

# Bulletin

The Official Publication of the Washington Building Congress | **May/June 2011**

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**Construction Begins on CityCenterDC Development p.6**

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# Bulletin

May/June 2011

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).

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## Chairman's Letter

### Dear Members and Colleagues:



This edition of the *Bulletin* features an informative look at Hines' City Center DC development project and an informative and timely article by Dirk Haire (Smith, Currie & Hancock) examining changes to the SBA's 8(a) joint venture and mentor-protégé rules. Please keep in mind that all WBC members are encouraged to submit articles and information to be published in the *Bulletin*.

The Community Services Committee tackled another very gratifying Rebuilding Together project in April. House Captain and Vice-Chair Jeff Davidson (Professional Service Industries / PSI), Volunteer Coordinator Anne Marie Tombros (Vango Construction Consulting) and Tim Bakos (Perkins+Will) coordinated the effort of more than 60 volunteers represented by 20 firms that contributed more than 400 volunteer hours. Additionally, there was \$50,000 of in-kind contributions (labor and materials) from WBC members including Flippo Construction Company, HITT Contracting Inc., Ruppert Landscape, and Kalkreuth Roofing & Sheet Metal. With the help of all involved, a very worthy homeowner in Springfield is now enjoying a significantly improved quality of life. I had the opportunity to interview with the folks at Rebuilding Together and to speak with the adjoining property owners and their sincere appreciation for this worthy cause made it a truly gratifying experience. Kudos to everyone involved with the Rebuilding Together project and a special "hats off" to this year's House Captain Jeff Davidson for his outstanding leadership and dedication! Please take some time to enjoy the upcoming July/August *Bulletin* where we will be focusing on WBC community initiatives over the past year.

The Washington Building Congress will be offering an outstanding series of programs and activities over the coming months. The highlights of the season will be 74<sup>th</sup> annual WBC Summer Golf Outing on Monday, June 13 at *Lansdowne* and *Belmont* golf clubs in Northern Virginia. This event is being organized by Steve Skinner (Suffolk Construction Company) and Mike Sloan (BE&K)—opportunities to sponsor and play in **THE BEST** (bar none) golf outing in Town are filling quickly. While there are still opportunities to sponsor and play in this marquee event, we expect a full field and are currently over 70% sold out!!! Please also note that the Golf Outing awards reception at Lansdowne from 3:00 to 5:00 p.m. is open to non-players as well.

The WBC Spring Networking event is being held on June 7 at Spider Kelly's in Arlington. At this event, the Small Business Task Force is holding its inaugural "WBC Contractor Showcase". The SBTF is expecting over 70 small business representatives to attend the program free of charge. These small businesses will spend 1.5 hours interacting with seven WBC member Showcase Hosts. Many thanks to our Showcase Hosts Balfour Beatty Construction, Black & Veatch, Clark Construction Group, Flippo Construction, Forrester Construction, Grunley Construction, GCS-SIGAL LLC, The John Grimberg Company and to SBTF Chair Anne Marie Tombros (Vango Construction Consulting) and Board Liaison Dan Buckley (Flippo Construction Company) for putting together this fantastic WBC event. Finally, the Hammerheads have organized a late August Summer Networking event that will be open to all Members—we will keep you posted.

The Marketing & Communications Committee is now moving forward with the complete reengineering of the WBC web site and records management system. After months of "pre-construction" planning by the Committee, I am proud to say that we have executed a contract with Matrix Group International and work is moving forward on schedule for the September 29, 2011 release of the new WBC web site. Thank you to the Marketing & Communications Committee, Co-Chairs Louise Boulton Lear (James G. Davis Construction) and Katie Garrett (David M. Schwarz Architects), Board Liaison Carl Hirrlinger (James G. Davis Construction) and committee member Evan Thomas (GHT Limited) for keeping this major WBC initiative on track.

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,

**Chuck Asmar**

WBC Chairman of the Board

# Industry Report

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## New Partners at Dixon Hughes Goodman

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WBC member, Dixon Hughes Goodman, LLP has announced that **Christine Ballard**, CPA, **Bill Walter**, CPA, and **Jo-Ann Swift**, CPA have been named Partner, effective April 1, in the company's Tysons Corner office.

Ballard earned a Bachelor of Science degree in Commerce and Accounting from Santa Clara University and a Masters of Taxation degree from the University of Tulsa. She has more than 20 years of experience in public accounting including ten years serving as a managing director of international tax services for a national public accounting firm, working in the manufacturing, clinical research, telecommunications and real estate industries. She has also coordinated global tax service needs establishing new local country tax and accounting relationships for multinational businesses. Ballard is a member of the American Institute of Certified Public Accountants and the AICPA International Tax Resource Panel.

Walter is a graduate of Penn State University with a Bachelor of Science degree in Accounting. He has more than 25 years of experience in issues associated with cost accounting and financial management systems, and as a former auditor for the Defense Contract Audit Agency (DCAA), he has an extensive knowledge of the application and interpretation of rules, regulations and standards applicable to government contractors.

As a faculty member of the GWU Government Contracts Program and Federal Publication Seminars, he has developed and taught courses on Cost Reimbursement Contracting, Accounting for Cost on Government Contracts, A Manager's Guide to EVMS, Defective Pricing - Hazards and Defenses, Government Contract Audits, Contract Pricing, Contract Performance Management Tools. He also presents to industry groups on current issues in the Federal procurement arena. Walter is a member of the American Institute of Certified Public Accountants, the

Virginia Society of Certified Public Accountants and the National Contract Management Association.

Swift has a Bachelor of Science degree in Accounting from Northwestern Illinois University. She has been associated with the firm since 2001, and she previously worked for a big four accounting firm where she specialized in audits and consulting engagements for major government contractors and federal government agencies. She also worked as an auditor for the DCAA, where she led teams of auditors to successful and timely completion of complex audits involving the Federal Acquisition Regulation and the Cost Accounting Standards. Swift is knowledgeable in the requirements of performing audits under Generally Accepted Auditing Standards, Government Auditing Standards, and OMB Circular A-133. She is a member of the American Institute of Public Accountants, the Virginia Society of Public Accountants and the Association of Government Accountants.

Also, Dixon Hughes Goodman LLP has announced that Gunnar Bergstrom has been named managing principal of the Finance & Accounting Resources (FAR) division. The FAR division is primarily responsible for on-site, project-based accounting outsourcing solutions to Fortune 500 companies. Bergstrom is a graduate of Old Dominion University with a Bachelor of Science degree in Management. He has more than 20 years of managerial experience including program and project management, structured systems life cycle development, business process modeling and redesign, team leadership, strategic sales and delivery and operations management. He is a member of the Old Dominion University Alumni Association.

Finally, Dixon Hughes Goodman named Jeffrey Levy, CPA, a partner in its Rockville office. A graduate of Benjamin Franklin University with a Bachelor of Science degree in Accounting, Levy also holds a Masters of Accounting degree from the University of Maryland. He has been working in public accounting for more than 20

years. His expertise includes accounting and tax services to small businesses, for-profit entities, medical practices and consultants. He is a member of the Maryland Association of Certified Public Accountants, the American Institute of Certified Public Accountants and the Greater Washington Society of Certified Public Accountants.

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## Michael Killian Achieves Prestigious Design Build Certification

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Michael Killian

WBC member Foulger-Pratt Contracting's Design Build Manager **Michael Killian** has successfully completed the requirements for the nationally recognized Design-Build Professional™ certification. The Design-Build Institute of America (DBIA) awarded designated status to Michael following his successful completion of the formal examination. The DBIA's certification program seeks to recognize industry professionals who demonstrate a practical level of knowledge and hands-on experience in design-build project delivery. Achieving the Design-Build Professional™ certification follows a rigorous combination of education completing three DBIA core courses and 18 elective credits related directly to project delivery; past experience providing three years of substantial design-build work experience; testing completing the rigorous DBIA examination, and submission of three letters of professional reference.

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## Axelrod Joins WDG Interior Architecture

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**Annie Axelrod**, a marketing and communications specialist with diverse experience in the architecture and interior design professions, has

joined WBC member WDG Interior Architecture as business development manager. Axelrod will oversee business development strategy for the firm's interior architecture and interior design services, working with WDG's clients and design teams in the corporate, government, institutional, hospitality, and retail/restaurant markets.

With an extensive background in creative services, including interior design and branding concepts, Axelrod is known for her skills in advancing aesthetic objectives for interior spaces through effective client collaboration and communications. She has worked with major design and construction firms in the Washington region, contributing expertise in marketing, business development, and client support.

WDG Interior Architecture Principals Howard Weiss and Hiro Isogai envision that Axelrod will play a key role throughout all project phases, helping to establish and maintain strong client interaction and involvement.

Axelrod studied at the Institute of Design and Construction and the New York School of Interior Design. She is a member of Commercial Real Estate Women the International Council of Shopping Centers, and Women in Retail Real Estate.

## PSI Promotes Regotti

WBC member PSI has promoted **Colleen Regotti**, PE to Environmental Services Department Manager in their Fairfax operations office. Regotti is a graduate of Virginia Tech University with a Bachelor of Science in Civil Engineering. She has been with PSI since November 2010 and was previously a Senior Engineer.

## Ober|Kaler Lawyer Stephen Palley Completes Construction Insurance Guide

Ober|Kaler, a WBC member, is pleased to announce the release of "Construction Insurance: A Guide for Attorneys and Other Profession-

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# Industry Report

als,” edited by **Stephen D. Palley**, a principal with Ober|Kaler, along with Tim Delahunt, John Sandberg and Pat Wielinski. Published by the American Bar Association’s Forum on the Construction Industry, this resource is a perfect practice handbook for construction lawyers, written by practitioners with considerable expertise in both construction and insurance. The guide provides overviews of individual construction insurance topic areas in each chapter, chosen because of their relevance to construction lawyers. In addition to serving as lead editor for the book, Palley co-authored two chapters – one on construction contract insurance provisions, and another on securing insurance coverage for delay related claims.

Palley specializes in insurance coverage counseling and litigation with a construction industry focus, and a practice limited to policyholder representation, as well as complex construction defect litigation. Palley has also advised clients on the development and negotiation of insurance and risk-transfer programs for some of the largest construction projects in the United States, including power plants, airports, sports venues and hospitals. A member of the team awarded the 2008 and 2010 *Chambers USA Award for Excellence in Construction*, he is a graduate of Tufts University (B.A. cum laude) and the Washington University of St. Louis School of Law (J.D.).

The book is available from the American Bar Association at Construction Insurance: a Guide for Attorneys and Other Professionals.

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## Electrical Alliance First to Offer Electric Vehicle Charging Station Installation Training

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The Washington, DC Joint Apprenticeship & Training Committee (JATC) will be the first in the area to offer Electric Vehicle Charging Stations installation training for electricians. The Joint Apprenticeship & Training Committee, sponsored by WBC member, Electrical Alli-

ance, is a cooperative effort between the Washington, DC Chapter of National Electrical Contractors Association (NECA) and the International Brotherhood of Electrical Workers, (IBEW) Local 26.

The JATC offers accredited apprenticeship programs that prepare students to excel in the electrical industry and continuing education that readies experienced electricians for work on tomorrow’s systems.

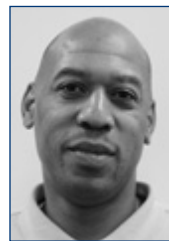
**Ralph Neidert**, a master electrician in Virginia, Maryland, and West Virginia and assistant director at the JATC participated in the Electric Vehicle Infrastructure Training Program (EVITP) to become certified to train-the-trainers who will teach local electricians to install, commission and maintain Electric Vehicle Supply Equipment (EVSE). The program addresses technical requirements, safety imperatives and performance integrity of industry stakeholders.

The JATC is now establishing an EVSE training lab at its Lanham, MD facility and will train additional trainers to teach licensed journeymen how to install this equipment. The JATC plans to have the much-needed training underway by June.

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## CEO Announced by Dominion Electric Supply of Washington

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Gerald E. Jackson

WBC member Dominion Electric Supply Company of Washington, LLC, announces the confirmation of **Gerald Edward Jackson** as Chief Executive Officer, Jackson is respon-

sible for the direction, staff and operations of Dominion Electric Supply Company of Washington. Prior to assuming his current position, Jackson was President of Dominion Electric Supply of Washington. He began his career with the Dominion family in 1989 as a warehouse staff member where he learned how to care

for each customer in a truly personal manner. He worked his way up the ranks and spent time as a Counter Manager, Inside Sales Manager and Branch Manager. Jackson is a native of Arlington, VA and received his Bachelor of Science degree from George Washington University in 1988.

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

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Adam Spatz

GPI / Greenman-Pedersen, Inc., a WBC member, is pleased to announce the addition of **Adam Spatz**, PE, LEED AP. Spatz is a senior mechanical engineer with over 15 years experience

in HVAC design and construction. He has experience in the design of mission critical facilities, central chiller plants, secure government sites, and speculative office buildings. Spatz received his Bachelors degree in Mechanical Engineering and Applied Mathematics from the University of Maryland.



Michael Killian

**David Lin**, PE, LC, LEED AP has also joined the GPI team. Lin obtained his Masters degree in Electrical Engineering from University of Missouri Columbia. He brings over

twenty years of electrical engineering design experience for new and existing commercial, industrial, institutional, and residential projects. He is also a certified lighting designer.



Chip Hart

**Chip Hart**, PE joined the GPI team as a mechanical engineer. Hart received his Bachelors degree in Mechanical Engineering from Grove City College

in Pennsylvania. He brings nine years of mechanical engineering design experience for commercial buildings, hospitals, schools, and university athletic facilities throughout the country.



Melissa Quinn


GPI also added **Melissa Quinn** as marketing coordinator. Quinn received her Bachelors degree in Marketing from the University of Maryland and previously worked in the healthcare industry.

## Washington, DC JATC Recognized for Completing Maryland Energy Grant Electrical Training

The WBC member Electrical Alliance's Joint Apprenticeship and Training Committee (JATC) was honored for completing energy and electrical training funded by the Maryland Energy Sector Partnership.

The Maryland Energy Sector Partnership (MESP) is run by the Governor's workforce investment board. The MESP monitors four regional consortia that create an integrated system of education, training, and supportive services that promotes skill attainment and career pathway development for more than 2,000 Marylanders for green jobs in manufacturing, construction, environmental technology and solar energy. The "Go Solar" consortia provided about \$1.3 million in funding for the JATC's training.

The JATC, which is sponsored by the Electrical Alliance, a cooperative effort between the Washington, DC Chapter of National Electrical Contractors Association and the International Brotherhood of Electrical Workers, Local 26, developed and administered a 15-week, 90-hour course. It was designed to attract Prince George's County residents into the field of electrical construction and solar generation.



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The initiative provided participants with a diverse array of new skills and competencies in the energy efficient building and retrofit industries.

Participants were enrolled as entry level R-1 residential trainees with IBEW Local Union and received work assignments as available. Thirty-two of the original 35 training program participants have been placed with one of 200 signatory electrical contractors.

Prince Georges County hosted a recognition ceremony on April 28th, at the JATC 26 facility in Lanham, MD for the first group of 30 grant-funded new worker trainees. The Governor, as well as local and state officials, including Maryland Secretary of Labor Sanchez and Assistant Secretary Paulette Francois, honored the trainees.

In addition to this special grant-funded program, the JATC offers accredited apprenticeship programs that prepare students to excel in the electrical industry and continuing education that readies experienced electricians for work on tomorrow's systems. **B**

## Feature Article

# Construction Begins on CityCenterDC Development

The start of construction on the landmark CityCenterDC development by Hines|Archstone was formally announced today at a groundbreaking ceremony on the downtown Washington, DC site. In addition, it was announced that 100 percent equity financing has been secured for the US \$700 million project, which is believed to be the largest downtown development currently underway in any U.S. city. The anchor investor is Qatari Diar Real Estate Investment Company (Qatari Diar), the real estate investment arm of the Qatari Investment Authority and the financing was put in place by Barwa Bank's investment banking subsidiary The First Investor (TFI). TFI will co-invest in and manage the dedicated TFI U.S. Real Estate Fund.

A joint venture between Clark Construction Group and Smoot Construction of Washington, DC has been engaged as general contractor. Construction commenced on March 23 and is expected to reach substantial completion by the fourth quarter of 2013.

Formerly the site of the District's old convention center, CityCenterDC is a 10-acre, mixed-use development, located in the heart of downtown Washington on a 4.5-block parcel bounded by New York Avenue, 9th, H and 11th Streets, NW. The first phase of the project is a pedestrian-friendly neighborhood with more than 185,000 square feet of retail situated at the base of six buildings that encompass 458 rental apartment units and 216 condominium units; and 520,000 square feet of office space. The project also includes 1,555 below-grade parking spaces; a new street grid reinstated throughout the site, and nearly an acre of public open spaces. A second phase of the project is planned to include a 350-room upscale hotel, along with 110,000 additional square feet of retail.

CityCenterDC's retail component is designed to attract unique local, regional and national retailers and restaurants, complementing those already present downtown. The co-tenancy, street-oriented storefronts and engaging public spaces with seasonal programming are expected to attract residents, office workers, convention visitors, regional shoppers and tourists.

In addition to the significant tax revenue generated by a project of this magnitude, CityCenterDC will provide benefits to District residents in the form of affordable housing, new public spaces, priority hiring for new jobs created by the development and a commitment to use District-based firms for at least 35 percent of all contracts in the design, construction and operating phases of the project. To date, more than 40 such firms, representing over \$20 million in contracts, have performed on the project. More than \$170 million is



*Alleyway retail, offices above*

## About CityCenterDC

- Largest downtown development currently underway in any U.S. city
- More than \$170 million expected to be generated for DC-based firms
- Hines and Archstone lead development team of the \$700 million project
- Qatar's Barwa Bank subsidiary The First Investor to coordinate financing through dedicated TFI U.S. Real Estate Fund; anchor investment secured by Qatari Diar
- Design and planning led by Foster + Partners

In November 2003, a team led by Hines and Archstone was selected by the District of Columbia to master plan and execute the redevelopment of the "Old Convention Center Redevelopment Site," a 10-acre parcel in the middle of downtown Washington, DC. The project is situated in the heart of downtown's office core, along a ceremonial stretch of New York Avenue between the new D.C. Convention Center and the U.S. Treasury and White House. The two busiest stations in the Metrorail system, providing service on all lines, are located within two blocks of the site. Site access to and from other parts of the District, Northern Virginia and Maryland is excellent.

The overall objective of the project is to create a unique, pedestrian-friendly, mixed-use urban neighborhood that includes retail, entertainment, residential and office uses, as well as programmable public space. Project development partners Hines and Archstone, alongside partner TFI, are committed to create a place that is first and foremost for the District and its residents, and that will appeal to downtown workers and visitors. The development team will also strive to create a great place for people, with the highest-quality and innovation in urban design and architecture. Visit [www.citycenterdc.com](http://www.citycenterdc.com) for more information.





CityCenterDC aerial

expected to be added during construction, representing the inclusion of over 90 additional District-based firms. Several District-based companies have been given the opportunity to invest and participate in the project's ownership.

Mayor Vincent C. Gray commented, "This effort has been almost a decade in the making, and we look forward to the progress that will be made on the site of the Old Convention Center as this last missing piece of our downtown is redeveloped. I am excited about the more than 190 District Certified Business Entities that are involved in the planning, design and construction of this project, and the thousands of construction and permanent jobs that will be created. This is a huge development for the residents of and visitors to our city."

CityCenterDC's master plan design was led by London-based Foster + Partners, the internationally acclaimed studio for architecture, design and planning, which also designed the office and residential condominium buildings.

Additional members of the design team include DC-based Shalom Baranes Associates, serving as associate master plan architect, project Architect of Record and lead designer of the residential rental buildings. Gustafson Guthrie Nichol of Seattle is the lead landscape architect, working with Washington, DC-based Lee and Associates.

Principles and strategies for sustainable design systems and technologies have been embraced by the development team. The entire development has been accepted into the U.S. Green Building Council's pilot program for LEED® Neighborhood Development (LEED-ND) and is expected to receive Gold certification. The office buildings have achieved LEED pre-certification at the Gold level. The residential buildings are targeting a LEED Silver rating.


Mohammed Al Saad, vice chairman and managing director of Barwa Bank commented, "We are proud to be sponsoring this landmark development in collaboration with the District of Columbia and our leading U.S. and inter-

national design and development partners to create a new neighborhood in the heart of Washington, DC. Its ambition, scale and profile are commensurate with its status as Qatar's first major real estate investment in the U. S., and one which I believe will mark the beginning of a long and successful U.S./Qatari partnership in premium real estate investment and development. Today's groundbreaking signifies the beginning of a vibrant, multi-purpose community that will benefit both citizens and visitors of this historic city."

Mohammed Al Hedfa, group CEO of Qatari Diar commented, "We are delighted to provide the anchor investment in the TFI US Real Estate Fund. In conjunction with our co-investors and strategic partners, Hines|Archstone, we look forward to the realization of this landmark development."

Hines Founder and Chairman Gerald Hines commented, "It is both a great privilege and a great opportunity to be able to develop a parcel this large starting with a blank slate. The master plan for CityCenterDC is designed to welcome pedestrians, to bring neighborhoods together and to be sustainable for generations. Along with our partners, we look forward to the excitement as this project takes shape over the next three years."

Scot Sellers, Archstone's chief executive officer, added: "We are delighted to be a part of the world-class team that has been assembled to make this exciting project a reality. We have been working together with the Hines organization and our other partners on this incredible addition to the Washington DC community for over eight years now, and seeing this come to fruition is very exciting for all of us. Archstone is the largest owner and operator of apartments in the Washington, DC metropolitan area, and we are very proud to be adding another marquee location to our portfolio here."

CB Richard Ellis and Tanween WLL are acting as real estate advisors to TFI. Tanween is an integrated real estate management service provider. 

# Feature Article

## CityCenterDC Details

Formerly the District's old convention center site, CityCenterDC is a 10-acre, mixed-use development, located in the heart of downtown Washington between New York Avenue and 9th, H and 11th Streets, NW. The first phase of the project will deliver a pedestrian-friendly neighborhood with more than 185,000 square feet of retail; 458 rental apartment units and 216 condominium units; 520,000 square feet of office space; 1,555 below-grade parking spaces; new streets and pedestrian paths; and public open spaces. A second phase of the project is planned by Gould Property Company, and is expected to include 500,000 square feet of office space and 30,000 square feet of retail.

### Schedule (Estimated)

Phase 1 (Office, Apartments, Condos, Retail)	
Construction Starts	4/11
Substantial Completion	8/13-2/14
Phase 2 (Hotel, Retail)	
Construction Starts	2/13
Substantial Completion	6/15

### A Walker's Paradise

- 30-40% of households want to live in walkable, urban communities
- Less than 20% of housing supply can be defined as walkable and urban
- CityCenterDC will have a walk score of 98%, "Walker's Paradise"

### Sustainability

- The entire development has been accepted into USGBC's pilot program for the LEED® Neighborhood Development certification.
- It is expected to achieve LEED Gold at completion.

### Retail

CityCenterDC's retail component can be thought of as 325,000 square feet of street-oriented shopping, dining and engaging public spaces enlivened with seasonal event programming. The center will provide a critical mass of retailers at a central downtown location and is designed to attract a compelling mix of local and national retailers and restaurants to cater to local residents and office workers, draw shoppers from the entire region and attract tourists and conventioners. Retailer interest in the project to date has been strong.

### Critical Plan Elements

- Maximize street-oriented retail
- Pedestrian-friendly
- Abundant, safe, accessible parking
- Attractive, compelling urban space
- Actively programmed public space

### Site Access

- Bounded by 4 major arterials
- 3 parking entrances (Phases 1 & 2)
- 750 public parking spaces
- 1 block from 2 of the region's 3 busiest subway stations
- 107,000 daily riders pass through the subway stations

### Market Notes

- District resident demand for retail goods exceeds supply by more

- 125,000 office workers, 7,000 residential units and 4,500 hotel rooms within 5 blocks of site

### Rental Apartments

The CityCenter DC apartments will respond to the District's growing demand for well-appointed apartment homes in walkable locations. With restaurants, shops, major employers and Metro rail stops within steps of the community, the CityCenterDC apartment homes will deliver a unique DC experience. The community's two buildings, linked by an enclosed pedestrian bridge, will bring light and views into each home while celebrating the numerous interior and exterior public spaces and venues. Inside, the apartments will showcase thoughtful features and functional layouts, including

Northwest park at dusk



substantial living rooms and open kitchens. Outside of their apartments, residents will have access to a comprehensive array of services and amenities designed to enhance the daily living experience. Finally the Archstone-managed community will reflect the company's commitment to best-in-class customer service and convenient technology solutions designed to make apartment living easier.

### Key Stats

- 30-40% of households want to live in walkable, urban communities
- Less than 20% of housing supply can be defined as walkable and urban

### Apartment Features

- Full-height windows
- Balconies in select units with sliding or French Doors
- Wood flooring in living, dining, entries and dens
- European-style cabinetry
- Roller shades on all windows

### Amenities

- 5,500-square-foot Caliber Sports Club with yoga room
- Click! Café Internet Lounge with free WiFi
- Business center
- Rooftop swimming pool, lounge and terrace
- Club room with billiards, comfortable seating and large screen TV

### Sustainability

- Expected to achieve LEED® Silver Rating

## Residential Condominiums

In addition to responding to the growing demand for walkable, well-appointed living spaces in downtown Washington, DC, the CityCenterDC residential condominiums will be ideally situated near popular Metro rail stops and major commuter corridors. The Foster + Partners' design for the condominiums will reflect each building's street location and solar orientation to contribute to an environmental strategy that targets energy savings and improved indoor air quality. Inside each home, residents will be greeted with substantial primary living areas, custom-designed kitchens and beautifully designed outdoor spaces that connect to the inside living area. The interiors will be complemented by an array of convenient services and amenities designed to enhance the living experience of residents.

Rental apartments, 10th and I Streets



### Features

- Full-height windows and sliding doors
- 9-foot ceilings in primary living areas
- Hardwood flooring throughout the home
- Granite or CaesarStone countertops
- European cabinetry and wardrobes

### Amenities

- Two large rooftop decks
- Private outdoor terraces
- Media room/lounge with outdoor landscaped terrace
- Banquet-sized dining room with catering kitchen and bar lounge with private locked wine storage
- Fully equipped fitness facility with Yoga room and private spa treatment room
- On-site guest suite
- Dedicated on-site indoor parking

### Sustainability

- Expected to achieve LEED® Silver New Construction certification
- Designed to maximize daylight and passive environmental benefits

## Office Space

The two 11-story office buildings designed by Foster + Partners feature functional and efficient floor plans, dramatic lobbies

and a complement of amenities in the heart of Downtown. The buildings offer the target tenants — law firms, professional organizations and government affairs offices — maximum exposure to natural light, landscaped roof terraces and inter-building connections via five pedestrian bridges. Property management and leasing services will be provided by Hines.

### Notes

- DC is the third largest office market in the U.S.
- DC is the second lowest office vacancy rate in the U.S. (10.8%)
- DC is the second highest office rents in the U.S.
- Office sale price per square foot in DC ranks #1 in the U.S.
- District Office Employment Breakdown:
- 65% Private / 35% Public

### Awards & Accolades

- DC is ranked #2 in the world for real estate investment by the Association of Foreign Investors in Real Estate in 2011 (Ranked #1 or #2 in the U.S. since 2006)

### Sustainability

- Pre-certified LEED® Gold Core & Shell

## Guest Article

# Changes to SBA's 8(a) Joint Venture and Mentor-Protégé Rules Will Alter Current Industry Practices

by Dirk Haire

Effective March 14, 2011, 8(a) firms and the large businesses that team with them must follow new rules for mentor-protégé relationships and joint ventures. The primary theme running through the changes is that the Small Business Administration (SBA) wants large business activity in small business set-asides further restricted. The new rules apply prospectively, meaning that approved mentor-protégé agreements and joint ventures in effect prior to March 14, 2011 will not be affected.

### Mentor-Protégé Agreements

Right up front, on the first page of a 42-page rulemaking, SBA hammers home the point that SBA is judge, jury, and executioner when it comes to determining if a mentor-protégé program qualifies for an exception to SBA's affiliation rule. As a result, with the exception of DOD's statutorily-authorized mentor-protégé program, large businesses and set-aside contractors can not use other agencies' mentor-protégé agreements to avoid affiliation. For example, a VA-approved mentor-protégé agreement between a SDVOSB protégé and a large mentor will not be protected from affiliation.

The new rules also require that large businesses and their 8(a) protégés must follow 8(a) mentor-protégé requirements on *non-8(a)* set-asides. Previously, approved 8(a) mentor-protégé teams could pursue HUBZone, SDVOSB, and other small business set-asides without following 8(a) restrictions. That is no longer the case.

Another potentially significant change is that a mentor-protégé joint venture may now qualify as small for federal subcontracting plan purposes. The rules did not previously address if this was permitted. Interestingly, the SBA's comments assume that absent mentor-protégé protection, the affiliation rule could be used to challenge a first-tier small business/second-tier large business subcontracting team on an unrestricted procurement. FAR 52.219-9, which governs small business subcontracting plans, does not on its face provide any basis for such a challenge. It is also unclear if SBA has jurisdiction over a size protest challenge where there is no set-aside contract involved. And there are no reported decisions to answer these questions. Nevertheless, the SBA's comments may indicate a willingness by SBA to police first-tier subcontract mentor-



**Dirk Haire** is a partner in the Washington, DC office of leading construction law firm Smith, Currie & Hancock LLP. Dirk practices in the areas of construction law and government contracts. He frequently advises clients on federal teaming arrangements and other public and private construction matters. Dirk can be reached at [ddhaire@smithcurrie.com](mailto:ddhaire@smithcurrie.com).

Smith, Currie & Hancock LLP has focused on delivering practical, business-oriented counsel to the construction industry for almost 50 years. The firm's books, *Common Sense Construction Law* and *Federal Government Construction Contracts*, are widely used as textbooks in construction law courses and as practical, everyday reference materials by construction professionals. More about Smith Currie may be found at [www.smithcurrie.com](http://www.smithcurrie.com).

protégé joint ventures and sub-subcontracts between first- and second-tier subcontractors where the first-tier is a small business set-aside contractor and the second-tier is a large business.

The new rules clarify a few other items. Mentors may have up to three simultaneous protégés, while protégés may have a second mentor in a secondary and unrelated NAICS code. Mentor-protégé agreements must be approved by the SBA *before* submitting a joint venture offer. SBA will not approve mentor-protégé agreements if the protégé has six months or less of eligibility remaining in the 8(a) program. And SBA adds a 45-day request for reconsideration process if a mentor-protégé application is denied.

Finally, on the enforcement side, SBA's Inspector General is given authority to request a formal size determination. The prior regulations required the inspector general to make a request through a local SBA office. This change is consistent with the recent trend of Office of Inspector General small business audits. Similarly, the rule adds consequences for a mentor who fails to provide the assistance provided for under an approved agreement. The consequences include termination of the mentor-protégé agreement, stop work orders for each contract currently underway, a two-year bar on participation in the program, and even a Government-wide suspension or debarment.

### Joint Ventures

The rules make a few key changes to joint ventures. First, the 8(a) venturer must receive profits "commensurate" with the 8(a) venturer's work, instead of at least 51 percent of the profits. SBA's comments indicate that a non-8(a) large business mentor may claim as much as 60% of the profit of a joint venture.

Second, the SBA significantly tightened the 8(a) venturer's performance of work requirements. The new rules require an 8(a) participant to perform at least 40 percent of the joint venture's work. This requirement replaces the "significant portion"

*continues on p. 13*

# Hammerheads Tour the District with Rippeteau Architects

On Monday, April 18, members of the WBC Hammerheads Committee took a DC history refresher course through a guided walking tour of the 14<sup>th</sup> Street Corridor, commonly known as “Mid-City” or Logan Circle. The guide/educator for the walking tour was Darrel Rippeteau of Rippeteau Architects, PC. Darrel began the tour with a history of 14<sup>th</sup> Street, starting in the mid-20<sup>th</sup> century when the intersection of 14<sup>th</sup> Street, NW and P Street, NW was a major exit route from the city. As such, 14<sup>th</sup> Street was inhabited by a number of car dealerships and became known as “Automobile Row”. Darrel commented that the street became one of the major locations for rioting during the aftermath of the Martin Luther King, Jr. assassination in 1968, and then subsequently fell into a state of disrepair and high vacancy rates during the 1980s.

Darrel noted that over the past 25 years, the occupants of the buildings have dramatically changed. The buildings that formerly housed cars, trucks, and warehouses are now occupied by diverse businesses including boutiques, real estate offices, and food markets, but several of the original structures and much of the architectural style has remained intact. Several buildings which were razed over the years have been in-filled and re-built adjacent to their more historic counterparts, and these new storefronts have created a spirit of forward momentum for the Mid-City Corridor. In addition to the increased residential units, whose occupants have helped sustain the businesses, resulting in nearly 100% storefront occupancy, larger companies have recently begun to reinvest in the community. Mid-City now boasts its first Whole Foods, which in turn has spawned investment from other notable companies including Starbucks, PNC and Wachovia banks.

The walking tour is the third continuing education event the Hammerheads Committee has organized. We encourage additional volunteers to participate and become more active within the WBC and Hammerheads Organizations.

**Thank you in advance for your continued support,**

—**Mike Baruccheri**

*Hammerhead Committee Chair*

*Tishman Construction Corporation of DC*



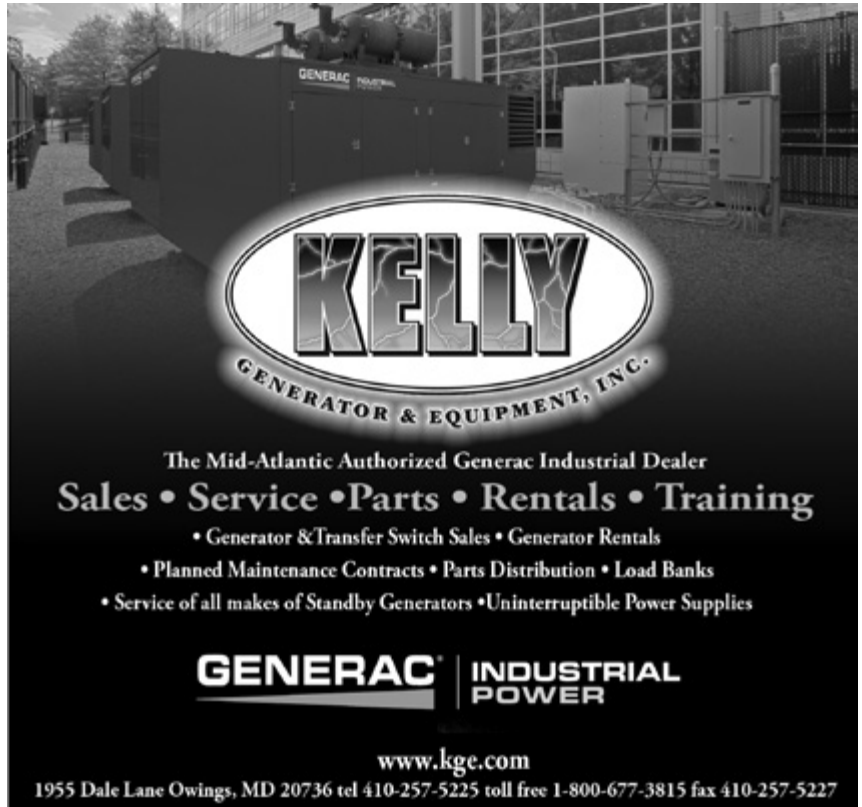
**Paul Jesson** Capitol Lighting & Supply  
**Michael Baruccheri** Tishman Construction Corporation  
**Kate Kerns** DPR Construction  
**Nina Manguiri** Crossection  
**Emily Coronado** Latino Economic Development  
**Ivania Teran** Latino Economic Development  
**Allison Goldberg**  
**Katherine White** Rippeteau Architects, PC  
**Darrel Rippeteau** Rippeteau Architects, PC  
**Grace Sawin** Rippeteau Architects, PC (*not pictured*)

## Member Projects

**Digestive Disease Week (DDW®)** has hired **Frost Miller Group (FMG)** to create a new brand identity for the annual medical conference and develop promotional materials for the next three events, starting with DDW 2012. Digestive Disease Week is the world's largest gathering of physicians, researchers and academics in the fields of gastroenterology, hepatology, endoscopy and gastrointestinal surgery with over 13,000 GI professionals attending DDW 2010. It is sponsored by the American Association for the Study of Liver Diseases (AASLD), American Gastroenterological Association (AGA) Institute, American Society for Gastrointestinal Endoscopy (ASGE), and Society for Surgery of the Alimentary Tract (SSAT).

FMG, a Bethesda, MD-based integrated marketing communication firm will immediately begin developing a new logo for the event, and then produce and print digital exhibitor and attendee marketing collateral for DDW in 2012, 2013 and 2014. FMG will design print and digital advertisements, registration brochures, direct mail, on-site programs and other promotional materials.

**GPI/Greenman-Pedersen, Inc.** provided mechanical, electrical, plumbing, and fire protection engineering design for the **American Chemistry Council (ACC)** headquarters. Completed in September of 2010, the project included design of approximately 92,000 square feet distributed over three floors of the building. Unique features of this space included a data center and a high-end conference center. The project was the recent winner of 2011 IIDA Gold Premiere Design Award for its category (Commercial Interiors 20,000 to 100,000 square feet) and the 2011 IIDA Pinnacle Award. The project team included other WBC members, Jones Lang LaSalle, and Hitt Contracting Inc. **B**



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*GPI/Greenman-Pedersen, Inc. provided mechanical, electrical, plumbing, and fire protection engineering design for the award-winning American Chemistry Council headquarters.*

## Individual Member

### James Anderson

ISEC, Inc.  
9305 Berwig Lane, Ste M  
Columbia, MD 21046-2904  
p. (410) 381-6049  
f. (410) 381-6812  
www.isec.com

## Company Profile

### ISEC, Inc.

Established in 1967, ISEC, Inc., has become a leading national prime trades contractor and subcontractor for specialty building interiors and equipment. A \$250 million a year business, ISEC is an employee-owned company with over 1,000 construction professionals and craftsmen located in offices nationwide. ISEC is the single source interior trades contractor, with full-service capabilities to manage every phase, from design, engineering, estimating, purchasing, and manufacturing, to contract administration and installation. ISEC provides construction services specializing in architectural woodwork, ornamental metals, building specialties, doors, frames and hardware, laboratory casework and equipment, and general trades.

*continued from p. 10*

language of the old rule. The rules also apply this new 40 percent requirement to 8(a) joint ventures used to compete for HUBZones, SDVOSBs, and other set-asides. To ensure compliance, contractors must document how the performance of work requirements are met on every 8(a) joint venture contract. Additionally, the 40 percent calculation must include a joint venture's subcontracts to the non-8(a) venturer (typically a large business). This will greatly restrict prior industry practice. For example, it is unlikely that the 40 percent requirement can be met if the 8(a) joint venture awards a significant subcontract, such as for concrete, to the non-8(a) large business venturer. The rules also set new and separate standards for populated versus unpopulated joint ventures. The project manager in an unpopulated joint venture, or a joint venture populated with administrative personnel only, must be an employee of the 8(a) venturer. For a joint venture populated with individuals who will perform contracts, the joint venture must demonstrate that contract performance is "controlled" by the 8(a) venturer. These new restrictions are likely to result in significant changes in how construction mentor-protégé joint ventures operate.

Third, joint ventures are now eligible to receive three contract awards in a two-year period, instead of submitting three proposals in a two-year period. In addition, the same two companies in a joint venture may form subsequent joint ventures with the ability to be awarded an additional three projects in an overlapping two-year period. Contractors should be aware, however, that several repeated joint ventures between the same two entities may eventually result in a finding of general affiliation based upon a longstanding relationship of contractual dependence.

### Conclusion

These and other changes to the 8(a) program are substantial and will change several current industry small business teaming practices. Contractors must review their current practices and be prepared to make changes in future mentor-protégé and joint venture agreements to comply with these new requirements. **B**



## Nationals Baseball Game Outing

Friday, June 17  
7-10 p.m.

Visit [www.wbcnet.org](http://www.wbcnet.org) for details



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

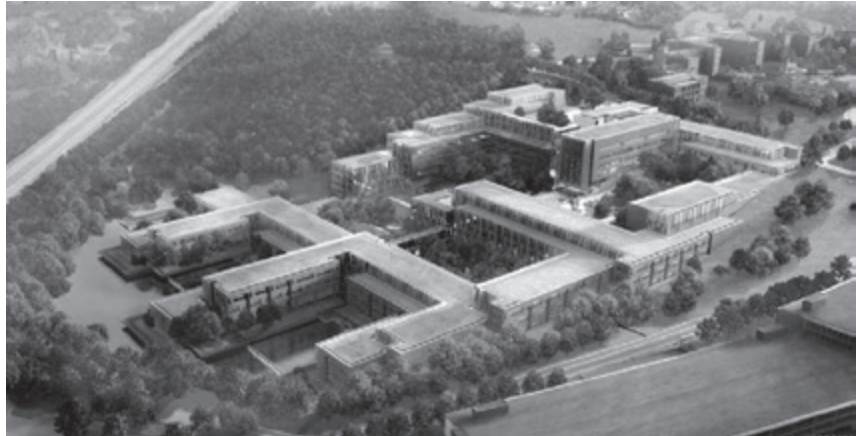
WBC COMMUNITY SERVICES  
VOLUNTEER OPPORTUNITY

## Project Highlight

### U.S. Coast Guard Headquarters:

WBC Members include: Clark Construction Group LLC; WDG Architecture, PLLC; Perkins+Will, Tishman-AECOM A Joint Venture, Dynalectric Company, ECS Mid-Atlantic, LLC and John J. Kirlin, LLC

The headquarters will be built on the new Homeland Security campus on the west side of historic St. Elizabeth's. The building will total eleven floors as it terraces up the hill, which has a 120-foot change in elevation. The 1.2 million sq ft building is targeting LEED Gold with a 400,000 sq ft green roof, wet ponds, bio-swales, and step pools which will assist with stormwater management. The building is designed with its major axis running east/west to minimize solar heat gain and maximize the opportunity for daylight harvesting. The project is on schedule to be completed in 2013



*New U.S. Coast Guard Headquarters, Washington, D.C.*

to reduce climate change-causing emissions. (2010 Maryland Energy Outlook, Maryland Energy Administration).

### *Exterior Envelope Commissioning and the USGBC LEED Rating System*

USGBC has released the draft of the 2012 rating system. Of particular interest in the Performance category, is a new required Prerequisite for Fundamental Commissioning and Verification that includes what has become known as Envelope Commissioning. The Intent is "To verify that the project's ... exterior envelope assemblies and systems are designed, installed, and calibrated to perform according to the owner's project requirements, basis of design and construction documents." These include: 1) roofing assemblies and systems, 2) thermal, air, vapor, and moisture transmission/control, and 3) properties of walls, roofs, windows and doors.

The draft includes references for the OPR to meet the requirements of Section 5.2.2.4 of ASHRAE Guideline 0-2005. The National Institute for Building Sciences (NIBS) has published a complimentary Guideline for use in this process. This NIBS Guideline 3-2006 Exterior Enclosure Technical Requirements For the Commissioning Process is full of ideas and information if you are involved in building envelopes, and can be accessed at [http://www.wbdg.org/ccb/NIBS/nibs\\_gl3.pdf](http://www.wbdg.org/ccb/NIBS/nibs_gl3.pdf).

If interested in the USGBC rating system of the future, you can review the draft and provide your comments when the 2nd public comment period opens in July. To view the 2012 draft, please access the provided link: <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=2360>. The previous public comment period generated over 5,000 comments from LEED stakeholders. **B**

To have your firm's Green Building achievements highlighted on this page, please contact Winona Leaman at [wleaman@gpinet.com](mailto:wleaman@gpinet.com). Your topic suggestions and comments are also appreciated.

## Local Climate Action – Maryland

The recently enacted *Greenhouse Gas Emissions Reduction Act of 2009* requires Maryland to reduce GHG emissions 25% compared with 2006 levels by 2020. Actions taken by the State to implement this Act along with the work of the Maryland Commission on Climate Change are positioning Maryland to achieve its GHG emission reduction goal of 25% by 2020. The Maryland Climate Action Plan, published in 2008, lays out an extensive set of 42 policy options that are currently being assessed. In addition, the Regional Greenhouse Gas Initiative (RGGI), in which Maryland is a participant, has proven highly successful. While legislators in Washington DC continue to debate a national climate solution, the RGGI states are implementing a marketbased mechanism that has established a price for carbon emissions (most recently, \$2.05 per ton). Not only does this encourage investments in less carbon-intensive technologies, the six auctions held since September 2008 have generated \$96.3 million for the State, a significant portion of which is being spent on projects





# WBC UPCOMING EVENTS AND DEADLINES

**Tuesday, June 7, 2011**

WBC Spring Networking & Contractor Showcase  
**5:30 to 7:30 p.m.**  
Spider Kelly's - Arlington, VA

**Monday, June 13, 2011**

WBC Golf Outing & Reception  
**8:30 to 5:00 p.m.**  
Golf Club at Lansdowne - Leesburg, VA

**Friday, June 17, 2011**

WBC Baseball Outing  
*Nationals vs. Orioles*  
**5:30 to 6:30 p.m. - The Bullpen**  
**7:05 to 10:00 p.m. - The Game**  
*Attendees Must Pre-Register*

**Saturday, June 18, 2011**

WBC Community Services  
**FOOD & FRIENDS**  
**10:00 to 12:00 p.m.**  
*Volunteers Needed*

**Wednesday, June 29, 2011**

WBC Morning Seminar Series  
*Navigating BIM's Legal Landscape*  
**8:00 to 8:30 a.m. - Continental Breakfast**  
**8:30 to 9:45 a.m. - Presentation**  
WBC Conference Room - Washington, DC  
*Must Be Pre-Registered \* No Walk-Ins Allowed*

For more information, please visit the WBC website  
[www.wbcnet.org/events1.htm](http://www.wbcnet.org/events1.htm)

# WBC Calendar & Advertising Information

## Events Calendar

### June

- **June 7**, 5:30 – 7:30 pm  
Small Business Showcase & Networking Event  
Spider Kelly's, Arlington Va.
- **June 13**, 8:00 a.m – 4:30 p.m.  
Annual Summer Golf Outing  
Lansdowne and Belmont Golf Clubs, Va.
- **June 17**, 5:30 – 10:00 p.m.  
Nationals Baseball Game Outing  
Washington, DC
- **June 18**, 10:00 a.m. – 12:00 p.m.  
WBC Community Service  
Food & Friends, Washington, DC

### June / July

- **June 22**, 4:00 – 6:00 pm  
Board of Directors Meeting  
WBC Offices, Washington, DC
- **June 24**, 8:00 a.m – 9:30 a.m.  
Estimating 101 Seminar  
WBC Offices, Washington, DC
- **July 16**, 10:00 a.m. – 12:00 p.m.  
WBC Community Service  
Food & Friends, Washington, DC

### August / September

- August Summer Networking  
*date and time to be announced*
- **August 20**, 10:00 a.m. – 12:00 p.m.  
WBC Community Service  
Food & Friends, Washington, DC
- **September 14**, *time to be announced*  
Fall Kickoff  
Columbia Country Club, Chevy Chase, Md.
- **September 17**, 10:00 a.m. – 12:00 p.m.  
WBC Community Service  
Food & Friends, Washington, DC

## 2011 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. To place an ad, submit material or for more information call **(202) 293-5922**.

### January

Members Giving Back

### Feb./Mar.

Wellness in the Workplace

### April

Craftsmanship Awards

### May/June

Big Development Projects

### July/August

Institutional Development

### September

Electric Vehicle Charging Stations

### October

TBD

### November

TBD

### December

TBD

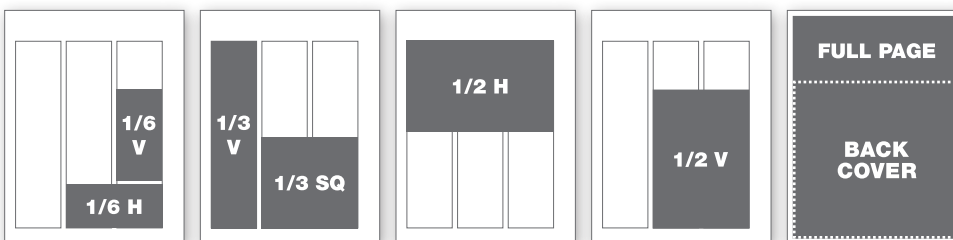
## Ad Rates

	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>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



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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



## **The WBC Golf Outing**

**Monday, June 13, 2011  
Lansdowne & Belmont Golf Clubs**

We have once again secured three premier courses for the 74th annual WBC Golf Outing. Courses will include Lansdowne Jones, Lansdowne Norman and Belmont. Please mark your calendars now and be sure to join us for the unsurpassed industry golf event!

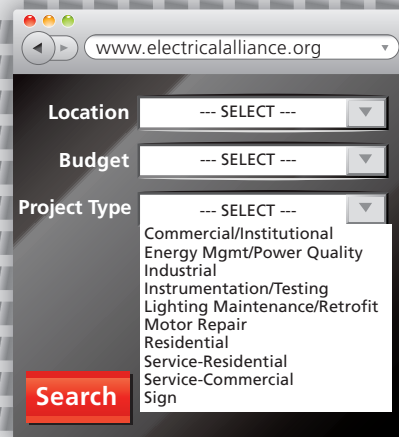
The 2011 Golf Sponsorship form will be released later this month. Keep in mind that all sponsors confirmed by April 22 will receive course selection preference. Player registration forms will be released to the general membership on April 25.

If you have any questions, please contact Steve Kenton or Rita Reis at (202) 293-5922. Thank you in advance for supporting the 74th annual WBC Golf Outing.

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

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A screenshot of a web browser window showing the search interface for ElectricalAlliance.org. The browser's address bar contains the URL www.electricalalliance.org. Below the address bar are three dropdown menus for 'Location', 'Budget', and 'Project Type', each with a '--- SELECT ---' option. The 'Project Type' dropdown is open, showing a list of categories: Commercial/Institutional, Energy Mgmt/Power Quality, Industrial, Instrumentation/Testing, Lighting Maintenance/Retrofit, Motor Repair, Residential, Service-Residential, Service-Commercial, and Sign. A red 'Search' button is located at the bottom left of the search form area.

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