a Certified Business Enterprise (CBE). In addition to being recognized as a CBE, ASM has also been certified as a Local Business Enterprise as well as a Small Business Enterprise.

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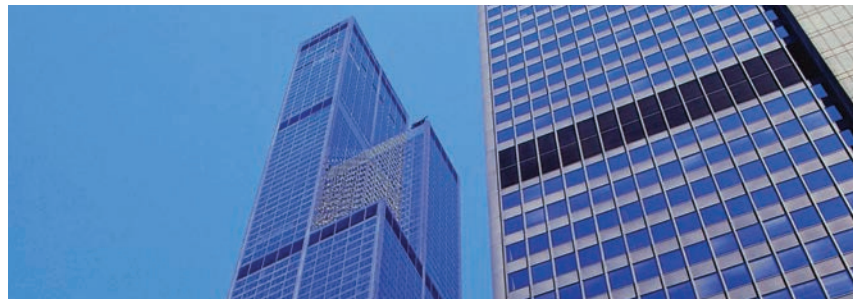
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## ECS Mid-Atlantic, LLC Announces the Promotion of Two Veteran ECS Employees



Peter W. O'Hara

ECS Mid-Atlantic, LLC (ECS) is pleased to announce the promotion of two long-time ECS employees. **Peter W. O'Hara, P.E.**, has been promoted to Executive Vice President of ECS

Mid-Atlantic, LLC. A Professional Engineer registered in several states and Washington, DC, O'Hara has more than 24 years of geotechnical engineering, management and leadership experience. In his position as executive vice president, he will be responsible for oversight of business development and marketing, as well as strategic initiatives. O'Hara holds a Master of Business Administration from the University of Maryland Washington, as well as a Master of Science in Civil Engineering from the University of Maryland, and a Bachelor of Science in Civil Engineering from Rensselaer Polytechnic Institute.



Manol P. Andonyadis

**Manol P. Andonyadis, P.E., LEED AP**, has been promoted to the position of senior vice president and manager of the Central Region offices of ECS Mid-Atlantic, which includes

Chantilly and Manassas, VA, and National Harbor, MD. A Leadership in Energy and Environmental Design: Accredited Professional (LEED AP) and Professional Engineer registered in Virginia, Maryland, and Pennsylvania, Andonyadis has more than 26 years of professional engineering experience. He also manages the Chantilly office, providing technical support as a senior principal engineer for geotechnical and construction phase services.

## SK&A's DC Office Proud to Announce Recent Promotion to Project Manager



Nima Arjomandnia

Since joining SK&A's DC office in 2012, Project Manager **Nima Arjomandnia, PE**, has provided outstanding planning, management and design support for a diverse range of projects including office and

high-rise residential buildings, hotels, mixed-use developments, and academic facilities. Arjomandnia's specialties include the design of conventional and post-tension concrete structures in addition to steel-frame systems. Notable projects that he has contributed to include The Wharf mixed-use development, Georgetown University's Northeast Triangle/Reiss Hill Hall residential buildings and the DC Metro Police Department's Tactical Village.

Arjomandnia is a registered engineer in Washington, DC, Florida and Missouri and holds a Master of Science in civil engineering from Southern Illinois University. An active member of several industry organizations, he is involved with the American Society of Civil Engineering, the American Institute of Steel Construction, the American Concrete Institute and the International Code Council.

## Jay Alvenson Joins the Dixon Hughes Goodman Metro DC Region



Jay Alvenson

**Jay Alvenson** joins Dixon Hughes Goodman's Metro DC Region as a Risk Advisory Services Partner. As partner, Alvenson will be applying his 25 years of public accounting and

internal auditing experience in a variety of industries, upholding the firm's quality service it provides to its clients.

Alvenson's primary focus is assisting clients with redesigning business processes and controls, internal control assessment and design, and establishing regulatory compliance monitoring programs. He has substantial experience establishing and leading complex global internal audit functions for Fortune 500 companies and is well-versed in comprehensive risk assessments, internal audit planning, and policy and procedure development.

## Michael Bellusci Joins the Harvey-Cleary Builders Team as Director of Repositioning and Renovations



Mike Bellusci

**Mike Bellusci** has joined the Harvey-Cleary Builders team as Director of Repositioning and Renovations.

With over 32 years of construction experience, Bellusci

has been involved in many high-profile projects in the Washington Metropolitan Area. Notable past projects include the Adaptive Renovation of the iconic First National Bank Tower in Richmond, VA, the repositioning of Tysons Metro Centers I and III, the repositioning of Presidential Tower, the nationwide expansion of Navy Federal Credit Union's Branch Facilities, and the construction of The Country Club at Lansdowne.

In his new role as director, Bellusci will be responsible for providing executive project and team oversight including proposal and schedule review, scope development and management, value engineering, team organization, and quality control. As a key member of Harvey-Cleary's executive leadership team, Bellusci will focus on expanding Harvey-Cleary's Repositioning and Renovations projects portfolio and strengthening existing client relationships. **B**

# New Green Building Codes in DC

## Are You Prepared?

by **J. Michael Holland**, Vice President, Boston Properties

**O**n March 28, the District adopted new construction codes, leapfrogging the previous iteration of National Model Codes and becoming one of the nation's first jurisdictions to adopt the progressive 2012 Energy Code. The District passed both the 2013 DC Green Construction Code and the 2013 DC Energy Conservation Code, both based on national model codes (2012 International Building Code, 2012 International Green Construction Code and 2012 International Energy Conservation Code), but with over 500 amendments, which take into consideration particular concerns specific to our region.

The new codes took effect immediately, but with some in-process projects grandfathered under the older 2008 DC Construction Codes (more on that below).

### Here's what you need to know:

#### What projects are affected?

The new codes apply to all non-residential projects over 10,000 square feet and all multi-family residential projects 4-stories and up that are over 10,000 square feet. As well, all demolition and/or sitework projects over 10,000 square feet are included. DCRA defines "Project" to include, "construction, addition, alteration, relocation, razing, demolition of a building or structure." So, yes, your 10,000 square foot tenant fit-out project is included. However, application of the new codes is limited to the portions of the building being constructed or undergoing renovation. For example, if you are starting a large carpeting job, you are not required to upgrade the skin in the suite to comply with the energy code. Or if you are modifying one floor of a multi-floor tenant suite, you do not need to upgrade the remaining floors to meet the new codes.

Although it was suggested in the IgCC Model Code, DC did not adopt any of the Existing Building (O&M) provisions and, according to DCRA, has no intention of passing them in the near future. For now, code compliance is strictly tied to the building permit application.

#### But I've been working on this project for years. Can I still follow the previous code?

With immediate implementation of the new codes, surely there must be some leeway for projects already underway, right? Well, yes, but the City took a rather aggressive stance in trying to raise the sustainability bar, so the exceptions are not as lenient as you might have expected. There are essentially four possible exceptions:

- Project with existing building permits.
- Projects with existing filed applications.
- Projects with existing design contracts, signed prior to 3/28/14. If you choose this pathway, you will need to provide a signed affidavit that the contract was signed before that date. And you will only have a one year grace period to pull that permit, so if you haven't submitted for a permit yet, you had better hurry.

- Initial Tenant Permits for as-built core and shell buildings built under previous codes. However, this only applies to the initial occupancy. Previously vacant spaces can be built under whatever code the core and shell were permitted under, rather than under the new codes, until you've filled that space the first time. All alterations or second-generation tenant projects need to follow the new codes.

#### But wait a minute. Aren't all new buildings in the District already required to be "Green"?

To a degree, yes. In 2006, DCRA passed the Green Building Act of 2006, which was phased in over many years and now applies to all publicly and privately owned buildings over 50,000 square feet. In essence, the 2013 Green Construction Codes have closed the gap between buildings of 10,000 sft and those of 50,000 sft, as well as pulling in all of the larger tenant projects. However, if your project already meets the Green Building Act of 2006, then it automatically meets the 2013 Green Construction Code! The new 2013 Construction Code allows for alternate paths to compliance, one of which is compliance with the 2006 Green Building Act. Other alternate compliance paths to the 2013 Construction Code include ASHRAE 189.1, LEED (Certified Level), Enterprise Green Communities and ICC 700 (a National Green Building Standard).

Note, however, that only the new Construction Code is automatically met by compliance with the Green Building Act. You still must comply with the 2013 Energy Conservation Code, the new Life Safety Code and all other Codes enacted at this time.

#### So how do the new codes differ from the previous codes?

In short, significantly. The District is determined to be one of the most sustainable cities in the world and this batch of codes is another significant leap in that direction. DC did not raise the bar without discretion—in fact, there were entire sections of the model construction codes that did not get adopted



because of some of the inherent challenges builders face in DC (for example, the height limit, the predominance of concrete structures, the number of historic buildings, the effect of the Federal Government's presence, etc). But where they adopted change, the change was significant.

A few examples:

- The 2013 DC Energy Conservation Code is approximately 30% more efficient than the 2006 DC Energy Code. It includes major changes to submetering, load shedding capabilities and lighting controls. In some places, only the infrastructure and capabilities for these energy saving approaches are required. In other places, fully functioning systems are necessary.
- Energy Modeling is much more complex in the new codes than most basic energy modeling programs. It is based on zEPI, which relates energy use directly to a sliding scale between Zero Net Energy (a score of 0) and a Year 2000 Code-Compliant Building of a similar type (a score of 100). Your project's score must be lower than a 51, meaning it is somewhere half-way between a typical Year 2000 building and a theoretical Zero Energy building. This represents about a 10% improvement over current energy codes.
- Energy Sub-metering seems to be the path forward, although at this point, no corrective actions are required. The concept seems to be that if people know where their energy budget is being spent, they'll know where to start cutting back on their own, without the City requiring action. Sub-metering of various load sources (mechanical loads, lighting loads, plug loads, process loads, miscellaneous loads) is required for all projects over 50,000 square feet.
- Auto-demand response capability. Although building owners are not required to deploy this capability, they now need to include provisions in the BMS to automatically shed non-critical load from 10% of peak design if a signal is sent over the phone lines from the utility companies. Much like the Energy Sub-metering, the theory seems to be that "if you build it, they will come." If the infrastructure is provided, people will take advantage of the capability in the near future.
- Water reduction. Water metering and submetering is also required, but the requirements are less complex than for electrical metering. There is also a 50% reduction from previously permitted irrigation volumes.

In addition to the significant changes above, you will also find changes intended to reduce light pollution, to improve on building envelope performance, to require commissioning of active building systems (not of skin systems, which IgCC does include), and many more changes too numerous to list individually.

### How will these new codes be implemented, enforced and inspected?

Good question. It appears to be have been well thought out, but there's no doubt some of the details will need to be continually ironed out.

The permit process remains much the same, although there is now a Green Review process as well. What needs to be submitted depends on the compliance path selected. If one chooses the DC Green Building Act route or the LEED route, DC will ask for your LEED On-Line access to confirm that the project really exists in their system and that your plan is sound. If one chooses the ASHRAE 189.1 route or the 2013 Green Construction Codes, you'll be assigned a Green Review and DC will actually review all of your documents and calculations for compliance. The Permit Application includes checklists for permit type, compliance path and documentation required at submittal.

## Did You Know....?

- The network of streets and sidewalks in the District covers more than ¼ of DC's land surface.
- Buildings only account for about 1/5 of the city's impervious area.
- Nearly 1/5 of D.C. is park or open space.
- More than 1/3 of the city is covered by an urban tree canopy.

*(Source: 2012 Green Building Report for the District of Columbia, by DDOE and the Green Building Advisory Board)*

## Or How About This...?

- In 2014, Maryland and Virginia ranked in the top 3 states (along with Illinois) on a per-capita basis for square feet of LEED Certified Space.
- At the end of 2013, Washington, DC had more total square feet of LEED Certified Space than either Maryland or Virginia.

*(Source: USGBC's ranking of the "Top 10 States for LEED", February 18, 2014)*

It should be noted that all projects, regardless of the Construction Code compliance path selected, will be reviewed for compliance with the 2013 Energy Conservation Code. It should also be noted that, similar to Zoning Review, there will be no Third Party review of Green Code issues. If your project does not choose to utilize LEED to establish compliance, the Building Department review will include such aspects as insulation values, energy calculation and other documentation similar to what would normally be submitted for a LEED Certification review.

In addition to the Permit Process, the Inspection Process has been affected by the passage of the 2013 Codes. Inspectors now will include green aspects of construction during their inspections. For example, in addition to looking at concrete mixes and rebar placement at grade, inspectors will be reviewing that the concrete is insulated properly. In addition to reviewing electrical connections and safety, they will be confirming that the efficiency of the installed equipment matches the specified efficiencies. They will be looking for proper air sealing, insulation values and light wattages. Of course this represents an idealized plan for the inspection process. Time will tell to what degree it plays out as planned.

Finally, the enforcement mechanism has also been affected. Just like any other code violation, if inspections reveal sustainability deficiencies, these deficiencies must be rectified prior to receiving the first Certificate of Occupancy on a project. Permit fees now include a cash deposit, letter of credit or a "green bond," which will be held until the owner submits documentation of compliance (LEED Certificate, for example). Depending on the project type, there will be either a 1 or 2 year post-occupancy time table for achieving compliance. DCRA was also considering a fine structure at the back end in addition to the letter of credit as a possible enforcement mechanism, but at this time no such fines are expected.

### **I'm a little overwhelmed. How can I find out more?**

If you're interested in fully understanding the new code, you can read the full text at: <http://www.dcregs.dc.gov/Notice/NoticeListForPublic.aspx?type=Issue&CategoryName=Final%20Rulemaking&IssueID=486>

The District Department of the Environment is planning to publish a DC Green Construction Code Manual, which elaborates on many of the details and logistics for permits, inspections, occupancy and post-occupancy. The Code Manual will cover aspects of the 2013 Energy Conservation Code, the 2006 Green Building Act and related issue in the District and will be divided by construction phases for easy reference. An On-Line Road Map, which will include a checklist where one can enter project information in order to link to the applicable codes and the permits a project will need, is also being discussed. While these are being developed, the most comprehensive and easy-to-follow information is probably the step-by-step summary on DCRA's website. For an easy explanation, please see [www.DCRA.dc.gov/page/green-building-construction-process](http://www.DCRA.dc.gov/page/green-building-construction-process).

Finally, DC is working hard to get the word out by presenting information sessions throughout the city over the coming months. If you are interested in hearing more about these changes in person, there are multiple opportunities available to get your questions answered. **B**

## Energy Benchmarking Update — Results are In!

More than five years after the District's Clean and Affordable Energy Act of 2008 was passed, the energy and water consumption results for privately owned buildings are finally in and available to the public. On February 24, 2014 DDOE released the benchmarking data on privately owned buildings over 150,000 square feet and the results were extremely encouraging. While it is difficult to draw individual conclusions about a given building from the report, certain big-picture trends are quickly evident:

Compliance with the mandate to report was encouraging, with 83% of the buildings that were required to report having done so by the end of 2013.

The median Energy Star score for Washington's larger privately owned buildings fell in the top one-quarter of similar building types nationwide. In fact, of the 490 buildings that filed data (not all of which reported Energy Star scores), 78 fell in the upper 15% when compared to similar buildings across the country.

In general, privately-owned buildings fared much better than government owned facilities, which have been reporting for a number of years. Overall, government owned buildings in DC performed lower than the national averages for similar building types. The exception to this was DC's Library system, which performed significantly better than national averages.

However, both government-owned and privately-owned buildings have made marked improvements in energy and water conservation over the past few years.

Perhaps surprisingly, the age of the buildings was not a statistically significant factor in performance, with many of the higher scoring buildings built in the 1970's and 80's.

To see the full list of buildings and associated data, go to [www.ddoe.dc.gov/energybenchmarking](http://www.ddoe.dc.gov/energybenchmarking).

Of course, none of this should be surprising to anyone who has been paying attention to the Green Building movement underway in the District (which means pretty much anyone who has been building in the District) over the past decade. According to the 2012 Green Building Report for the District of Columbia, published jointly this year by DDOE and the Green Building Advisory Council, DC ranks first amongst major U.S. cities on a per-capita basis in both number and square footage of LEED-certified buildings, ahead of Atlanta, San Francisco and Seattle (and trailing only Chicago, New York and Houston in total square footage of LEED Certified space). According to the same report, D.C. also ranks first in per capita Energy Star Certified Buildings as well.

On April 1st, an additional 1500 buildings (all privately owned buildings over 50,000 square feet) in the District were required to report their 2013 data for the first time. This marked the final phase of the initial benchmarking. Going forward, all public or private buildings over 50,000 square feet should be reporting their energy usage on an annual basis. If you need to report and are having trouble understanding the Energy Star system or the reporting criteria, contact DC's Sustainable Energy Utility (DCSEU) at [benchmarking@dcseu.com](mailto:benchmarking@dcseu.com).

## Upcoming Green Events

Sustainability activities and opportunities abound during the fall season. If you're interested in greening your practice or your buildings, take note of the following upcoming events:

September 24-26, 2014

### USGBC's 6<sup>th</sup> Annual EcoDistrict Summit

Marriot Marquis  
Washington, DC  
[www.usgbc.org](http://www.usgbc.org)

**USGBC's 6<sup>th</sup> Annual EcoDistrict Summit** is taking place at the Marriot Marquis in Washington, DC on **September 24<sup>th</sup> through the 26<sup>th</sup>**. The Summit brings together luminaries from different fields to focus on developing sustainable cities starting from individual neighborhoods. Across the United States, there are 9 "Target Cities Projects" and DC is the only city to have more than one. In fact, DC has three: The Downtown DC BID, The Southwest EcoDistrict, and St. Elizabeth's – Congress Heights EcoDistrict. Registration is still open through the USGBC website at [www.usgbc.org](http://www.usgbc.org).

September 26, 2014

### 3<sup>rd</sup> Annual Green Building Symposium and Expo

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Convention Center  
[www.dkra.dc.gov](http://www.dkra.dc.gov)

DC's Department of Consumer and Regulatory Affairs is hosting their **3<sup>rd</sup> Annual Green Building Symposium and Expo** on **September 26<sup>th</sup>** at the Walter E. Washington Convention Center. DCRA will be offering seminars throughout the day with industry leaders and government officials. Interested in learning more about the Green Building Permitting and Inspections Program? How about Solar Permitting? Or Energy Benchmarking? There's even a primer being offered on ProjectDOX, DC's electronic site for plan submissions and permitting. It's available to all and it's all free. In addition to the slate of seminars, DCRA is also teaming up with the DC Chapter of AIA this year to offer Green Building Tours from October 1st – 3rd. Information about both events can be found on the DCRA website: [www.dkra.dc.gov](http://www.dkra.dc.gov).

September 27, 2014

### Green Apple Day of Service



On **September 27, 2014**, the **third annual Green Apple Day of Service** will bring together volunteers and green schools advocates to take action through local acts of service. Students, teachers, parents, organizations and companies will transform schools into healthy, safe and efficient learning environments. Last year, more than 200,000 volunteers made 2,100 schools and campuses greener places. Join them this year by visiting [mygreenapple.org](http://mygreenapple.org), sign up to receive more information, and start planning your own project today—because where we learn matters.

September 30, 2014

### DC's Department of the Environment's Green Area Ratio Training Session

[www.ddoe.dc.gov](http://www.ddoe.dc.gov)

Do you get lost in the details of DC's Green Area Ratio requirements? Did you know that a Certified Landscape Expert must sign off that all Green Area Ratio environmental performance criteria have been met before you can receive your Certificate of Occupancy? If this leaves you a little green, consider attending the **Training Session on Green Area Ratio** offered by DC's Department of the Environment on **September 30<sup>th</sup>** from 9:30 to noon. More information is available at [www.ddoe.dc.gov](http://www.ddoe.dc.gov). Click on the Upcoming Events tab for more information and registration.

Third Wednesday  
of each month

### Sustainability Task Force of Washington Building Congress

And finally...if you're interested in knowing more about Sustainability Efforts in the Real Estate and Construction Trades or if you want to help spread the word about the things your own firm is doing to support Sustainability in and around Washington, DC, come join the **Sustainability Task Force of Washington Building Congress**. We're hoping to grow our Committee in the coming year. It's an excellent opportunity to learn more, share more and serve WBC. We meet on the **third Wednesday of each month** at 11:30 in the WBC Office. If you are interested, contact Mike Holland at [mholland@bostonproperties.com](mailto:mholland@bostonproperties.com) or Ana Ka'ahanui at [akaahanui@usgbc.org](mailto:akaahanui@usgbc.org).

# Meet the LEED Dynamic Plaque

**By: Rick Fedrizzi,**  
President, CEO & Founding Chairman,  
U.S. Green Building Council

I've had the good fortune of meeting with a lot of our [member companies](#) this summer at a series of leadership receptions around the country. At these events, I've had the opportunity to give everyone a quick update on all the work we have going on; actually quick is probably the wrong word—it takes quite a few minutes to simply touch on all the amazing things happening at USGBC.

## The LEED Dynamic Plaque

At these events, we get a lot of questions for more information about the various things I mention, but clearly the star of the show has been the [LEED Dynamic Plaque](#).

If you've been to the USGBC headquarters in Washington, D.C., recently, you know that we've decked out our entryway with the first one. It's a source of inspiration and education to everyone who comes into our offices: a high-design focal point at which to marvel and also a *powerful summary* of the performance of our office space based on frequent measured data.

*And now, every LEED project team has the opportunity to get one.*

**The LEED Dynamic Plaque is a building performance monitoring and scoring platform.** It keeps tabs on how an entire building or even just your offices are doing in terms of energy use, water use, waste reduction, transportation impacts of your colleagues and also their view of the human experience while inside the space.

When new data enters the system, it automatically generates an up-to-the minute LEED performance score tied to the familiar LEED certification levels (Certified, Silver, Gold, Platinum), so that at *that moment in time*, you know exactly how your space is performing. Is your building's water usage down this week? Are your employees feeling some discomfort indoors today thanks to that summer heat wave? You'll see it on the plaque. How cool is that?

## The plaque in action

Our USGBC HQ space is certified LEED Platinum for Commercial Interiors. But when the LEED Dynamic Plaque clocks us in at Gold, we take immediate action. Is it our energy performance that's not up to par? Have we had too many people driving instead of taking the metro? Or, as happened a couple weeks back, have we gotten sloppy with our composting? Once we know what the issue is, we make immediate, meaningful changes to boost our performance back to where it belongs.



The LEED Dynamic Plaque showed us that our annual energy consumption decreased by 30% over last year, which we know resulted in approximately \$40,000 in savings. And we occupy just two floors. If your organization is in an office building of 20 floors, just imagine the savings potential.

The LEED Dynamic Plaque also lets me know that 85% of my staff is pretty darn happy with the state of our space. Through the simple electronic survey that's part of how we get to our Human Experience score, we also know that we need to adjust the heating and cooling in our space a bit to make things comfortable for everyone. Especially in the throes of DC's notorious summers.

The LEED Dynamic Plaque is a mark of leadership and the wave of the future. Similar to the way LEED undeniably changed the face of the modern design and construction markets, so too will the LEED Dynamic Plaque change the way we think about building performance from now on!

We are proud to debut this incredible technology, both in our own lobby and to the world at large.

## Want to see it in action?

Visit [leedon.io](http://leedon.io) to join us for our next demo.

This is the first giant step in building performance with a whole lot more to come! Buckle up folks, it's going to be an awesome ride! **B**

## What Is Green Building?

**By: Jacob Kriss**

Media Specialist, U.S. Green Building Council

What is green building? It's a simple question that we get a lot here at USGBC, but not one where it's always easy to find a simple answer.

### The definition of green building

Green building is a holistic concept that starts with the understanding that the built environment can have profound effects, both positive and negative, on the natural environment, as well as the people who inhabit buildings every day. Green building is an effort to amplify the positive and mitigate the negative of these effects throughout the entire life cycle of a building.

While there are many different definitions of green building out there, it is generally accepted as the planning, design, construction, and operations of buildings with several central, foremost considerations: energy use, water use, indoor environmental quality, material selection and the building's effects on its site.

### LEED is green building

Sound familiar? It should, as these elements make up the basic parameters for the different credit categories within the [LEED green building rating system](#). LEED acts as a framework for decision-making for project teams in all of these areas, rewarding best practices and innovation and recognizing exemplary building projects with different levels of LEED certification.

Green building existed before LEED, and even before USGBC was established in 1993. Many great green buildings ideas were being circulated and used prior to LEED's development in the mid to late '90s, but there was no central mechanism for codifying them or ensuring their effective implementation. As USGBC Senior Vice President of LEED Scot Horst [has noted](#), LEED's development grew from a recognition that, "There's all these amazing things that people are doing, so let's write them down in a list, and say that if you do so many of them, that's an environmental structure."

Today, a LEED plaque is a universal mark of distinction, signifying that the building was constructed or is being operated to be healthy, high-performing and resource efficient. More than 60,000 commercial projects worldwide are participating in LEED, with 1.7 million square feet certifying every day. LEED has also spawned an entire green building industry, expected to be worth up to \$248 billion in the U.S. by 2016.

### Learn more

Visit [usgbc.org/leed](http://usgbc.org/leed) to learn more, and visit the [LEED project directory](#) and the [Green Building Information Gateway](#) to find green buildings in your area. **B**



PHOTO CREDIT: ERIC BURKA

*Part of the success in preparing for recertification is not thinking of initial certification as a one-time event, but more of a transformation of the standard operating practices of the building. The energy efficiency improvements started as part of the initial Silver certification helped allow the Westory Building in Washington, DC (above), to pursue LEED Gold during recertification.*

### WBC COMMUNITY SERVICES VOLUNTEERS



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*Volunteers must be at least 14 years old*

## Sustainability

### 200 Eye Street Adaptive Reuse Project

StonebridgeCarras and District of Columbia Department of General Services redeveloped 200 Eye Street, SE from a cold, windowless industrial printing facility into a first class sustainable office building for four government agencies of the District of Columbia. The former Washington Star Printing Plant, a 325,000 sf space, achieved dual Platinum certification under the Core and Shell and Commercial Interiors rating systems, which made 200 Eye Street the largest double LEED Platinum public project in the District of Columbia and the first double LEED Platinum project for the District Government.

In order to align the building with Washington, D.C.'s pursuit of becoming the "greenest city in the nation" by 2032, the team, which consisted of Hickok Cole Architects, GHT Limited Consulting Engineers, James G. Davis Construction (Base Building), rand\* construction corporation (Interiors), SK&A Structural Engineers and OCULUS, decided early in the process to identify key elements which would be areas of focus from both a sustainability perspective and as part of the overall project development. These key elements included the following:

**Light Transference.** The façade fenestration responds to the need to extend light into the large footprint. For much of the façade the window system includes a standard ribbon window system and a "clerestory" layer of windows above. This allowed for an economical and aesthetically pleasing solution to filter light farther in the floor plate.

**Reuse of the Building's Past Components.** Given the adaptive reuse, 200 Eye Street retained an incredible 76% of the building's structural elements. The existing loading dock had multiple levels to accommodate both the train spur and truck unloading as a printing facility. This area was transformed into the main lobby and a public art exhibit area.

**Creative Water Saving Measures.** The existing storm drains were maintained, and the water collected through the drains is now piped underground to an 80,000 gallon cistern at Canal Park to use in the skating rink as well as irrigation for their landscaping. Additionally, the building utilizes a system for capturing condensate from the air conditioning system and uses it for flush fixtures, which in turn has saved 325,000 gallons of water per year. With all water saving measures considered, the team was able to obtain a 66.1% water savings.

**Efficient Systems.** The former building had virtually no HVAC. Therefore, the team was able to introduce highly efficient mechanical systems within the LEED Platinum environment. The new mechanical and electrical systems installed resulted in a 15.83% cost savings for the entire building.



200 Eye Street, SE, Washington, DC

### Minimize the Impact on the Neighborhood.

The large floor plate allowed the rooftop to incorporate about 32,000 sf of green roof which incorporates mature, native and adaptive plant species, assisting the District of Columbia's goal of creating 100,000 sf of green roof. With the building's transformation from an industrial facility to an office environment, the site now required additional parking. To minimize the impact—both visually and through the heat island effect—on the surrounding neighborhood, the team converted a rarely-used underground basement into a garage, which houses over half of the parking needs.

Among these key elements some of the team's biggest challenges arose. Specific challenges ranged from a full façade replacement, replacing all building systems, making 65,000 sf multi-level floor plates into an attractive workplace, integrating sustainable features and creating a beautiful anchor for the development of adjacent Canal Park at a reasonable cost.

Despite these challenges, 200 Eye Street did not settle with just meeting the basic goal, but rather, the team pushed to achieve even more. Other notable sustainable features include the following:

- A Lighting Power Reduction of 23.51%
- The diversion of 94% of the construction and demolition waste, totaling over 11,135 tons in all; the equivalent of about 10,000 cars.
- 31% of the building materials and furniture are composed of recycled content
- Over \$123,000 of sustainably grown, harvested and manufactured wood was installed.

The 200 Eye Street project's adaptive reuse significance is unparalleled- both in its physical result and as well as creating a showcase achievement for the District. The outcome is a project which has become an anchor and a catalyst for redevelopment in the neighborhood and community connectivity. 200 Eye Street sets an example for the entire city and educates the public about the importance of sustainability, as it pertains to our environment and individual health. **B**



200 Eye Street, SE, Washington, DC

## Building Relationships Exceeding Expectations!



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



*Solaire Bethesda, Bethesda, Md*

**James G. Davis Construction (DAVIS)**, a leading general contractor in the Washington, DC area, announced that construction of the historic **Georgetown Car Barn** located at the western end of M Street NW has kicked off, with façade and terrace restoration underway. The scope of work for the design-build project includes a mechanical systems upgrade, restroom renovations, elevator replacement and the build-out of interior garage space into classrooms and offices.

**Balfour Beatty's Washington Division** has been selected to provide CM at Risk services for **The Wharf Parcel 11B – 625 Water Street at Waterfront Park** project. The approximately \$30 million project marks Balfour Beatty's first for owner PN Hoffman & Associates, Inc.

Designed by SK&I Architectural Design Group, the residential building is 108 units totaling approximately 105,000 square feet. Amenities will include an entrance lobby, landscaped courtyard, club room, private rooftop and courtyard. The five-story condominium building is set over top of a one-story garage substructure with a façade of brick, metal panels and glass.

In addition, **Balfour Beatty** was selected to provide general contracting services for Republic Properties Corporation's new **660 North Capitol Street, NW** project in Washington, DC. The \$39 million project consists of an eight-story, 199,000-square-foot core and shell office building near Union Station. This marks Balfour Beatty's second project for Republic Properties Corporation. 660 North Capitol Street is

the second phase of the Republic Square office building project—Balfour Beatty completed the first phase in 2006, and has been providing budgeting and preconstruction services for this second phase during the past eight years.

**Lend Lease**, one of the world's largest property, infrastructure, and construction services firms has been chosen to provide Construction Services for the new **Solaire Bethesda** by Washington Property Company. Solaire Bethesda will be a 12-story, 139-unit luxury apartment community featuring 7,300 square feet of ground-level retail and a two-level below-grade parking garage. Residents will enjoy amenities such as a cyber café, social lounge, clubroom, state-of-the-art fitness center, outdoor grilling patio, and 24-hour concierge. **B**



## New Company Members

### CHUTES International

4400 Austin Lane  
White Plains, MD 20695-2838  
p. 301-753-4100  
f. 301-753-4108  
www.chutes.com  
Representatives: **Hadi Boustani, Heidi Wood**

### Moore & Lee, LLP

1751 Pinnacle Drive  
Suite 1100  
McLean, VA 22102-3802  
p. 703-506-2050  
f. 703-506-2051  
www.mooreandlee.com  
Representatives: **Thomas Lee Wilson**

## New Small Business Members

### Cabling Systems Inc.

10101 Bacon Drive Ste L  
Beltsville, MD 20705  
p. 443-812-2075  
www.cablingsystemsinc.net  
Representatives: **Brianna Narron**

### Hayles and Howe, Inc.

2700 Sisson Street  
Baltimore, MD 21211  
p. 410-462-0986  
Representatives: **Julia Betts**

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### New Company Descriptions

#### **CHUTES International**

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### New Small Business Company Descriptions

#### **Cabling Systems Inc.**

Cabling Systems Inc. is a licensed, union contractor specializing in a wide array of low voltage cabling services. Our fully equipped vehicle fleet guarantees a fast response time within the Maryland, D.C. and Northern Virginia geographic areas. Experienced, certified technicians listen to customer needs to ensure the proper design, installation and maintenance of your cabling infrastructure. Our commitment is to deliver 100 percent customer satisfaction in the most time efficient, cost effective manner possible.

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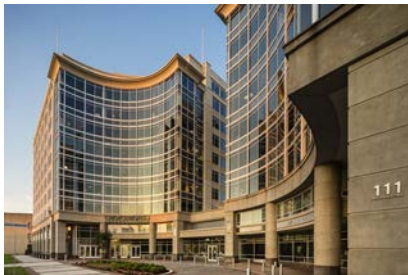
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# WBC Calendar & Advertising Information

## Events Calendar

### September – December

- **September 30, 2014**  
5:30 p.m. to 8:30 p.m.  
FALL KICKOFF CELEBRATION  
Columbia Country Club, Chevy Chase, MD
- **October 18, 2014**  
10:00 a.m. to 12:00 p.m.  
FOOD & FRIENDS  
219 Riggs Road, NE, Washington, DC
- **October 21, 2014**  
2:00 p.m. to 4:00 p.m.  
Board – Committee Planning  
Holland & Knight, Washington, DC

- **October 22, 2014**  
5:00 p.m. to 7:00 p.m.  
WBC Oktoberfest Networking  
Biergarten Haus  
1355 H Street, NE, Washington, D.C.
- **October 29, 2014**  
4:00 p.m. to 6:00 p.m.  
Board of Directors Meeting  
WBC Office, Washington, DC
- **November 6, 2014**  
8:30 a.m. to 10:00 a.m.  
New Member Orientation  
Holland & Knight, Washington, DC

- **November 14, 2014**  
By 5:00 p.m.  
Craftsmanship Awards Nominations Due
- **November 15, 2014**  
10:00 a.m. to 12:00 p.m.  
FOOD & FRIENDS  
219 Riggs Road, NE, Washington, DC
- **December 9, 2014**  
6:00 p.m. to 8:30 p.m.  
HOLIDAY PARTY  
Congressional Country Club, Bethesda, MD

## Editorial Calendar

**April / May**  
58th Annual  
Craftsmanship Awards

**June / July**  
Rebuilding Together

**August / September**  
Sustainability

**October / November**  
WBC Leadership

**December / January**  
WBC Members Give Back

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**.

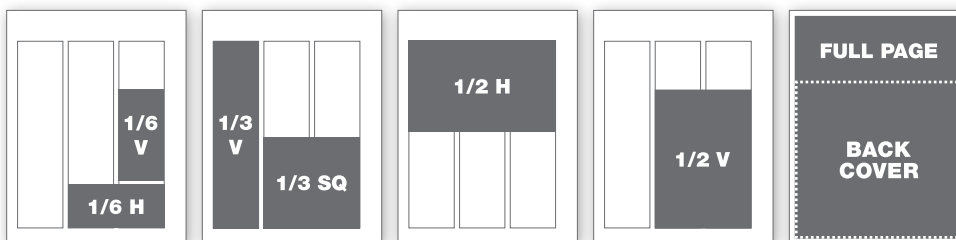
## Ad Rates

	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

# ADVERTISE IN THE 2015 WBC INDUSTRY INDEX

*Don't miss this opportunity...*

The WBC *Industry Index* is the premier reference book for individuals seeking building products and services. It is distributed to members and major buyers of goods and services in private industry and government throughout our region. Your advertisement will be viewed repeatedly over 12 months. WBC members refer to their *Index* on average 36 times a year.

## Advertising Rates

Space	Size	Price
- Back Cover [color]	6.25"w x 7.875"h	SOLD
- Inside Front Cover [color]	6.25"w x 7.875"h	SOLD
<input type="checkbox"/> - Inside Back Cover [color]	6.25"w x 7.875"h	\$800
<input type="checkbox"/> - Divider Tab (3 avail.) [color]	6.25"w x 7.875"h	\$725
<input type="checkbox"/> - Full Page [BW]	6.25"w x 7.875"h	\$625
<input type="checkbox"/> - 1/2 Page [BW]	3"w x 7.875"h	\$500
<input type="checkbox"/> - 1/4 Page [BW]	3"w x 3.875"h	\$375
<input type="checkbox"/> - 1/8 Page [BW]	3"w x 1.875"h	\$250

Page size: 7.5"w x 9"h

## Electronic File Submission

**Color Ads:** Covers & Tabs only (CMYK available)

**Black & White Ads:** Ads must be set up in black and white or grayscale at proper ad dimension. Raster elements should be prepared at 300 dpi at 100% ad size.

**File Formats Accepted:** please see back of this form for acceptable formats.

**Delivery Method:** (1) By email: must meet the criteria above. Send comp copy by fax to Rita (see below for fax and email). (2) or ship CD and hardcopy to the WBC office.

**WE DO NOT ACCEPT APPLICATION FILES** (such as QuarkXpress, InDesign, Microsoft Word, Publisher & PowerPoint)

## INSERTION ORDERS AND MATERIALS MUST BE RECEIVED BY NOVEMBER 7, 2014

Contact Person: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_ Signature: \_\_\_\_\_

Please insert our advertisement in the 2015 WBC *Industry Index*, as follows (check one):

- New ad enclosed
- Pick up last year's ad
- Artwork to come by NOVEMBER 7, 2014

Size of ad (check one):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Back Cover (SOLD)                            | <input type="checkbox"/> Inside Front Cover (SOLD)              | <input type="checkbox"/> Full Page (6.25"w x 7.875"h - BW) |
| <input type="checkbox"/> Inside Back Cover (6.25"w x 7.875"h - color) | <input type="checkbox"/> Divider Tab (6.25"w x 7.875"h - color) | <input type="checkbox"/> 1/8 Page (3"w x 1.875"h - BW)     |
| <input type="checkbox"/> 1/2 Page (3"w x 7.875"h - BW)                | <input type="checkbox"/> 1/4 Page (3"w x 3.875"h - BW)          |  |

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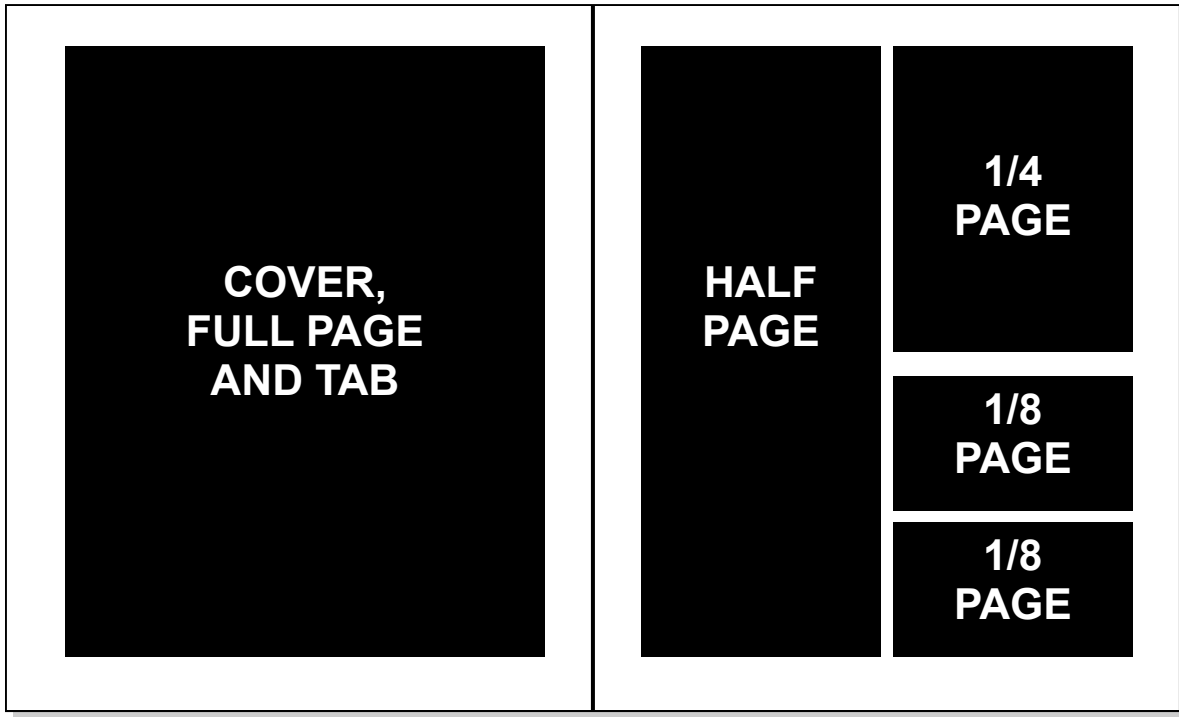
Name (as it appears on card) \_\_\_\_\_ Signature (REQUIRED) \_\_\_\_\_

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# Washington Building Congress 2015 *Industry Index* Ad Specifications



Ad Size	Dimensions	Color / B&W
Back Cover	6.25" w x 7.875" h	Color
Inside Front Cover	6.25" w x 7.875" h	Color
Inside Back Cover	6.25" w x 7.875" h	Color
Tab	6.25" w x 7.875" h	Color
Full Page	6.25" w x 7.875" h	B&W
Half-Page	3" w x 7.875" h	B&W
1/4 Page	3" w x 3.875" h	B&W
1/8 Page	3" w x 1.875" h	B&W

Page Size: 7.5" w x 9" h

## Electronic File Submission

**Color Ads:** Covers and tabs only (CMYK available for covers and tabs).

**Black & White Ads:** Ads must be set up in black and white or grayscale at proper ad dimension. Raster elements should be prepared at 300 dpi at 100% ad size.

### File Formats Accepted:

(1) **PDF** file that has high resolution for printing (300dpi). Most desktop publishing software can generate this type of file, either as a "save as" or "export".

(2) **PDF/X-1a:2001** format (preferred file format for file submission.) Use the PDF/X-1a default settings. The PDF/X-1a setting specifies that all fonts and images must be embedded with an output resolution of 2400 dpi and raster elements set at 300 ppi. For more information on PDF/X-1a:2001 format: [http://partners.adobe.com/public/asn/en/print\\_resource\\_center/PDFX.pdf](http://partners.adobe.com/public/asn/en/print_resource_center/PDFX.pdf)

(3) **Grayscale JPG or TIF** at 300 dpi at 100% ad size. JPG should be saved with maximum quality setting.

**WE DO NOT ACCEPT APPLICATION FILES** (such as QuarkXpress, InDesign, Microsoft Word, Publisher and PowerPoint).

WBC NETWORKING

# Oktoberfest

## Biergarten Haus

WEDNESDAY, OCTOBER 22, 2014

5:00 to 7:00 p.m.

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

Visit [wbcnet.org](http://wbcnet.org) for more information and to register.

## WBC Holiday Party

Tuesday, December 9, 2014

6:00 to 8:30 p.m.

Congressional Country Club  
8500 River Road  
Bethesda, Maryland

Visit [wbcnet.org](http://wbcnet.org) for more information  
and to register.

