

# Bulletin

The Official Publication of the Washington Building Congress | February–March 2012

## Inside >

Industry Report .....	2
Sustainability Highlights .....	6
D.C.'s New Sustainable Energy Utility .....	8
Member Projects .....	9
WBC Calendar .....	11



Sustainability Highlights: **1000 Connecticut Ave.** p.6

# WBC Spring Project Bus Tour

**Space Limited to 30 People**



**Friday, April 20, 2012**

**8:30 a.m. to 4:30 p.m.**

**Meet at The WBC Office**

**1620 I Street, NW \* Suite 810 \* Washington, DC 20006**

**Continental Breakfast & Box Lunch Provided**



Please join us for the *WBC Spring Project Bus Tour*. We will start the morning with continental breakfast at the WBC and then take a private bus from there for the day. You will need to bring a hardhat, safety glasses, boots and safety vest. WBC Metro access from the Red and Orange lines.

## Tour Schedule

<b>8:00-8:30 am</b>	<b>Continental Breakfast</b>
<b>9:30-10:20 am</b>	<b>National Cancer Institute Research Campus</b>
<b>10:40-11:30 am</b>	<b>Rockville Metro Plaza II</b>
<b>11:30-12:30 pm</b>	<b>Box Lunch En Route</b>
<b>12:30-1:20 pm</b>	<b>Sky House - Waterfront Station</b>
<b>1:45-2:40 pm</b>	<b>CityCenterDC</b>
<b>3:05-4:00 pm</b>	<b>Smithsonian Arts &amp; Industries Building</b>
<b>4:00-4:30 pm</b>	<b>Return To WBC Office</b>



**COST**  \$65 Per Member or Employee  \$85 Non-Member

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Company: \_\_\_\_\_

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

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

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email (for confirmation): \_\_\_\_\_

## **PAYMENT METHOD**

Enclosed is my check for \$ \_\_\_\_\_ (payable to Washington Building Congress)

Please charge \$ \_\_\_\_\_ to my credit card:  AMEX  Master Card  Visa

Credit Card # \_\_\_\_\_ Card Security # (required) \_\_\_\_\_

Name as it appears on card \_\_\_\_\_ Expiration \_\_\_\_\_

Card Billing Address (if different than above) \_\_\_\_\_

Signature (required) \_\_\_\_\_

**Register Online @ [wbcnet.org](http://wbcnet.org) or Fax to (202) 429-1922**

## Sponsors

as of 3/27/2012

**Bowman Consulting  
Dynalectric Company**



## Sponsorships

**The Tour \$500**  
(6 tickets & sponsor sign)

**Lunch \$350**  
(4 tickets & sponsor sign)

**Breakfast \$200**  
(2 tickets & sponsor sign)

Please call (202) 293-5922 for further information.

**Cancellation:** Fees will be refunded only if written notice is received no later than April 17, 2012. In the event of cancellation, WBC will retain \$15 of initial fee to cover administrative costs.

**Washington  
Building Congress**  
Building Relationships  
Since 1937

1620 I Street, NW Suite 810  
Washington, DC 20006-4033  
(202) 293-5922 • Fax: 429-1922 • [www.wbcnet.org](http://www.wbcnet.org)

2012 WBC Corporate Sponsor

 **Dynalectric**  
An EMCOR Company

# Bulletin

February–March 2012

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**

**Paul Mella**, Dynalectric Company

**CHAIRMAN-ELECT**

**Jim Klein**, The JBG Companies

**VICE CHAIRMEN**

**John Barron**, Foulger-Pratt Contracting

**Tamara McNulty**, Fox Rothschild LLP

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

**TREASURER**

**Joe Schall**, Pepco

**SECRETARY**

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

**IMMEDIATE PAST CHAIRMAN**

**Chuck Asmar**, Asmar, Schor & McKenna, PLLC

**DIRECTORS**

**Mike Baruccheri**, Tishman Construction Corp.

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

**Lynne Coville**, Boston Properties

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

**Nicolas Pasanella**, Latitude 38 Real Estate LLC

**Karen Roberts**, Forrester Construction Company

**Steve Smithgall**, Balfour Beatty Construction

**Anne Marie Tombros**, Vango Construction Consulting

**PRESIDENT & CEO**

**Steven J. Kenton**, CAE

**ASSOCIATE DIRECTOR**

**Rita F. Reis**

**EDITOR/DESIGNER**

**David Irish / Frank Sheehan**, 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 2012. 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 on the move! Participation and involvement are at all time highs and we achieved an impressive 86 percent member retention rate this year. To date we also have 18 new company members and 45 new additional reps, pushing us to a remarkable 1,020 total members! The Membership Services Committee, led by Chair Brett Snyder (JBG Rosenfeld Retail), Vice-Chair Emerson Teer (Clark Construction Group), and Board liaison Tamara McNulty (Fox Rothschild), is doing a commendable job once again this year.

Since the beginning of 2012, we have held the Craftsmanship Judging Day, Winter Networking, Star Awards judging, Small Business Contract seminar, Hammerheads networking event, Hall of Fame video session, Regional Developers program, and the St. Patrick's Membership Party and Prime Subcontractor Showcase. And on top of all of this, the 56<sup>th</sup> annual Craftsmanship Awards Banquet showcased on March 23. WBC participation and support continue to flourish and we are well on our way to another very successful year.

I would like to thank the Community Services Committee and all of the WBC member firms who participated in the 3<sup>rd</sup> annual "Members Giving Back" January edition of the *Bulletin*. The committee's next big project will be the April 28 Rebuilding Together Workday in Fairfax County. This year's team, lead by House Captain Sarah Farrar, will be reaching out to the membership asking for necessary donations of labor, materials and cash. Thanks again to the Community Services Committee, Chair Jeff Davidson (Professional Service Industries-PSI) and Vice-Chair Sarah Farrar (Mark G. Anderson Consultants), and Board liaison Mike Baruccheri (Tishman Construction Corporation), for a job well done.

The Regional Development Committee joined forces with the Program & Education Committee to put together the extremely successful Regional Developers panel in February. The evening program featured presentations from Comstock Partners, EYA, Mill Creek Residential Trust, NAI Michael and Urban Atlantic. Special thanks go to our excellent panelists and to the many sponsors of this high profile WBC event. Thank you also to the Regional Development Committee, Chair Paul Elias (The JBG Companies), Vice-Chair Mike Miskelly (Western Branch Diesel) and Board liaison Joe Schall (Pepco), and the Program Committee, Chair Kevin Coyne (Exponent), Vice-Chair Charles Huntley (Bowman Consulting Group).

The annual WBC Craftsmanship Awards Banquet, "Celebrating Quality Craftsmanship", was held on Friday, March 23. We proudly recognized over 400 individual craftsmen for their important contributions to our great industry. We received 298 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 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 2012 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 Jim Coleman (Watt, Tieder, Hoffar & Fitzgerald), Vice-Chair Julie Forsht (Efficient Power Source), and Board liaisons Lynne Coville (Boston Properties) and Allen Slaughter (Dynalectric Company). We sincerely appreciate your priceless support of this important industry 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,

**Paul Mella**  
WBC Chairman of the Board

2012 Corporate Sponsor



# Industry Report

## Electrical Alliance Contractors Support Washington D.C.'s Step Up Program

City residents have a better opportunity for employment in the electrical industry because WBC member **Electrical Alliance** contractors have teamed up with Washington D.C.'s Step Up Program.

Washington D.C.'s Step Up Program allows residents who do not initially qualify for apprenticeship programs to be employed in skilled trades for up to a year while receiving supplemental training to help them better qualify for available apprenticeship opportunities.

The International Brotherhood of Electrical Workers (IBEW) Local 26 and Washington D.C. Chapter of National Electrical Contractors Association (NECA), who make up the The Electrical Alliance, have collaborated with the Department of Employment Services, Office of Apprenticeship for the District of Columbia, since 1998.

The JATC, sponsored by the Electrical Alliance, offers accredited apprenticeship programs that prepare students to excel in tomorrow's electrical industry and continuing education that readies experienced electricians for work on tomorrow's systems. Currently there are two JATC Step Up classes, one funded solely by Local Union 26 and the second by the Department of Employment Services.

The Step Up program interviews potential candidates and the 15-20 accepted participants receive a salary paid by the Electrical Alliance contractor to which they are assigned. Participants receive tools, books, instruction, and attend JATC classes and work on construction projects throughout the city.

## HESS Returns to Francis Scott Key Middle School in New Role

Associates of WBC member **HESS Construction + Engineering Services** spent a day in the classrooms of Francis Scott Key Middle School in Silver Spring, Md. on January 24, teaching Junior Achievement curriculum to sixth grade students.



*Top and bottom: Employees of HESS Construction + Engineering Services presented lessons from the Junior Achievement program: "Economics for Success" to students at Francis Scott Key Middle School in Silver Spring .*

Members of the HESS team took special pride in their volunteer activities at Key Middle School, as HESS previously managed construction of the school, which reopened in its new building in 2009 and achieved LEED Gold certification. Key was the first middle school in the Mid-Atlantic region to be LEED certified and the fourth middle school in the country to obtain LEED Gold.

Members of the HESS team presented five consecutive lessons from the Junior Achievement program: "Economics for Success." Each volunteer's unique real-world work experience was also shared to offer examples and enhance the curriculum which focuses on personal finance and career options based on skills, interests, and values.

## Grunley Construction Names Vice President of Planning & Business Development and Hires Director of Marketing & Business Development

### Grunley Construction Co., Inc.

(Grunley), WBC member, is pleased to announce that **Joel P. Zingesser**, FAIA, LEED® AP, has been named vice president of planning & business development. Zingesser has been serving as Grunley's director of corporate development since joining the firm in 2000.



Joel Zingesser

As Vice President of Planning & Business Development, Zingesser will provide leadership in the development of plans for future growth in market sectors, services, and geographic locations.

His background as an architect and consultant in building industry technology in both the public and private sectors has helped Grunley grow over the past decade into one of Washington's leading general contracting firms. Zingesser has a B.A. in architecture and a B.S. in building sciences from Rensselaer Polytechnic Institute. He is a Fellow of the American Institute of Architects, a member of the Associated General Contractors 2012-2013 National Executive Board, and is a vice chairman of the Washington Building Congress.

### Sonya Brown



Sonya Brown

has joined Grunley Construction Co., Inc. (Grunley) as director of marketing & business development. She will lead the firm's marketing, communications and

proposal development functions as well as support the firm's efforts in new market expansion. Brown has an extensive background in marketing, branding, corporate communications and business development for professional services firms. Prior to joining Grunley, she served as business development manager for the business division of one

of the top law firms in the nation. Brown also led the marketing and business development department for a top ENR-ranked, Mid-Atlantic region engineering firm for nearly 20 years.

## Duley joins GPI



Aubrey Duley

### GPI/Greenman-Pedersen, Inc.,

WBC member, is pleased to announce the addition of **Aubrey Duley**.

Duley began at GPI as an intern while pursuing his degree in architectural

construction technology with a concentration in MEP systems. Duley recently joined GPI as a full time employee of the mechanical department and is assisting with survey, calculations, and construction design documents while he finishes his degree.

Duley's addition proves the success of GPI's Internship Program. The Program was established in 2008 with the first priority being an intern's academic career, while secondly providing comprehensive introduction, education, and professional experience in MEP engineering with exposure to architecture and business.

## Lend Lease Appoints New Business Development Director for Washington D.C. Office

WBC member, **Lend Lease**, one of the nation's leaders in project management and construction, is pleased to announce the addition of a new Business Development Director in its Washington office. Ginger Revercomb began in this position on January 3, 2012.

Prior to joining Lend Lease, Revercomb held position as principle for Source Marketing Services, L.L.C., a consulting firm which delivers full-service marketing solutions for professional service companies within the commercial real estate industry. She also previously held position of principal-

in-charge of marketing and business development for Brennan Beer Gorman Architects, an international architecture and interior design firm specializing in hotel and commercial design.

Revercomb received her undergraduate degree at Virginia Polytechnic Institute and State University in Blacksburg, Va.

In her role with Lend Lease, Revercomb will work as an integral member of the local management team and be responsible for growing the business throughout the Washington, D.C. area, identifying and pursuing new project opportunities, continuing to build relationships across multiple business sectors and generate new partnerships for the office.

## SIGAL Appoints Paul Vayo as Director of Interiors



Paul Vayo

### SIGAL Construction Corporation,

WBC member has promoted **Paul Vayo** to director of interiors. In this new role, Vayo will oversee project management for the full range of

SIGAL's various interior construction projects.

Vayo, who joined SIGAL in 2001, has more than 23 years of experience in the construction industry. In recent years, he has specifically concentrated his expertise towards overseeing build-outs and renovations (including occupied) for both tenant and building owners. In his role as Director of Interiors, Vayo is managing a team of project managers whose experience ranges in specialization from law firms and corporate office environments to hospitality and mixed-use spaces. Notable projects include the award-winning Jefferson Hotel cited for its visual excellence by Washington Building Congress. Additional clients include Paul Hastings LLP, EagleBank, The Tower Companies, Tishman Speyer, American University, New York University, and the District Architecture Center (DAC).

# Industry Report

Vayo is LEED certified as a Green Associate. He holds a B.S. in business administration from James Madison University.

---

## **ISEC, INC. Announces Exclusive Dealership Agreement with Kewaunee Scientific Corporation**

---

WBC member **ISEC, Inc.** is proud to announce that effectively immediately, ISEC, Inc. has expanded exclusive dealership with Kewaunee Scientific to include all of our regional offices. Our territory includes: Arizona, Alaska, California, Colorado, District of Columbia, Hawaii, Idaho, Maryland, Nevada, New Mexico (partial), Oregon, Utah, Virginia (partial), Washington, and Wyoming (partial).

---

## **The Barbour Group's President Karen Barbour Honored by Enterprising Women Magazine's Enterprising Women of the Year Award**

---

**The Barbour Group**, WBC member, and a Maryland-based surety brokerage known for its passionate approach to helping small businesses find bonding solutions, announced today that President, **Karen Barbour** is a recipient of the 2012 Enterprising Women of the Year Award, organized by Enterprising Women Magazine. Barbour was selected for the category of enterprises who generated over \$1 million and up to \$5 million in annual sales revenues last year.

In addition to growth, the Enterprising Women Magazine's Enterprising Women of the Year Award also recognizes women business owners for their leadership style, involvement and commitments to their industry and local communities as well as how they have overcome adversity and challenges over the course of their careers.

Barbour established The Barbour Group in 2002 as an independent insurance agency focused on construction bonding and commercial insurance. Over the last 10 years, under

Barbour's leadership, The Barbour Group has become nationally known as one of the most knowledgeable and creative brokers in the business, providing a full spectrum of surety bonding solutions for small to mid-sized construction firm, federal contractors and Fortune 1,000 companies. In 2011, an avid advocate for the small business community, Barbour was appointed as co-chair on Governor O'Malley's Commission for Small Business in Maryland. Traditionally, co-chairs serve a six month term, but due to Barbour contribution's she was awarded an extension. In addition, The Barbour Group teams with Lee Gaines of Gaines and Company, Inc., every year for their Party for A Cure event, which raises money for the Muscular Dystrophy Association. The 2011 event raised over \$65,000 in donations, ensuring further studies to find a cure against neuromuscular diseases, and providing children who are affected by these diseases the opportunity to attend a one-week summer camp.

Award winners and honorable mention recipients were recognized at a gala dinner held in their honor during the 10th Annual Enterprising Women of the Year Awards Celebration, March 12-13, 2012 at the Ritz-Carlton Fort Lauderdale in Fort Lauderdale, FL.

---

## **Frost Miller Speaks on Launching International Association Events**

---

Integrated marketing communication firm **Frost Miller Group** (FMG) helped association executives prepare to launch events abroad at ASAE's Great Ideas Conference on March 25<sup>th</sup>.

Frost Miller's Chief Account Strategist **Barbara Myers**, CAE, led the session, titled "Developing and Managing a Conference and Tradeshow in Dubai," by discussing how she pulled an association event together in the Middle East for the first time, at the ground level, under a very aggressive timetable, and while navigating through international association politics.

**Kevin Miller**, FMG's president, assisted Myers in presenting the approaches that turned this vision into a reality, ultimately leading to the successful accomplishment of a majority of the event goals. Myers was charged to launch the Dubai event while serving as the Association of Public-Safety Communications Officials (APCO) International's chief operating officer. She received event support from Miller, as FMG is APCO's marketing partner.

She is confident that the session will arm association executives with the right questions to ask themselves from the beginning strategic stages and the resources to carry them through the planning process.

---

## **HITT Contracting Inc. Promotes Thirteen Employees**

---



*Jordan McLean*

WBC member **HITT Contracting Inc.** has promoted a total of 13 employees to the positions of senior project manager and project manager. Senior Project Manager **Jordan McLean**,

LEED® AP has been with HITT for nine of his 11 years in the construction industry, and has completed more than 1.3 million square-feet of commercial office space in that time. As a Senior Project Manager, McLean will serve as a team leader, overseeing multiple project managers and assistant project managers on various projects for HITT's Corporate Interiors market sector. McLean will also participate in business development activities to foster client relationships and win new work. McLean is a graduate of the University of British Columbia in Vancouver, Canada, is a LEED Accredited Professional, and is a member of Associated Builders and Contractors, Inc. (ABC), International Facility Management Association (IFMA), National Association of Industrial and Office Properties

(NAIOP), and Washington Building Congress (WBC).



Scott Rugen

**Scott Rugen**, LEED® AP, began his career in the construction industry as a tradesman more than 15 years ago. Rugen has spent the last three years as a valued member of

HITT's Technology market sector. Rugen has completed many successful projects for high-profile clients including Sprint, Time Warner Cable, Oracle, Navy Federal Credit Union, CNN, **the US Army Corps of Engineers**, General Dynamics, and the George Washington University. Most notably, the Lab Spaces project for Time Warner Cable in Herndon, Va. was awarded LEED Gold certification; it was one of the first data centers in Northern Virginia to be certified LEED Gold. In his new role as Senior Project Manager, Rugen will train and oversee a team of project managers and assistant project managers, and will assist owners and design teams in ensuring the successful completion of data centers and other mission critical facilities. Rugen is a LEED Accredited Professional.

Promoted Project Managers: **Jamshid Banahi**, **Todd Daniel**, **Scott Decker**, **Wythe Hogge**, **Rob Kurucz**, **Joe Lynn**, **Dan Oseth**, **Chris Plass**, **Alvaro Quinones**, **Rich Ruckman** and **Gary Stewart**.

## AECOM's Tishman Construction Announces D.C. Hires and Promotions

WBC member **Tishman Construction Corporation**, an AECOM company, announced new key hires and promotions to better position the firm's D.C. operations for growth, and to meet growing demand created by recent wins. **Mark Orient**, a 27-year veteran of the construction industry, was hired as senior vice president in the company's D.C. office. Formerly

of Tompkins Builders, Orient has extensive expertise in all sectors and service offerings, as well as safety compliance, claims avoidance, LEED criteria, and design-build solutions. He will assist Tishman's D.C. office head Jeff Dodd with operations management and business development for general contracting opportunities.

Additionally, after being awarded the contract in November 2011 to manage the phased, five-year, LEED-Gold renovation of the Parklawn U.S. Health and Human Services Building in Rockville, Md., for The JBG Companies, four additional employees were hired to support the project and the office's operations: Todd Vochinsky, senior estimator; Anthony Hagar, general superintendent; Sean Roddy, senior project manager; and Nick Holland, senior project manager.

The company has also promoted **Steve Dimond** and **Ken Harris** from vice president to first vice president, **Vince Giganti** from director to vice president of mechanical/electrical/

plumbing services, and **Patrick Rave** and **Kelly McDonald** from project engineer to assistant project manager. **B**



Mark Orient



Steve Diamond



Ken Harris

## GRUNLEY

Building on Tradition

General Contractor | Design/Builder | Construction Manager

George P. Shultz National Foreign Affairs Training Center  
New Additions - Arlington, VA



Serving metropolitan Washington construction needs  
for more than 55 years

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



1000 Connecticut Ave.

## *One Thousand Connecticut Avenue*

At the intersection of K Street and Connecticut Avenue in northwest Washington, D.C., a new office building is close to earning a rare distinction. The 12-story 1000 Connecticut Ave. project is seeking to become one of only a handful of area office buildings to achieve LEED® Platinum certification. Sustainability was always a priority for the owner, Connecticut and K Associates, LLC, and the group was integral to pushing the project beyond its original goal of earning LEED Gold. With assistance from general contractor Clark Construction Group, architects WDG Architecture and Pei Cobb Freed & Partners, and sustainability consultant SD Keppler & Associates, 1000 Connecticut Ave. expects to earn a minimum of 48 LEED points.

From the project's inception, sustainability was a priority. Ninety-four percent of all construction waste generated during demolition of the site's existing structure was recycled or otherwise diverted from landfills. In

total, nearly 97 percent of all construction waste was recycled or diverted.

The office building, which reached substantial completion at the end of January, is the future home of Arent Fox, LLP. Sustainable materials and features, including FSC-certified wood and recycled materials, are integrated with luxurious and high-end finishes, including the lobby's European white oak, Japanese stainless steel, and Italian Bianco Carrara marble.

The curtain wall system that faces Connecticut Ave. and K Street is comprised of stainless steel, stone, and glass. The owner requested the manufacturer add argon gas between panes of glass, to make the stunning façade more thermally efficient. On top of the building, a green roof of more than 16,000 square feet combines planters and sedum to reduce the heat island effect and reduce stormwater runoff by more than a third.

1000 Connecticut's efficient MEP systems are a large factor in the building's long-term sustainability. Low-flow fixtures and dual-flush toilets contribute to a total water savings of over 40 percent and an Innovation and Design

credit for Water Use Reduction. The building reduces energy use by over 20 percent compared to a building built to code minimum. The owner accepted a change order to purchase and install three water-cooled frictionless chillers that use magnetic levitating bearings instead of oil. These chillers require less maintenance and generate less noise. They can be utilized in series or parallel, depending on the season and time of day.

The project's commitment to sustainability will be evident to future tenants and visitors. LED lights in the below-grade parking garage are energy-efficient and make the underground space brighter and more welcoming. Throughout the building, signs mark the project's energy efficient features and detail how 1000 Connecticut will earn its LEED Platinum certification.

### **Other sustainable design "green" things to consider:**

- Improved the Previous Land
  - An investigation of the existing building determined that asbestos and PCBs were present and needed be properly disposed of during demolition.





- Alternative Transportation:
  - Within .5 mile of bus and metro, promoting sustainable transportation for occupants
  - Bicycle Storage and Changing Rooms promotes zero emission way to get to work.
- Parking is 100% underground
  - Parking Garage is not taking up useable land and reduces overall heat-island effect.
- Implemented LEED® Tenant Design and Construction Guidelines
  - Ensures that Tenants apply “green” elements to their spaces
- Construction Materials:
  - Up to 20% of materials by cost were recycled
  - Up to 20% of materials by cost were sourced locally (with 500 miles of the project site)
    - \* Promotes local economies
- Low Emitting Materials:
  - Only used Adhesives/Sealants and Paints/Coatings that are considered to have low VOC’s (volatile organic compounds). This improves the overall indoor air quality by minimizing emissions from these types of products
  - Carpet Systems: Green Label Certified Carpets
  - All composite wood (doors, plywood, etc.) do not contain any added urea formaldehyde.
- The building was designed to incorporate the controllability of thermal comfort systems by the occupants, as well as having direct access to daylight and exterior views.

### *Eight Hundred Fifteen Connecticut Avenue*

Located on a prime site just one block from the White House, 815 Connecticut Avenue is being converted to a trophy green facility in order to support the owner’s vision for a high-performance, sustainable facility, projected to achieve LEED Gold Certification. Slated for completion in early 2012, the trophy structure will feature 215,000 square feet of space on 12 floors.

With an objective to maintain occupancy and tenant satisfaction throughout the repositioning, the project team (consisting of Transwestern Commercial Real Estate Services, DRI Development Services, VOA



Associates, and Forrester Construction Company) developed a multi-year phasing strategy, sequencing first a complete MEP systems and equipment retrofit in 2009, followed by a thorough overhaul of common areas, amenity spaces, tenant lobbies, and core restrooms throughout 2010.

Used recently as platform by President Barack Obama and former President Bill Clinton to launch the Better Buildings Challenge, 815 Connecticut is a model of how energy efficient upgrades to existing buildings can have a measureable impact on reducing not only carbon emissions and energy consumption, but also operational costs. To date, the energy efficiency measures that have been completed are saving almost \$200,000 per year, or over \$0.99 per square foot. Examples of unique high efficiency measures include:

- Replacing the façade with a high efficiency glass curtain wall system
- Utilizing two 275-ton McQuay TurboCor chillers and two new EVAPCO AT series forced-draft cooling towers with variable frequency drives (VFDs).
- New dampers with very low leakage rates were installed in the air-to-air economizer section of the building’s air handler.
- Direct Digital Control (DDC) lighting and window shade system with daylight sensors.
- Redistributing the duct work system to include new VAV boxes, and floor and quadrant zone control with DDC thermostats and dampers.
- Low water consuming plumbing fixtures and devices.

Logistics of the construction work had to be meticulously planned, including working in twenty foot vertical bays at a time in lieu of entire horizontal floors. **B**

# DC Sustainable Energy Utility— Now Open for Business

By J. Michael Holland

**B**y now everyone has become familiar with the Clean and Affordable Energy Act of 2008, the program that made benchmarking and reporting a building's energy efficiency mandatory in the District. Under this Act, all public buildings over 100,000 square feet (the final phase 50,000 square foot requirement kicks in next year) will be required to report their Energy Star scores, with the results becoming public for the first time next year on the DC-DOE website. However, a less publicized part of the Act may be of particular interest to building Owners, Designers and Contractors who are looking to make energy improvements to existing properties or who need guidance when weighing the relative merits of different MEP options for new projects.

In addition to mandating the energy benchmarking, the 2008 Act also called for the creation of a non-profit independent company, whose mission is to help District households and businesses save money and energy. This company, the District of Columbia Sustainable Energy Utility (DC SEU) is open for business and they are anxious to get the word out. Here's the best part – the services DC SEU provides, which are designed to benefit the District as a whole and thus are funded by DC ratepayers, are free to the public. They don't sell anything and they are not affiliated with any particular utility company, so the consulting advice they provide is theoretically unbiased.


So just what can the DC SEU do for you? The full answer to that question depends on your specific needs, but potentially...lots! While the company is still in its nascent stage, their goals for the future are quite ambitious. What they provide is determined as much by the needs of their clients as it is by the current programs they have in place. They have resources – both money and minds – and are looking for new and effective ways to deploy those resources. In the past year alone (their first in existence), they've completed over 5,600 energy efficiency projects, including an extensive T12 replacement program, installation of 15 photovoltaic systems and a couple of commercial solar water heating systems. While they plan to continue with a number of their existing energy efficiency retrofit programs, they are very open to new ideas, new opportunities and new partners.

One of their primary services is acting as matchmaker, connecting local contractors with customers to work on energy efficiency projects. Small District-based contractors can apply to be included as "Preferred Contractors" for certain energy upgrade and retrofit programs run by DC SEU. Owners who select contractors from DC SEU's Preferred Contractors list are eligible for rebates for certain improvements they make. Training is also available for DC contractors who are interested in expanding

their project expertise to include energy efficiency retrofits.

In addition to making connections between contractors and customers, the DC SEU can help owners and contractors find funding sources, tap into the network of incentives and rebates, and occasionally even provide free funding assistance to incentivize projects that would significantly reduce energy use throughout the District. Part of the DC SEU's mandate is to spend 30% of their budget on low-income multi-family housing improvements, so there are often opportunities for projects that fulfill this priority. Although applications for funding earmarked for low-income multi-family will be closed by the time this goes to press, new opportunities will become available, so interested contractors and owners should visit their web site regularly to stay up to date on the projects DC SEU is promoting.

In addition to working with small contractors and owners on projects designed directly by DC SEU, they also work with much larger clients – commercial owners, universities, large tenants – who are trying to evaluate different energy-saving options as they look to build or renovate. For them, the DC SEU can provide broad technical assistance and advice that is unclouded by the agendas of any specific energy provider. Want straight answers on your payback timeline for certain energy investments? Wondering if geothermal energy is an option for your building site? Having trouble understanding the Energy Star score card required for reporting your building's energy efficiency? DC SEU is ready to help.

DC SEU's stated primary goals are to help DC tenants and owners save money, to reduce the energy use (particularly peak demand) throughout the city, and to stimulate the local economy with energy-saving projects. Whether you are looking for training, for expert analysis, for funding assistance or for job opportunities, they may be able to help. And again, thanks to the funding structure of the Clean and Affordable Energy Act of 2008, these services are provided without cost to you. If you want to know more, they have a full list of employment and contracting opportunities on their website – [www.dcseu.com](http://www.dcseu.com) – or they can be reached by phone at 855-MY-DCSEU. 



J. Michael Holland is Vice President, Construction at Boston Properties, and has been with the firm for 12 years. He is responsible for over 3-million square feet of construction at Boston Properties, including the company's first LEED project which delivered in 2008, and has worked on LEED-NC, LEED-EB, LEED-C&S projects. Currently he is working on construction of Block 16 in Reston, Boston Properties' first LEED-Certified (Silver target) residential project in the DC region.

## Member Projects

January 20, the Design/Build team of **Turner** and **T.K. Davis Construction Company** with **HOK Architects**, participated in the ground breaking ceremony of the **New Justice Center for the City of Richmond, Va.** Scheduled for completion in 2014, this 400,000 square-foot building will have a strong MBE participation that exceeds 40 percent.

WBC member **Turner Construction Company** conducted a celebration on Friday, January 27 with the entire local community being invited to sign the last beam for the hospital's frame. Construction of the \$36 million hospital will be completed by year end. This new facility is composed of a 40 beds, emergency department, two operating rooms, observation beds and imaging services.

Housing 6,400 people, 26 agencies and 170 sub-agencies is one, 1.8 million square-foot, \$953 million office complex for the Department of Defense, which opened in September 2011. Located at Mark Center, the complex is part of a 350-acre mixed-use campus. The facility sits on a 16-acre secure campus and is

Joining Mayor Dwight Jones at the New Justice Center groundbreaking are the following Design-Build Team Members starting on the left are Darien Grant (Turner), Mayor Dwight Jones, George Kreis (Turner), Jim Kessler (HOK), and Derek Brown (Turner).



Riverside Doctors  
Hospital Celebration



## Engineering Services

Mechanical Engineering  
Electrical Engineering  
Plumbing Design  
Fire Protection Design

Structural Engineering  
Civil Engineering  
Facilities Documentation  
Asset Management

Among the top 100 National Design Firms  
by Engineering News Record since 2000


Among Washington Business Journal's  
top 25 Engineering Companies for 2010

We are grateful to our clients for their continued support

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

7650 Standish Place  
Suite 109  
Rockville, MD 20855  
T 240.268.1820  
F 240.268.1821  
E lbrode@gpinet.com  
www.gpinet.com

## Member Projects



**J.E. RICHARDS**  
INCORPORATED  
ELECTRICAL CONTRACTORS

10401 Tucker Street  
Beltsville, MD 20705  
Phone: (301) 345-1300  
Fax: (301) 345-2370

**SERVING MD, VA & DC**



**Dynalectric**  
An EMCOR Company

**Diversified Electrical Construction  
and Service Installations  
for Business and the Community**

**Dynalectric Company**  
22930 Shaw Road, Suite 100  
Dulles, Virginia 20166  
703/742-3500

**Laurel Office**  
8101 Sandy Spring Road, Suite 260  
Laurel, Maryland 20707  
703/733-4168

Visit our website:  
[www.dynalectric-dc.com](http://www.dynalectric-dc.com)

- ◆ Commercial & Government Facilities
- ◆ Industrial & Institutional Projects
- ◆ BioMed & Lab Installations
- ◆ Data/Communication Centers
- ◆ Service Contracts
- ◆ Fire Alarm Testing & Retrofit
- ◆ 24-Hour Emergency Service
- ◆ Residential, Multi-Unit
- ◆ Design Assist/Design Build
- ◆ Traffic Signal Installation





*Balfour Beatty Construction completes George Mason University housing project six months early*

comprised of two multi-story towers, 15 stories and 17 stories, two parking garages providing 3,098 spaces, a visitor center, remote inspection facility and a public transportation center that services the Mark Center and surrounding community.

Using a unique, developer-led, design-build process, the 30-month construction schedule was completed five weeks early and more than \$50 million under budget. WBC member HKS Architects, working in collaboration with Wisniewski Blair & Associates, served as project architect and Clark Construction served as design-build contractors for the project.

Although the project was under a federal mandate to receive Leadership in Energy and Environmental Design (LEED) Silver certification, the New York District, **U.S. Army Corps of Engineers** and other team members stressed the importance of this complex attaining LEED Gold certification. The complex is home to multiple DoD agencies that are currently occupying leased space throughout the national capital region including Washington Headquarters Services, the BRAC executive agent for these DoD customers. The project implements the 2005 Base Realignment and Closure Act Commission Recommendation #133 and is part of Fort Belvoir.

The WBC member **Balfour Beatty Construction**-led design-build team recently delivered the George Mason University Northwest Housing VIII A project six months ahead of the contract completion date.

Officially named the **Rogers Hall and Whitetop Hall**, the new housing project adds 609 beds to George Mason University's Fairfax campus. The early delivery and overall success of the project is accredited in large part to the collaboration and partnership between Balfour Beatty Construction and the design-build team partners, major subcontractors including, **J.E. Richards, JCM Associates**, and client George Mason University. The new housing complex consists of two buildings with apartment- and suite-style residences. Students moved into the facility on January 21, 2012, a full semester early. The Balfour Beatty Construction team delivered the project with no lost time accidents. **B**

# WBC Calendar & Advertising Information

## Events Calendar

### April–July

**April 9**, 11:30 a.m.–2:45 p.m.  
Hammerheads Committee Meeting  
WBC Offices

**April 20**, 8 a.m.–4:30 p.m.  
Spring Project Bus Tour

**April 21**, 10 a.m.–12 p.m.  
WBC Community Service,  
Food & Friends, Washington, D.C.

**May 14**, 11:30 a.m.–12:45 p.m.  
Hammerheads Committee Meeting  
WBC Offices

**May 19**, 10 a.m.–12 p.m.  
WBC Community Service,  
Food & Friends, Washington, D.C.

**May 31**, 5–7 p.m.  
Spring Networking, Spider Kelly's  
Arlington, Va.

**June 11**, TBA  
Summer Golf Outing  
Leesburg, Va.

**June 16**, 10 a.m.–12 p.m.  
WBC Community Service,  
Food & Friends, Washington, D.C.

**July 21**, 10 a.m.–12 p.m.  
WBC Community Service,  
Food & Friends, Washington, D.C.

## 2012 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**.

### October/ November 2011

New WBC Board and Chairman Profile

### December/January

Member Giving

### February/March

Sustainability

### April/May

Craftsmanship Awards

### June/July

Technology/Innovation

### August/September

Rebuilding Together

### October/November

Green Building/Sustainability

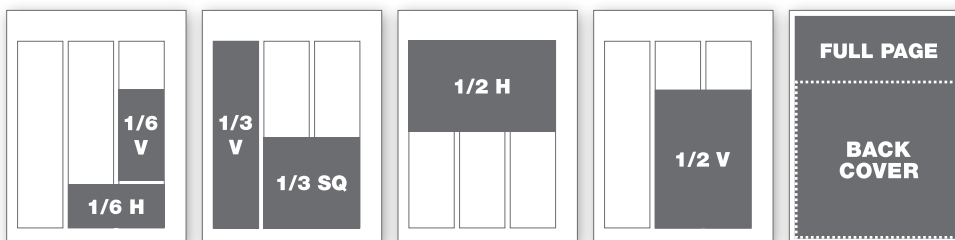
## Ad Rates

	1 time	3 times	6 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	3 times	6 times
<b>Non-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

WBC Community Services Committee  
2012 Community Volunteer Opportunities

**FOOD & FRIENDS**



219 Riggs Road, NE  
Washington, DC  
[www.foodandfriends.org](http://www.foodandfriends.org)



**3rd Saturday Monthly \* 10:00 a.m. to 12:00 p.m.**  
*Help prepare and package, meals for and delivers meals and groceries  
to more than 1,400 people living with HIV/AIDS, cancer and other  
life-challenging illnesses throughout the Washington area.*

*Please see the Food & Friends website for directions and important information.*

*Volunteers Must Be At Least 14 Years Old*

The mission of Food & Friends is to foster a community caring for men, women, and children living with HIV/AIDS, cancer, and other life-challenging illnesses by preparing and delivering specialized meals and groceries in conjunction with nutrition counseling. Food & Friends' services are made possible with the help of more than 11,000 volunteers annually who have fun while giving just a few hours on a weekly, bi-weekly, or monthly basis. Individuals, schools, social groups and corporate and faith-based teams contribute in many ways. They could not exist without their incredible volunteers.

The WBC Community Services Committee has scheduled a 2-hour shift to help package meals, and do other kitchen tasks. Can you lend a hand? We have space for 10 volunteers on the 3rd Saturday of each month from 10:00 a.m. to 12:00 p.m.

**Volunteer Sign-Up Form**

Name \_\_\_\_\_ Date(s) \_\_\_\_\_ Name \_\_\_\_\_ Date(s) \_\_\_\_\_

Name \_\_\_\_\_ Date(s) \_\_\_\_\_ Name \_\_\_\_\_ Date(s) \_\_\_\_\_

Company: \_\_\_\_\_ 3rd Saturdays: 4/21, 5/19, 6/16, 7/21  
Address: \_\_\_\_\_ Registration for Aug - Dec available in June.

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

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Please Register Online or Fax to 202.429.1922**

**Cancellation:** Please call the WBC office no later than one week prior to the day you volunteer if you or someone else from your firm is not able to participate. This will assist greatly with planning for the day's activities. Thank you.



Washington Building Congress  
1620 I Street, N.W., Suite 810  
Washington, D.C. 20006  
202.293.5922 Fax: 202.429.1922  
[www.wbcnet.org](http://www.wbcnet.org)

