

Bulletin

The Official Publication of the Washington Building Congress | Jul/Aug 2010

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Rebuilding Together p. 10

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July/August 2010

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

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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 2010. All rights reserved.



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Chairman's Letter

Dear Members and Colleagues:



The Washington Building Congress is preparing for a summer and fall series of outstanding events and programs. I hope you will join in as we move into the last two months of my term as Chairman of the Board. The August Summer Networking will take place at Tabaq Bistro and the Fall Kickoff Bull & Oyster Roast is being held in September at Columbia Country Club. I would like to personally encourage new members and those of you who have not been active recently to volunteer some time to our great association and the industry. Please see the WBC committee information in this edition of the Bulletin and contact the WBC for further information.

This month we are highlighting the WBC Community Services 2010 Rebuilding Together workday project and the many dedicated individu-

als and firms who helped make this worthy initiative successful. Please take a moment to review the list of volunteers and contributors, and enjoy some of the photos taken during the event. Special recognition is due to the entire Community Services Committee, Chair Anne Marie Tom-bros (Vango Consulting), Vice-Chair Winona Leaman (GPI/Greenman-Pederson), Board liaison Steve Smithgall (Balfour Beatty Construction) and House Captain Tim Bakos (Lessard Group).

Please also take a moment to review the 73rd annual WBC Golf Outing special section recognizing our outstanding sponsors and tournament winners. Over 300 industry supporters came out for the day of golf and attended the festive reception at The Golf Club at Lansdowne. I would like to once again thank the Golf Outing Committee members, Co-Chairs George Domurot (Clark Construction Group) and John Hardy (Capital Lighting & Supply), Board liaison John Barron (Foulger-Pratt Contracting), our great volunteers and our WBC staff members for another outstanding event.

The WBC Summer Networking Party is scheduled for Wednesday, August, 25 in the air conditioned rooftop at Tabaq Bistro. Tabaq is located on the U Street Corridor and features one of the unique rooftops along the East Coast. This will be an excellent opportunity to enjoy a nice summer evening while taking in some of the best sights in Washington. The Glass Terrace provides spectacular views of the Washington Monument and the U.S. Capitol. Please be sure to join us on August 25 for an easy going evening of networking and business development. Thank you to the Hammerheads Committee, Chair Lisa Walker (BE&K Building Group) and Vice-Chair Mike Baruccheri (Tishman Construction Corporation) for putting together another outstanding series of events over the past year.

The WBC Nominating Committee is seeking the nomination of dedicated members who are interested in making a contribution to the overall goals and objectives of our association. Nominations for the FY'11 Board of Directors are due by Friday, August 20, 2010. At the end of August you will receive an official notice to members announcing the slate of candidates. We are expecting another impressive lineup this year! The election of the new Board of Directors will take place on Thursday, September 30, at the WBC Annual Meeting and Fall Kickoff Party. Special thanks to Nominating Committee Chair and Past WBC Chairman Paul Varela. Please mark your calendars now for the Fall Kickoff Party Bull & Oyster Party at Columbia Country Club.

We are also approaching the time of year when you are asked to pledge your ongoing commitment to the association by renewing your WBC memberships. Active membership in the WBC is especially important in this challenging economic climate. You will soon be receiving your 2010-11 dues invoice, Industry Index correction form and Index advertisement form. The WBC membership year runs from October 1 to September 30 and annual renewal payments are due September 30 each year. If you have any questions regarding your membership or the WBC, please contact Rita Reis or Steve Kenton at (202) 292-5922.

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,

Jonathan Kurtis
WBC Chairman of the Board

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FOULGER-PRATT

Industry Report

Balfour Beatty Construction Establishes New North Region

WBC member Balfour Beatty Construction has named John Tarpey chief executive officer of its newly established North Region, which serves markets in the northern half of the United States and Canada. In his new role, Tarpey oversees strategy and operations for the company's current Washington, DC, division, expanded National/Federal division and National Integration group.

Balfour Beatty's decision to regionalize its operations stems from significant organizational changes and acquisitions in the past year, which increased not only the size of the company, but also extended the company's reach into new vertical and geographic markets. The firm is now positioned to better leverage the talent and resources of the entire company to deliver the best client service and to support continued growth and expansion, including improved development and capture of business opportunities.

As part of the establishment of the North Region, the company announced several key leadership promotions. Stepping into Tarpey's previous position, Steve Smithgall has assumed the role of president of Balfour Beatty's Washington, DC division. A senior leader with the company since 1997, Smithgall now oversees all management and operations in the Washington, DC area. Reporting directly to Smithgall, Bill McIntosh, LEED AP, has been promoted to Senior Vice President of Business Acquisition. McIntosh has been instrumental in the division's growth since he joined the company in 1997.

Balfour Beatty Construction has grown its Federal group into a stand-alone National/Federal division. The new division supports federal and select large projects in the United States and public-private partnerships across the United States and Canada. Leon Blondin, who has led the Federal group to more than \$500 million in successful pursuits in the last 18 months, has been promoted to Division President.

Also part of the North Region, Balfour Beatty's National Integration

group will be led by corporate vice president Mark Konchar. Since joining Balfour Beatty in 1999, Konchar has led the Washington division's efforts in design-build, technology, and collaboration. In his new role, he will build teams for select pursuits across the company's national reach and promote increased efforts in the areas of integrated project delivery, design management, procurement, research, and technology innovation nationwide.

Skanska Taps Kearney as a Director of Development

WBC member Skanska USA announced today that its commercial development unit, which is pursuing commercial development initiatives in Washington, DC, Boston and Houston, has hired **Michael Kearney** as a director of development in its Washington, DC office.

In his new role at Skanska, Kearney will apply his 24 years of industry experience which includes overseeing the planning, operations, construction and development for large scale commercial office, residential, hospitality, and multifamily projects in Washington DC, Virginia, Maryland and New York. His responsibilities at Skanska include the management and oversight of the design and construction of development projects, land acquisition, feasibility studies, entitlements and zoning, project financing, market research and commercial real estate leasing and marketing.

Kearney was previously senior vice president at The JBG Companies. His development work included the Arlington Gateway, a one million square-foot mixed-use development which includes a Westin hotel, 400 unit high-rise condominium, and 12-story class A office building. His other roles at JBG included director of construction and director of pre-construction, where he worked on more than five million square feet of office, hotel, and residential development spanning his nine years with the firm.

Kearney is a licensed architect and an active member of the Urban Land Institute, the WBC, and is a Plan-

ning Commissioner for the City of Falls Church in Virginia. He received his post-graduate diploma in Real Estate Investment Analysis at New York University, and earned both his bachelor's and master's degrees in Architecture at the University of Virginia.

Skanska recently acquired the development rights for the stalled project known as 10th and G in October 2009 and construction is now underway. Centrally located at 733 10th Street, just five city blocks from the White House, the project consists of eight stories of new office space, 165,000 rentable square feet, ground-level retail space and two floors of space for the First Congregational United Church of Christ. Skanska is committed to delivering sustainable buildings with a minimum LEED Gold certification, which 10th and G will be. The building will include features such as a green roof, water use reduction, energy-efficient floor-to-ceiling windows and improved indoor air quality to enhance worker productivity.

Foulger-Pratt Contracting Certified as Quality Contractor

Foulger-Pratt Contracting was selected by the Associated Builders and Contractors national office as an Accredited Quality Contractor. This achievement came as a result of an application process whereby WBC member Foulger-Pratt Contracting described its policies and procedures, and offered supporting documentation. The resulting accreditation is a key differentiator from our competitors in the construction industry. This achievement ranks Foulger-Pratt Contracting in the upper echelon of general contractor and construction management firms.

Preferred Insurance Services Hires New Team Member

Dan O'Leary is the newest member of WBC member Preferred's team of employees as a PL and CL Producer. With close to ten years experience, O'Leary has worked in personal licensing as an

account manager and producer. Bringing comprehensive experience to Preferred's already elite group, O'Leary is a growing asset to the team. O'Leary has acted as primary liaison, team coordinator, and dedicated account executive to a diverse number of clients in the DC Metro area during the past eight years. He has led client services for large commercial clients in the area of technology, not for profit, construction, security, property management and retail. In addition, O'Leary has expertise in association program management, risk management for technology and international firms, and alternative risk financing. O'Leary currently holds several insurance designations and is a Certified Insurance Counselor. Originally from Pittsburgh, O'Leary now lives in Stevens City, VA with his wife of four years. They are expecting their first child September 15th.

Sandoval Joins PSI

Julian Sandoval, PhD has accepted the position of geotechnical engineer in WBC member PSI's Fairfax operations office. Sandoval earned his Bachelor of Science in Civil Engineering from the Universidad del Cauca - Columbia, his Master of Science in Geotechnical Engineering from the University of Florida, and his Doctorate in Geotechnical Engineering from the University of New Hampshire.

Tishman Construction Corporation of DC Promotes Eunices Simon-Alexander to Project Manager



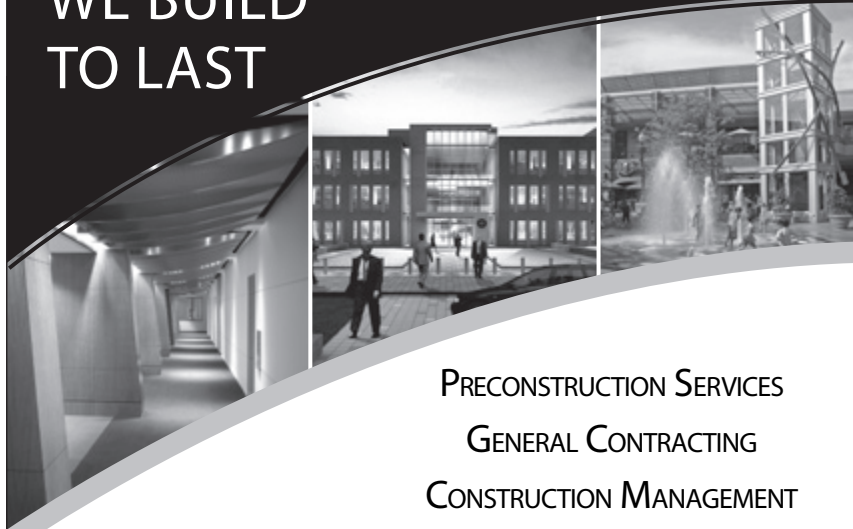
Simon-Alexander

WBC Member Tishman Construction Corporation of DC has promoted **Eunices Simon-Alexander** from assistant project manager to project manager. Simon-Alexander, a LEED

Accredited Professional, has more than 11 years' experience in the construction industry. She is currently working on the

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Industry Report

\$1.4-billion Food & Drug Administration's Headquarters Consolidation Project in White Oak, MD as project manager for the construction of the Center for Biologics Evaluation and Research laboratory building, comprising approximately 435,000 square feet of laboratories, offices, conference rooms, and a vivarium.

In 2000, Simon-Alexander joined Tishman's headquarters office in New York City, where she worked on the construction of Zankel Hall, a unique performance space that Tishman carved out of bedrock below Carnegie Hall while the world-renowned concert hall was fully operational.

Simon-Alexander relocated to Tishman's DC office in 2003. She worked on several projects for the U.S. General Services Administration on its FDA Headquarters Consolidation Project. On the building known as the Center for Devices and Radiological Health office, she served as an assistant project manager. Her responsibilities included coordination with the general

contractor and architect/engineer team on field issues, creating change estimates, performing field inspections on a regular basis for contractual compliance and quality-control assurance, and coordinating final testing of building systems with inspectors. The facility is pursuing LEED Silver certification from the U.S. Green Building Council.

Simon-Alexander performed similar duties on the Central Shared Use Facility, as well as the Center for Drug Evaluation and Research office building, the largest building in the complex, having a design consisting of a six-story H-shaped structure and a four-story L-shaped structure connected by enclosed bridges on the second level and an underground tunnel system on the basement level. Jointly, the two wings form 550,000 square feet of space. She recently completed the tenant fit-out portion of the new headquarters of the American Pharmacists Association, a project located on the National Mall. This portion of the project is pursuing LEED Silver certification.

Simon-Alexander earned her Master's degree in Geotechnical/Structural Engineering and her Bachelor of Science degree in Civil Engineering, both from Manhattan College. She is the Washington, DC Chapter Past President and Lifetime Member of The Society of Hispanic Professional Engineers. She is also President of the District of Columbia Council of Engineering and Architectural Societies, Past Member of the Industrial Advisory Council for Virginia Tech's Center for the Enhancement of Engineering Diversity; and a member of the Construction Management Association of America.

Truland Acquires Walker Seal Electric Company

The Truland Group announced the acquisition of Walker Seal Electric Company of Fairfax, VA. With this acquisition, WBC member Truland enhances its position as the leading design builder of electrical systems for the transit sector.

Truland and Walker Seal have been key players in Washington DC's aviation and mass transit markets for decades, with resumes that include work at Washington Dulles and National Airports as well initial construction and ongoing upgrade and expansion of the Metro system. Since 2002, Truland Systems Corporation and Walker Seal Electric Company have served the Washington Metropolitan Area Transit Authority (WMATA) and other transit authorities as joint venture partners.

Truland President Nazeeh Kiblawi, PE, characterizes the acquisition as a logical extension of the joint venture relationship. Walker Seal President Julia G. Rogers agreed and noted that Truland Systems and Walker Seal Electric have worked together very successfully over the past eight years.

As joint venture partners, Truland Systems Corporation and Walker Seal Electric have won numerous industry awards, including the 2010 Washington Building Congress Craftmanship Award for the WMATA Traction Power Upgrade.

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Grunley Construction Staff Member Attains National DBIA Designation



Todd Blaszak

Todd Blaszak, a senior project manager of WBC member Grunley Construction Company, Inc., has successfully completed the requirements for the nationally

recognized Designated Design-Build Professional™ designation. The Design-Build Institute of America (DBIA) awarded designated status to Blaszak after passing DBIA's formal examination. 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. Through the examination, DBIA establishes a uniform measure of proficiency that practitioners, owners and clients can use in selecting qualified design-build professionals.

Successful completion of the exam as well as three years substantial design-build work experience is required to earn the Designated Design-Build Professional™ certification. Additionally, candidates must meet DBIA's educational requirements, must have completed DBIA's three core courses along with 18 elective credits related directly to project delivery, and must submit three letters of reference. Those who complete these requirements earn the right to display "DBIA" after their names, identifying them to design-build end-users and the community at-large as experienced professionals in design-build project delivery. To maintain the designated status individuals agree to earn a minimum of 24 hours of continuing education credit every two years.

Goodman & Company, LLP Adds Principal in Tysons Corner Office

Christine Ballard, CPA, has joined WBC member Goodman & Company, LLP, as a Principal in the firm's Tysons

Corner office. Ballard holds a Bachelor of Science degree in Commerce and Accounting from Santa Clara University and a Masters Degree in Taxation from the University of Tulsa. She has more than 20 years of experience in public accounting, including ten years as a managing director of international tax services for a national public accounting firm. She has both public and private sector experience, with the manufacturing, clinical research, telecommunications and real estate industries. Ballard is a member of the American Institute of Certified Public Accountants, the AICPA International Tax Resource Panel, and is a licensed CPA in Virginia and California.

115 New Electricians in DC Region

On June 5, 2010 the Washington, D.C. metropolitan area added 115 new highly qualified journeyman electricians and five telecommunication technicians. They graduated from the WBC

member, Joint Apprenticeship and Training Committee's (JATC) electrical apprenticeship and telecommunication programs. The JATC is sponsored jointly by Local Union 26 of the International Brotherhood of Electrical Workers (IBEW) and the Washington, D.C. Chapter of the National Electrical Contractors Association (NECA).

The 2010 graduation celebration took place at Martin's Crosswinds in Greenbelt, MD. The ceremony is the culmination of 800 hours of classroom instruction and a minimum 8,000 hours of supervised on-the-job training over a five-year period. The apprentices can choose from several optional specialized certifications, including green jobs such as solar installation.

Unlike college formats, apprentices earn pay for attending class and receive regular pay raises on the job as their skill and experience increases. Starting pay is more than twice the national minimum wage, with annual raises guaranteed increasing to as much as five times



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Industry Report



In June, 115 qualified journeyman electricians and five telecommunication technicians graduated from the Joint Apprenticeship and Training Committee's electrical apprenticeship and telecommunication programs.

more upon graduation. In addition, they receive health and welfare benefits, including family members.

The work is challenging, both in the classroom and on-site. Three achieved valedictorian status, Adam Osielski (95.83% average), Marleina Reyes (89.33% average), and Elmer Morataya Sanchez (94.87% average). Osielski also maintained a blog of his experience in the apprenticeship program. The JATC also named three salutatorians Robert O'Mara (95.80% average), Markos Enyew (86.34% average), and Louis Burgher Jr. (94.00% average).

As the country's electrical infrastructure gets more complex, more and more highly-qualified electricians are needed to construct smart grids and buildings. The graduating apprentices are some of the 800 preparing for their place among more than 8,000 members of IBEW Local 26 who are employed by some 200 union signatory contractors.

For complete information describing the electrical apprenticeship curriculum, pay and benefits, and application instructions, visit www.getchargedup.org.

Centennial's HR VP Richard Wilson Named as HRLA Honoree



Richard Wilson

member Centennial Contractors Enterprises, a Reston, VA-based, Job Order Contractor that focuses on renovation, repair and construction projects nationwide. During his tenure at Centennial, he has reduced voluntary employee turnover and expanded

Richard (Rick) Wilson was named as a 2010 Honoree by the HR Leadership Awards of Greater Washington on June 15th. Wilson is vice president of human resources at WBC

employee training programs and benefits packages.

Since 2001, the HR Leadership Awards of Greater Washington have honored HR executives for outstanding contributions to their organizations and to the field of human resource management through organizational leadership, risk taking, innovation, vision and communication, community service and ethics.

Wilson was nominated based on his HR leadership skills and the outstanding effort at alignment between the employees and the mission of the business.

Plaza Construction Corporation Announces the Opening of Permanent Offices in the Metropolitan Washington, DC Area



Daniel Peyton

New York City-based WBC member Plaza Construction Corporation announced that it opened a permanent office in Arlington, VA on May

17. Located at 2200

Clarendon Boulevard, the office will be co-managed by **Daniel L. Peyton** and **Michael J. Leavitt** and serve projects in the Washington, DC and Baltimore-metro areas.



Michael Leavitt

Plaza first entered the Washington, DC market in 2002, acting as the Owner's Representative for the construction of Station Place, a 1.5 million-square-foot

private office development located adjacent to historic Union Station and co-developed/owned by New York City-based Fisher Brothers and Louis Dreyfus Property Group. Plaza Construction Corporation is owned by members of the Fisher family.

Immediately following Station Place, Plaza represented the Intrepid

Councilor, Buchanan & Mitchell, P.C. participated in the 2010 Juvenile Diabetes Research Foundation Real Estate Games held at American University in June.

Fallen Heroes Fund in the construction of the National Intrepid Center of Excellence (NICoE) in Bethesda, MD opening this coming June. The project is a 72,000-square-foot state-of-the-art rehabilitation hospital located on the grounds of the Naval Medical Center that will provide world-class rehabilitation services to members of the armed forces diagnosed with post-traumatic stress disorder and traumatic brain injuries.

Daniel Peyton and Michael Leavitt, who combined have more than 50 years of industry experience, will be responsible for overseeing the growth and management of the office. They have, separately, worked on such prestigious projects in the DC area as Midtown Reston Town Center, Pentagon Row and the Ritz Carlton, Inner Harbor. Both Peyton and Leavitt are long-time local residents and active members of the Washington Building Congress, District of Columbia Building Industry Association, and other influential regional industry organizations.

Councilor, Buchanan & Mitchell, P.C., CPAs Participates in the 21st Annual Juvenile Diabetes Research Foundation Real Estate Games

WBC member Councilor, Buchanan & Mitchell, P.C. (CBM), participated in the 2010 Juvenile Diabetes Research Foundation Real Estate Games held at American University on June 10, 2010. S. Vincent Crescenzi, CBM's President and Managing Partner, is pleased to say that CBM was a supporter of this cause, and 25% of CBM's staff competed in the day's events. The event was created 21 years ago by Adam Springer of Studley's in order to raise money for juvenile diabetes research. The day-long events included swimming, racing, and relays of all kinds, tennis, and an "Executive Event" that provided a lot of laughs. **B**



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Guest Article

Measure Twice, Cut Once

How the JOC Scope of Work Process Limits Surprises on a Project's Bottom Line

by Vince Duobinis

Quite a few articles describe the benefits of Job Order Contracting (JOC) for facilities owners, but few come from a different angle and discuss the actual process of developing a scope of work utilizing the JOC process and a unit price book.

One might say if you have reached the scoping stage, the most difficult and challenging part of JOC is over—obtaining buy-in from others within the organization and the preparation and award of the solicitation.

True, the construction phase of JOC may be more complex and may require more technical knowledge, but once there is an understanding of how the pieces are put together, construction becomes second nature.

In the white paper, “Qualification Based Selection of Contractors”¹, The Associated General Contractors of America identifies four challenges to Qualification Based Selection (QBS), of which JOC is considered a key delivery method;

1. Team members must adopt a true “win-win-win” collaborative culture,
2. Different procurement methods, processes and contracts are required for success,
3. Everyone must understand that a timely, proactive and escalated dispute resolution process must be implemented, and
4. QBS requires the complete involvement and support of all key members of senior management.

These challenges, if not overcome are more often than not the reason for failure for a JOC program.

Once a JOC contract has been executed, the owner and contractor begin to work in a cyclical manner to complete each delivery order placed through the term of the contract. JOC is different than other forms of construction in that the contractor may or may not have full detailed plans and specifications to start. A key benefit of the JOC method is that the owner and the contractor will jointly scope each project and develop a plan for completing the project as efficiently as possible and within the predetermined budget.

For the novice JOC owner, this different way of thinking can be challenging at first, but once the learning curve has been conquered the process becomes part of

their daily construction routine. Not only does the owner need to learn and adjust to a new construction method, but the contractor has to learn how the owner operates. By building a common understanding and learning the ‘ways’ of each other, the owner and contractor begin to develop a working relationship, one of trust and purpose.

Step 1: Owner Contacts JOC Contractor with Project That They Would Like to Utilize the JOC Contract as the Means to Complete. This could also be initiated via a written request from the owner. A successful JOC contractor will have processes in place to track every contact made by or to the owner for each project, almost like a construction diary. When the owner's project manager (OPM) contacts the contractor, the contractor's project manager (CPM) will obtain a basic description of the project and schedule a site visit to conduct a joint scope of work.

Step 2: Site Visit. Depending on the type of project and its complexity the CPM may require a superintendent and quality control officer to attend the walk-through, as well as key subcontractors. They may also request the OPM invite the ultimate end-user for which the project is being completed. The goal: To have as many eyes review and discuss the needs and desired outcome of the project and help avoid potential owner change orders during construction and reduce if not eliminate the chance of unforeseen circumstances arising. The time-frame of the initial site visit is typically dictated by the JOC contract, but may be extended by the owner or agreed upon by the owner at the request of the contractor.

The purpose of the site visit is probably obvious to most, to obtain a better understanding of what the project is about and what codes and safety measures will need to be addressed. Beyond this, it also provides a time for the contractor and owner to discuss how the project will be constructed and possibly value engineer a better way of doing it. Keep in mind, that plans and specification in any form may not be available at the time of the initial site visit. Similar to design-build, JOC provides an opportunity for the contractor to develop the plans and specifications or work with the owner's architectural/engineering firm to best meet the construction objective and owner's budget.

Planning and pre-planning are paramount to success for any JOC project. During the initial site visit, the contractor will address its concerns, such as storage availability, access requirements, whether the space will be occupied or vacant during construction and what will be required to work at the site on a daily basis. If additional safety precautions are required, the safety officer will develop a safety plan as well as schedule additional safety training. This may occur, for example, if work will be conducted in a confined space or around additional hazards.

Throughout these initial discussions, the CPM will take photos of the existing space, take and retake measurements and begin to discuss the needs of any specific equipment or material that will need to be ordered. The JOC contractor, to alleviate the burden and upfront cost to the smaller subcon-

¹ Qualifications Based Selection of Contractors – AGC of America Project Delivery Committee, QBS Working Group, August 2009 - <http://www.agc.org/galleries/projectd/Qualifications%20Based%20Selection%20of%20Contractors%20FINAL.PDF>

tractors, may purchase long lead items but typically materials and installation items are obtained by the subcontractors.

Step 3: Written Scope of Work. Once the site visit has occurred, the CPM will develop a written scope of work based on the information obtained and discussions had. The owner may also prepare a written scope to compare to the contractor's version. Again, the time-frame for the scope is identified in the original terms of the JOC solicitation/contract. After completion, the scope is provided to the owner for review. If there are no modifications, changes or clarifications required, the owner signs off on their approval.

Step 4: Line Item Estimate. After the contractor receives the approved scope, it will develop a detailed line item estimate, identifying all aspects of the project, from any demolition, safety items, through construction. The construction software utilized, is again, typically identified within the original solicitation or contract. The software utilized will determine the format of the estimate. Since the unit price books are based on national averages with adjustments to location, some line items may appear high to some owners and low to others, with the concept that over time the cost of the line items average out for both the owner and the contractor.

As the contractor identifies the appropriate line items for each task to be completed, the software program categorizes them by the appropriate division, provides a subtotal for each and then a total. Depending on the complexity and size of the project, the estimate could range from few to many pages. Key for the owner is the need to review each line item (especially at the beginning of the relationship) to ensure that the appropriate quantities and line items are being used. If there are questions about either, then a discussion as to why a particular one was chosen over another should take place. Examples where the owner and contractor may differ concerning the use of a particular line item may include the use of a pre-package HVAC unit compared to one that is self-contained, or a water-cooled versus air-cooled chiller. Although clarification is usually addressed during the site visit some items may need to be addressed and or negotiated during the estimating phase.

The scoping and estimating process is as much the owner's responsibility as the contractor's. The owner's due diligence involves monitoring and questioning, as needed, the line items and quantities used by the contractor. The success or failure of a JOC contract could depend on the ability of the owner and contractor during this phase to mutually work to and agree upon line items and quantities used.

Depending on the original contract, the contractor may or may not have the ability to use line items from Division 1 of the unit price book, which have a significant impact in regard to safety practices and the use of appropriate items. Some owners prefer a contract that does not use Division 1 items and have all costs (engineering fees, equipment rental, safety, dust protection, etc) included in the coefficient. The one drawback to this preference is that the owner may spend more over the term of the contract since the contractor will adjust the coefficient at the time of the

bid to assume that each project will require Division 1 items, but with this option there is no debate between the owner and the contractor concerning those items as they would be automatically included in each project as needed and covered by the coefficient.

As the relationship grows, the owner has the option to review only the subtotals for each division to check for viability or merely review the final cost of the project, with the exception of many department of defense contracts which require a review of each division on all delivery orders. Again, trust grows over time and it is in the best interest of the contractor to make sure they are using the appropriate line items, quantities and ultimately keeping the best interest of the owner in mind, while at the same time insuring that in the long-run, the contract meets their business model and financial return requirements.

Many owners will take the step of preparing their own estimate and compare it to the one submitted by the contractor. This not only ensures both parties are on the same page as well as provides additional documentation for any audits.

During the scope and estimating phase the contractor will contact its subcontracting base to obtain bids for the various tasks and trades required to complete the project. Although, each JOC contractor has its own internal procedures, it is probably prudent to obtain bids from at least three to five subcontractors per trade, thus providing additional transparency and allowing for the most and best open competition. The contractor will also review the preliminary scope of work with them to obtain additional insight, knowledge and ideas as to the best means and methods for a safe and quality completion of the project. As with the owner selecting a JOC contractor based on a QBS, so too should the JOC contractor select subcontractors based on their abilities, capabilities, quality and safety practices, and not necessarily the lowest price.

Step 5: Approval and Notice to Proceed. Upon approval of the final written scope of work and the line item estimate, the owner will issue a task order, purchase order or work order, along with a notice to proceed. At this point the contractor will work with the owner to schedule a pre-construction meeting. This meeting is probably the most critical meeting other than the initial site visit.

Since the contractor will be reviewing the "whens" and "hows" for completing the project, it is in the best interest of the contractor and the owner to have all key individuals attend this meeting. This would include, but not limited to owner agents or representatives, both in quality control and assurance, contractor representatives that may include a project manager, safety officer, quality control, superintendent, and a senior site representative. Additionally, representatives from the end user and other stakeholders, such as the Fire Department or Facility Safety Department should attend, to ensure everyone is aware of the construction schedule and what to expect during construction.

During this meeting a construction schedule will be established, based on the needs of the owner and end user. The schedule will define long lead items, specialty items as well as owner requested items. All parties will review the schedule to identify any lapse in work due to site conditions or owner

Continued on p. 23

Community Services

WBC 2010 Rebuilding Together Project

On April 24, Washington Building Congress members and friends proudly participated in the 22nd annual Rebuilding Together National Workday. Special thanks go to House Captain Tim Bakos (Lessard Group), Volunteer Coordinator Anne Marie Tombros (Vango Consulting), Safety Officer Jeff Davidson (Professional Service Industries-PSI), and Subcontractor Liaison Rob Wenger (Foulger-Pratt Contracting). Along with the other members of the Community Services Committee, this group once again went above and beyond the call of duty to pull off this challenging assignment. Thank you also to all of the outstanding volunteers and supporters of this amazing community service project.

Rebuilding Together, a non-profit organization devoted to rebuilding communities and preserving affordable housing, is the nation's leading nonprofit group working to preserve affordable homeownership and revitalize communities across the country. The organization has over 200 affiliates with thousands of volunteers who every year rehabilitate and improve the homes of low-income people at no cost. Recipients of Rebuilding Together services include the elderly, disabled, military veterans and families in need.

WBC Community Services Committee member Tim Bakos was nominated to serve as House Captain and orga-

Cash & In-Kind Contributors

- **Autumn Contracting** (roofing)
- **Boston Properties** (breakfast & lunch)
- **CJ Coakley Co.** (drywall & carpentry)
- **Chiaromonte Construction Co.** (carpentry & dumpster load)
- **CMJR Inc.** (roofing)
- **Sherwin-Williams Co.** (paint)
- **Foulger-Pratt Contracting** (carpentry & dumpster load)
- **Kent Fee** (cash)
- **Lessard Group** (cash)
- **McCoy Associates** (workday supplies)
- **Prospect Waterproofing Company** (roofing)
- **ServPro** (mold mitigation)
- **Truland Service** (electrical)
- **Shapiro & Duncan** (mechanical)

nized an overwhelmingly generous team of 50 volunteers, representing over 20 industry firms. Due to the scope of work involved with this year's home, many tasks were started prior to and finished following the actual project workday. The roof was completely replaced, new gutters were installed, mold remediation was performed, drywall was repaired, interior of

Continued on p. 23

2010 WBC Rebuilding Together Project Volunteers

Balfour Beatty

- Charlie Bird
- Barron Collier (+ wife)
- Chris Gibson
- Erica Lessard
- Brian Millard
- Alex Palacios
- Gregory Richards

Boston Properties

- Moises Castillo
- Susan Craig
- Jeff Garner
- Jon Kurtis
- Cesar Manzanarez
- George Muchmore
- Luis Salazar
- Carl Slagle
- David Youst

Forrester Construction

- Mark Rolfs
- Thany Smyrlis

Foulger-Pratt Companies

- Andrea Hewitt
- Tom Noll (+ Daughter)
- Jerry Simons
- Evelyn Zavala

GPI

- Dennis Goldrick
- Arif Hanif
- Winona Leaman, GPI
- Lew Brode
- Andre Nguyen
- Valerie Parra
- Gabriella Parra
- David Thibodeau

Hitt Contracting

- Cammi Mara, Hitt Contracting

Lessard Group

- Abbe Duggan
- Bryan Greene
- Kelly Kane
- Michael Lehker
- Jean-Paul Petit
- Tim Bakos

LSM

- Kent Fee

MF Architects

- Marc Feinstein

PSI

- Jeff Davidson

The JBG Companies

- Mark Elias
- Paul Elias

Vango Consulting

- Anne Marie Tombros

WBC

- Steve Kenton
- Rita Reis

WDG ARCHITECTURE

- Russell Kopp

Wisniewski Blair & Associates

- Christopher J. Hoffmann

Other

- Kim Southern



Understanding SBA Regulations

by Brian R. Dugdale

The Small Business Administration (“SBA”) protects the interests of small businesses and ensures that they are awarded a “fair proportion” of government contracts. In furtherance of these goals, many federal projects are “set aside” for “small” businesses. Contractors both large and small interested in SBA contracts face challenges in understanding SBA set-aside rules, including knowing the arrangements they may enter into, and when they may garner unwanted attention from SBA enforcement officials.

Joint venture agreements are often discussed in connection with SBA size requirements. Contractors must be aware, however, that applicable rules eliminate the possibility of many joint ventures. For size determination purposes, the SBA counts the combined size of the concern whose size is at issue and all of its *affiliates*. 13 C.F.R. § 121.103 (a)(6). Importantly, joint venture partners are considered affiliates, resulting in the disqualification of many joint ventures involving larger contractors.

Notwithstanding, a joint venture is permissible under certain circumstances involving special “Section 8(a)” SBA set-asides, where at least one of the concerns is “disadvantaged.” There are special Section 8(a) joint venture rules that establish a required division of financial resources between joint venture partners. For example, not less than fifty-one percent of the net profits must be distributed to the disadvantaged concern. Importantly, although the *combined* size of a Section 8(a) joint venture may exceed the otherwise maximum allowable SBA size, the joint venture is still only permissible where both concerns are independently considered “small.”

The SBA’s Mentor/Protégé Program is another potential avenue for contractors faced with restrictive size criteria. The Program allows an established entity to form a special joint-venture type arrangement with a Section 8(a) contractor, and to bid on *any* SBA set-aside (either Section 8(a) or non-Section 8(a)), exempt from SBA affiliation rules that often bar ordinary joint ventures. Notably, at least one case has held that a Mentor/Protégé joint venture bidding on a non-Section 8(a) SBA procurement was not subject to the special Section 8(a) joint venture requirements. See *Diversified Global Partners JV LLC*, SBA No. SIZ-4967 (2008). However, following *Diversified Global*, the SBA proposed numerous rule changes, including a mandate that all Mentor/Protégé joint ventures meet the special Section 8(a) requirements, regardless of whether or not bidding on Section 8(a) set-asides or regular SBA set-asides. The proposed rule would clarify that to receive exclusion from affiliation for either 8(a) or non-8(a) SBA procurements, the joint venture must comply with all special Section 8(a) joint venture requirements.

This has been SBA policy, but may not have been as clearly identified as SBA had hoped. There never has been any doubt or confusion as to the application of § 124.513(a) to 8(a) contracts. Unfortunately, not all contracting officers and 8(a) Participants understood that the § 124.513(a) joint venture requirements applied to non-8(a) contracts as well.

Small Business Size Regulations, 74 Fed. Reg. 207 (proposed Oct. 28, 2009) (to be codified at 13 C.F.R. Parts 121 and 124). While there is no firm timetable for a final ruling on this point, it is important for contractors to be wary of this and similar interpretive issues regarding size requirements, particularly where the SBA has already expressed an intention to close a potential loophole.

Instead of forming a joint venture to bid on SBA work, larger contractors may opt to establish a general/subcontractor relationship, where only the general contractor is “small.” The general contractor must perform at least fifteen percent of the contract, and contractors should consider that the SBA may find an affiliation under the “Ostensible Subcontractor Rule,” rendering the team in violation of SBA size guidelines. The SBA may find an affiliation in situations where a subcontractor performs “primary and vital requirements” of the contract, or where a prime contractor is “unusually reliant” on the subcontractor.


All aspects of the prime/sub relationship are considered under the SBA’s Ostensible Subcontractor Rule, including contract management, technical responsibilities, whether the prime contractor could meet the RFP alone, percentage of sub-contracted work, provision of key personnel, bonding and indemnity responsibilities, and the prime contractor’s experience with contracts of similar size. “The purpose of the rule is to prevent other than small firms from forming relationships with small firms to evade SBA’s size requirements.” *Size Appeal of Microwave Monolithics, Inc.*, SBA No. SIZ-4820 (2006).

The SBA regulatory landscape can be complex and confusing. While there are certainly many legitimate opportunities for different size contractors to earn SBA work, prudent contractors will carefully study applicable SBA regulations prior to engaging in SBA procurement. **B**



Brian Dugdale is a Virginia licensed attorney and associate with Watt, Tieder, Hoffer & Fitzgerald, L.L.P. Brian’s practice is focused on assisting clients in all phases of construction litigation, government contracts and surety law. Brian works with clients who are often involved in federal procurement, where complex legal questions regarding SBA size determination rules frequently arise.

For more information on this issue, please contact Brian at bdugdale@wthf.com.



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Rippeteau Architects, PC
T.A. Beach Corporation

Thank You!



2010 WBC Golf Outing Winners

NORMAN COURSE

1st Place: SEA, Ltd.

2nd Place: Faithful + Gould

Closest to Pin: Chris Taylor

Longest Drive: Patrick Martel

Putting Green Contest: Jerry Smith

JONES COURSE

1st Place: A&A Transfer Inc.

2nd Place: Dynalectric Company
– Team 2

Closest to Pin: Aaron Kinney

Longest Drive: Katie Madden
and Craig Vantine

Putting Green Contest: Matt Murray
and Joe Smith

BELMONT COURSE

1st Place: Siemens Industry – Team 4
2nd Place: Truland Systems Corporation
– Team 2

Closest to Pin: Frank Becker

Longest Drive: Jill Johansen
and Will Sigafoose

Putting Green Contest: Brian Brobst

OTHER CONTEST

50/50 Raffle Winner: Jaye Copp

WBC COMMITTEES

FY' 2010 - October 1, 2009 to September 30, 2010

Community Services

Provides direct assistance and resources to help those less fortunate or needing support within our community.

Chair: Anne Marie Tombros ♦ Vango Consulting
Vice-Chair: Winona Leaman ♦ Greenman-Pedersen, Inc. (GPI)

Craftsmanship Awards

Oversees planning and execution of the annual WBC Craftsmanship Awards program and banquet.

Chair: Mike Shoemaker ♦ IBEW Local 26
Vice-Chair: Allen Slaughter ♦ Dynalectric Company

Hammerheads (under 40 Group)

Identifies and plans activities for members under 40 years old. The Hammerheads foster involvement and participation of future industry leaders.

Chair: Lisa Walker ♦ BE&K Building Group
Vice-Chair: Mike Baruccheri ♦ Tishman Construction Corp.

Marketing & Communications

Oversees communications, advertising and public relations, including the WBC *Bulletin* and Industry Index membership directory.

Co-Chair: Louise Boulton-Lear ♦ James G. Davis Construction
Co-Chair: Katie Garrett ♦ David M. Schwarz Architects

For more information,
please visit the WBC website at
wbcnet.org or contact the
WBC office at (202) 293-5922.

Membership Services

Responsible for member recruitment, retention and orientation. Coordinates planning of quarterly networking events with Program & Education Committee.

Chair: Scott Mucci ♦ Forrester Construction Company
Vice-Chair: Brett Snyder ♦ P&P Contractors, Inc.

Program & Education

Plans quarterly education programs and seminars focusing on current and emerging industry trends and development issues.

Chair: Jim Coleman ♦ Watt, Tieder, Hoffar & Fitzgerald LLP
Vice-Chair: Mike Miskelly ♦ Froehling and Robertson

Regional Development

Tracks construction trends and development and presents information to the membership concerning issues affecting their businesses.

Chair: Nicolas Pasanella ♦ Latitude 38 LLC
Vice-Chair: Dan Peyton ♦ Plaza Construction

Summer Golf Outing

Plans the annual WBC golf outing and awards reception, and assists in securing sponsorship for the event.

Co-Chair: George Domurot ♦ Clark Construction Group
Co-Chair: John Hardy ♦ Capital Lighting & Supply


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Get Involved: Serve on a WBC Committee!

Washington Building Congress committees play a key role in professional development, regional planning, membership services, community and public relations, and planning for WBC events and programs.

If you want your voice heard when policies and programs that affect our association and the industry are addressed, there's no better place to be than on one of WBC's committees.

Please lend a hand and make the commitment to get involved today! You can select up to two of the following committees. Fax this form back to the WBC at (202) 429-1922, or send by mail to the address below. Thank you for your support!



Top 10 reasons you should volunteer to serve on a committee:

1. To give back to your industry.
2. To network one-on-one with other industry professionals.
3. To learn about current issues, trends and business opportunities.
4. To gain recognition by your peers.
5. To get the inside track on changes in the industry.
6. To meet new people, make new friends and and mingle with industry movers and shakers.
7. To assist with identifying new projects and industry innovations.
8. To enhance your business skills and abilities.
9. To give back to the community.
10. And it's fun and rewarding!

YES! I would like to actively participate on the following committees: (select up to two)

- | | |
|---|---|
| <input type="checkbox"/> Community Services | <input type="checkbox"/> Membership Services |
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| <input type="checkbox"/> Hammerheads | <input type="checkbox"/> Regional Development |
| <input type="checkbox"/> Marketing & Communications | <input type="checkbox"/> Summer Golf Outing |
- I am interested in chairing a committee.

Name: _____ Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Fax this page to the WBC today at (202) 429-1922, or mail to:

Washington Building Congress
1620 I Street, NW, Suite 810
Washington, DC 20006

A WBC staff member will contact you to provide additional information.

Member Projects

Grunley Construction Company, Inc. has been awarded an \$887,000 contract from the Office of the Architect of the Capitol (AOC) for the skylight replacement and oculus lighting upgrade at the **Russell Senate Office Building (RSOB)** in Washington, DC. The RSOB was the first Senate Office Building constructed on Capitol Hill in 1906. The building houses the Kennedy Caucus Room, which was the site of dramatic Senate investigations such as the sinking of the Titanic in 1912, the Teapot Dome investigation in 1923, the Army-McCarthy Hearings in 1954, and the Watergate investigation in 1973. The project will include the replacement of six skylights including the Oculus skylight at the top of the main rotunda. The scope of work also includes installing new safety rails around the new skylights, a new laylight and selective copper roofing, plaster patching, and lightning protection work.

Grunley also has been awarded a \$37 million contract for the construction of a new two-story 51,600 square-foot Expansion for the **IRS Enterprise Computing Center (ECC)** in Kearneysville, WV. This project, awarded by the General Services Administration's Mid-Atlantic region based in Philadelphia, is a continuation of Grunley's growth outside the Washington metro area. Grunley will construct the new plant, which is directly adjacent to the existing ECC, without interruption to the facility's 24/7 operations. Careful coordination will be a top priority and smooth transitions will be essential during the phased start-up of the new building. The work is in a high-security facility that house several Internal Revenue Service programs, activities and numerous senior level executives.

On June 18, 2010, Secretary of State Hillary Rodham Clinton and Senior Counselor to the U.S. General Services Administration Administrator, Stephen R. Leeds officially dedicated the renovated **George P. Shultz National Foreign Affairs Training Center** in Arlington, VA. The facility is one of several locations that house the Foreign Service Institute (FSI), the United States Government's training



Secretary of State Hillary Rodham Clinton spoke during the dedication of the renovated George P. Shultz National Foreign Affairs Training Center in Arlington, Virginia.

school for members of the U.S. foreign affairs community. **Grunley Construction** served as the General Contractor. During her remarks Secretary Clinton acknowledged the builders and architects and thanked everyone who created the beautiful and useful space. The \$47 million project involved the construction of two new administrative and instructional buildings, a new dining facility and visitor center, and expansion of the child care center that is set to achieve Leadership in Energy and Environmental Design (LEED®) silver certification. The Secretary noted that the child care center "will make it easier for both mothers and fathers in the State Department to serve their country without sacrificing the commitment they should feel to their families." The project added 150,000 square feet to the facility, and state-of-the-art multimedia and communications tools.

SIGAL Construction Corporation is officially underway with construction projects for four key schools within the Washington metropolitan area.

T. Clay Wood Elementary School, Nokesville, VA. With the official

groundbreaking held on Monday, May 24, SIGAL is building a new 104,718 square-foot school that will be the *first LEED® certified school for Prince William County*. Upon completion, the steel frame and masonry building will serve a capacity for approximately 850 students (K-5) with computer lab, art room, music room, strings room, science lab, and an autistic classroom, as well as other special-use areas. Moseley Architects is the project architect. The client is Prince William County Public Schools. The school is slated to open September 2011.

Woodrow Wilson High School, Washington, DC. Construction on this \$85-million, design-build project is slated to be completed July 2011. GCS-SIGAL, LLC is underway with aspects to modernize this historic Tenleytown landmark that include several signature elements to unify the design for easier accessibility and fuse now-disconnected academic program spaces. The current main academic building will be transformed by a dynamic, new central "Crossroads Courtyard" atrium space. The existing 1970s Gymnasium building is being transformed into a new

Member Projects

state-of-the-art Visual and Performing Arts Center with 800-seat auditorium and black-box theater. The existing Auditorium, Power Plant, and Rose Garden are being transformed into the new Athletics Center to feature a main gym with full-size competition court and cross-court practice courts, auxiliary gym, and fitness center. The old Power Plant is being preserved and will house the Fitness Center which will be used by students during the school day and accessible to the public through the pool during non-school hours. Both the Performing Arts Center and Athletics Center are designed with separate entrances to facilitate community use. At minimum, Wilson HS will meet the LEED® for Schools Silver requirements. The project is being managed by Office of Public Education Facilities Modernization (OPEFM). It is also on the same campus as the award-winning Wilson Aquatic Center, also overseen by OPEFM, and for which construction was provided by SIGAL.

Stenwood Elementary School, Vienna, VA. The first of two successful bid projects for Fairfax County Public Schools, SIGAL is renovating and modernizing the existing 47,000 SF, single-story structure under a phased scope that includes expanding the building footprint with the addition of three new wings totaling 23,000 SF altogether. These wings will feature classrooms, art rooms, computer labs, a media center, and multipurpose room. New windows, finishes, and major upgrades to the existing school systems, along with site work to establish new entrances, improve ball fields and playgrounds, and preserve mature landscape elements round out the full project scope. Completion is estimated for August 2011.

South County Middle School, Lorton, VA. Also for Fairfax County Public Schools, SIGAL is building a new two-story, 176,000 square-foot school situated on a 40-acre site. Upon completion, the new school will feature general education classrooms plus elective rooms, including a media center and music room. Other areas include gymnasium, lecture hall, cafeteria, and administration. The structure comprises



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New Wideband Satellite Operations Center at Fort Detrick, MD under construction by Forrester Construction Company.

load-bearing CMU and steel framing with Hambro joist system at the second floor. The façade will be brick with aluminum windows and storefronts. Completion is estimated for October 2011.

Forrester Construction Company has been awarded the **Wideband Satellite Operations Center**. This project at Fort Detrick, MD will involve construction of a new Wideband

Satellite Communications Operations Center (WSOC). The approximately \$15 Million facility will provide space for control equipment for DoD Satellites including operations rooms, equipment rooms, a training and conference room, offices, general administrative areas, storage and supply rooms, an equipment maintenance area, and personnel and security support areas. The project

Member Projects



MTTG, the design/build joint venture team comprised of McKissack & McKissack, Turner Construction Company has begun work on the Martin Luther King Jr. Memorial.

will also involve the installation of an emergency generator and intrusion detection system, connection to emergency monitoring and control system, and building information systems. The project will be in compliance with all requirements documents for AT / FP measures. The owner is the U.S. Army Corp of Engineers. The project began on March 4, 2010 and will last approximately 480 days.

The MTTG design/build joint venture team comprised of **McKissack & McKissack, Turner Construction Company** and its subsidiary Tompkins Builders and the Gilford Corporation, have announced construction is progressing with significant participation of minority and women-owned business enterprise (MWBE) firms on the Washington, DC **Martin Luther King, Jr. National Memorial** located on the National Mall. The Washington, DC Martin Luther King, Jr. National Memorial Project Foundation, Inc. and the project's design/build team made inclusion and a spirit of diversity on the project a top priority to honor the legacy of Martin Luther King, Jr. The

project has achieved a significant milestone of 56 percent minority MWBE participation on the construction of the project. The MWBE contract awards include 100 percent of the earthwork, site utilities, site concrete and asphalt paving, cast-in-place concrete, stone, electrical, fencing, testing and inspections, surveying and design consulting. Additionally, the building team is in the process of procuring a minority-owned general contracting firm to construct an auxiliary building associated with the memorial, which will house a bookstore, a ranger station and restrooms. Situated on a four-acre plot on the north east corner of the Tidal Basin and north of the memorial to President Roosevelt, the scope of work for the Washington, D.C. Martin Luther King, Jr. National Memorial includes 340 structural piles, a 2,350 cubic feet granite inscription wall weighing 194 tons, 47,000 square feet of granite paving, a 30-foot Stone of Hope/Mountain of Despair sculpture and the installation of 185 Yoshino cherry trees, 32 American elm trees and 16,835 pieces of Big Blue Liriope plantings.

Potomac Valley Brick (PVB) has chosen integrated marketing communications firm **Frost Miller Group** (FMG) to promote its BrickStainable design competition. BrickStainable invites architects, design professionals and students to enter designs using sustainable brick in two categories, Integrated Building Design and Technical Design. The goal of the design competition is to create as close to a net-zero building as possible using clay brick as the main construction material. In last year's inaugural event, the competition received more than 90 entries from 17 countries. This year, the marketing efforts that FMG is implementing focus on increasing the number of entries, adding program sponsors and garnering more attention from the general construction industry. In addition to traditional marketing tactics, FMG will implement a comprehensive digital marketing strategy including a new blog, development of a new interactive website with automated contest database features and increasing the use of social media.

The **BE&K Building Group** is providing construction management services for the initial phase of a multi-phase planned expansion at **DuPont's suburban campus in Wilmington, DE**. DuPont's Chestnut Run Plaza — Phase 1 encompasses a five-story, 222,000-square-foot office building designated as "Building 730." A formal groundbreaking was held on June 10, 2010. Designed to support 700 employees, Building 730 will include an 18,000-square-foot cafeteria to accommodate 400 people. The Building Group's scope of work includes site infrastructure items such as utilities, parking and walking paths, as well as a new picnic pavilion (Building 731) for on-site company events. A primary design objective was to create a flexible office building that is high-performing, technologically advanced and cost effective, with enhanced energy and environmental performance. To maintain flexibility, the structural steel building will utilize an open floor-space design that includes raised floors and under-floor air distribution, and demountable partitions. Building 730 is designed to

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The main entrance at BE&K Building Group's expansion at DuPont's suburban campus in Wilmington, DE.

achieve US Green Building Council's LEED® Gold Certification. The Building Group's Washington office is responsible for this project, which is slated for completion in mid-December 2011.

Rippeteau Architects recently completed **1320 Q Street, NW**, which is a typically terrific example of the 20-foot-wide townhouses providing dense urban livability in Pierre L'Enfant's plan for Washington, DC. The owners simply wanted a fun-to-live-in space connecting the vertical and horizontal dimensions of their Victorian townhouse. The Capital City's height limit lets the homeowners see the Washington Monument from the deck and winter sun-pocket.

SK&A was proud to be a part of the recent groundbreaking ceremony for the new offices of the **U.S. Nuclear**

Regulatory Commission at White Flint North in North Bethesda. The building consists of 362,000 square feet of new space. The building will be 14 stories above grade with four levels below grade, including parking. SK&A designed the structure as a long-span post-tensioned concrete system featuring four-ft clear spans in the above grade portion. The general contractor is **Turner Construction**.

SK&A also is very pleased to announce that it continues to expand its higher education portfolio and has recently been awarded the structural design of the new **West Grace South Housing, Phase I, at Virginia Commonwealth University**. The design-build team is led by **Whiting-Turner Contracting** and includes **WDG Architecture**. **B**

New Members

Companies

Dominion Mechanical Contractors, Inc.

12329 Braddock Road
Fairfax, VA 22030
t (703) 992-2588
f (703) 992-2989
Web www.dominionmc.com
Representatives: **Bruce Thomas**
and **Will McAteer**

K3 Construction Group

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Reston, VA 20190
t (703) 736-1000
f (703) 736-0736
Web www.k3cg.com
Representatives: **Kathy McCormick**
and **Mark L. Voce**

Kirschbaum Consulting, LLC

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Arlington, VA 22207
t (202) 251-9616
Web www.kirschbaumconsulting.com
Email: dkirschbaum@kirschbaumconsulting.com
Representatives: **David Kirschbaum**
and **Katherine Volin**

Scaffold Resource LLC

4801 Clifton Rd
Temple Hills, MD 20748
t (301) 924-7223
f (301) 924-6506
Web www.scaffoldresource.com
Email: info@scaffoldresource.com
Representatives: **Charles Weiss, Jeff Belfield,**
Joel Ross, Bill Suhrhoff, George Vincent,
Jim Granzow, and Bill Walsh

Company Profiles

Dominion Mechanical Contractors

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K3 Construction Group

As one of Washington Metro Area's largest general contractors, K3 Construction Group specializes in tenant interiors, base building renovations and new construction for select clients. Our clients include Fortune 500 corporations, government agencies, law firms, retail facilities, financial and religious institutions, non profits and associations.

Kirschbaum Consulting LLC

Kirschbaum Consulting LLC provides consulting and expert witness services to the construction and government contracting industries.

Scaffold Resource LLC

Scaffold Resource LLC is a premier source for scaffolding access and shoring solutions in the Nation's Capital, Baltimore, MD and beyond. Our clients count on us for consistently high-quality products, competitive prices, expert engineering advice and unparalleled service.

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Measure Twice, Cut Once, continued from p. 9

required stoppages. Any owner/end user requirements for occupied space will also be addressed at this time. Although all subcontracting trades may not be identified at this time, the contractor will review any on-site requirements such as badges, clearances, or escorting.

Construction then begins, based upon the agreed upon schedule. Throughout the construction phase, the CPM will maintain constant contact with the OPM via weekly or bi-weekly construction status meetings (as well as daily phone contact if needed) to review all projects being worked. Site visits are strongly recommended of the OPM and possibly the end-user as various stages of the project are completed. This ensures that the work being completed is "what was discussed" during the initial site visit and in the written scope of work and allowing all to "see" what was previously represented in the initial plans and specifications. The OPM is able to identify any deficiencies that can be corrected by the contractor as soon as possible, helping reduce if not eliminate punch list items at the completion of the

project. The goal for both the owner and the contractor should be a project, finished on time with a zero punch list. **B**



Vince Duobinis is senior market development manager at Centennial Contractors Enterprises. He has written several articles and white papers about Job

Order Contracting and blogs about the subject at <http://jobordercontracting.blogspot.com>. He can be reached at vduobinis@cce-inc.com.

Rebuilding Together, continued from p. 10

the house was painted, carpeting was replaced, electrical system was upgraded, HVAC system was overhauled, and extensive yard cleanup and landscaping were completed. Three dumpsters of debris were removed from the site!

Rebuilding Together is the leading national volunteer organization working in partnership with communities to rehabilitate owner-occupied low-income housing. Nationally, Rebuilding Together programs have rehabilitated over 110,000 homes and non-profit facilities using almost 2.6 million volunteers. Rebuilding Together provides home repairs free of charge and gives priority to those low-income households with older adults, persons with disabilities or families with children.

With the efforts of more than 60,000 community volunteers, Fairfax County Rebuilding Together affiliate RPJ Housing has repaired over 2,400 homes and non-profit facilities since it began sponsoring the program in 1988. This neighbor-helping-neighbor approach unites more than 2,000 skilled and unskilled volunteers from diverse backgrounds with low-income homeowners and non-profit organizations each year. Volunteers are able to make both major and minor repairs and renovations that result in life changing improvements for the homeowners and organizations served.

For more information on the Rebuilding Together program, please go to www.rebuildingtogether.org. **B**

FY'2011 WBC Board of Directors Nominations

The WBC Nominating Committee is seeking the nomination of dedicated members who would like to make a contribution to the overall goals and objectives of our association. The committee has developed a brief nomination form available at www.wbcnet.org to encourage membership participation in the process. Please submit your nomination by Friday, August 20, 2010. The election of FY'2011 WBC officers and directors will take place on Thursday, September 30, at the WBC Annual Meeting and Fall Kickoff Party at Columbia Country Club. The new Board of Directors term commences October 1, 2010.

Officer & Director Positions Available

- Chairman-Elect (1-Year Term) One Position
- Vice-Chairman (1-Year Term) Three Positions
- Treasurer (1-Year Term) One Position
- Secretary (1-Year Term) One Position
- Director 2010-2013 (3-Year Term) Three Positions

Download nomination form at www.wbcnet.org

WBC Calendar & Advertising Information

Events Calendar

August

- **August 20**
Board of Directors Nominations Are Due
- **August 21**, 10:00 a.m. – 12:00 p.m.
Community Services — Food & Friends
- **August 25**, 5:30 – 7:30 p.m.
Summer Networking, Tabaq Bistro,
Washington, D.C.

September

- **September 15**, 4:00 – 8:00 p.m.
Board of Directors Meeting & Dinner,
Capital Grille, Washington, D.C.
- **September 18**, 10:00 a.m. – 12:00 p.m.
Community Services — Food & Friends
- **September 24**, 7:30 – 9:10 a.m.
Board of Governors Meeting,
Columbia Country Club, Chevy Chase, Md.
- **September 30**, 5:30 – 8:00 p.m.
Fall Kickoff and Installation,
Columbia Country Club, Chevy Chase, Md.

October / November / December

- **October 16**, 10:00 a.m. – 12:00 p.m.
Community Services — Food & Friends
- **November 20**, 10:00 a.m. – 12:00 p.m.
Community Services — Food & Friends
- **December 7** 6:00 – 8:30 p.m.
Holiday Party, Congressional Country Club,
Bethesda, Md.
- **December 18**, 10:00 a.m. – 12:00 p.m.
Community Services — Food & Friends

2010 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

Member Charitable Giving

February

Effective Urban Planning

March

Green Building

April

54th Annual Craftsmanship Awards

May/June

Industry Legal Issues

July/August

Rebuilding Together

September

U.S. Green Building Council

October

Economic Update and Outlook

November

TBD

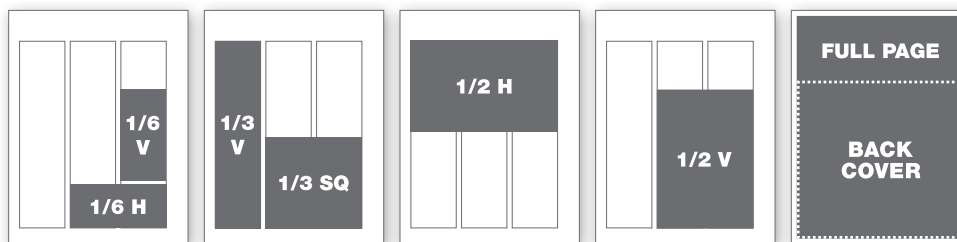
Ad Rates

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

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Non-member Rates:			
Black and White			
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
Color			
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

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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
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BUSINESS ATTIRE PLEASE — JACKET REQUIRED BY CLUB

Please join us as we celebrate the culmination of another outstanding year for the Washington Building Congress and our leadership team. The 73rd annual celebration is being held in conjunction with the always popular Bull & Oyster event held the last six years. The menu will once again include a variety of freshly shucked oysters, peeled shrimp, crab cakes, steamship round of beef and a full hosted bar.