

Bulletin

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Bulletin

October 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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Chairman's Letter

Dear Members and Colleagues:



It is my sincere honor and privilege to take office as the 73rd WBC Chairman of the Board. We started the new membership year with the Fall Kickoff Bull and Oyster Party attended by over 280 members and guests at Columbia Country Club—what a great showing! Many special thanks to all of our wonderful sponsors that helped make our traditional “changing of the guard” such a tremendous party and success. At the event, I was grateful for the opportunity to pay tribute to many past WBC Chairmen who have paved the way for me and future leaders of our fantastic organization. It was especially humbling to be handed the gavel by Jon Kurtis, whose exceptional leadership has made an immeasurable impact on the WBC. Also, I extend special thanks to departing Board members Paul Varela and Dave Tacchetti for their many years of service and dedication to the WBC.

Congratulations to the following WBC officers and directors who will be joining me to serve this term (effective October 1):

WBC 2010–11 Board of Directors

- | | | | |
|--|---|--|---|
| <ul style="list-style-type: none">• Chuck Asmar, <i>Chairman of the Board</i> (Asmar, Schor & McKenna)• Paul Mella, <i>Chairman-Elect</i> (Dynalectric Company)• Jim Klein, <i>Vice Chairman</i> (The JBG Companies)• Steve Richbourg, <i>Vice Chairman</i> (HITT Contracting Inc.) | <ul style="list-style-type: none">• Joel Zingesser, <i>Vice Chairman</i> (Grunley Construction)• Tamara McNulty, <i>Treasurer</i> (Black & Veatch)• John Barron, <i>Secretary</i> (Foulger-Pratt Contracting)• Jonathan Kurtis, <i>Past Chairman</i> (Boston Properties) | <ul style="list-style-type: none">• Mike Baruccheri, <i>Director</i> (Tishman Construction)• Dan Buckley, <i>Director</i> (Flippo Construction)• Lynne Coville, <i>Director</i> (Boston Properties)• Carl Hirrlinger, <i>Director</i> (James G. Davis Construction)• Mike Leavitt, <i>Director</i> (Plaza Construction) | <ul style="list-style-type: none">• Nicolas Pasanella, <i>Director</i> (Latitude 38 Real Estate)• Karen Roberts, <i>Director</i> (Forrester Construction)• Joe Schall, <i>Director</i> (Pepco)• Steve Smithgall, <i>Director</i> (Balfour Beatty Construction) |
|--|---|--|---|

Our new Board of Directors and I will strive to continue the mission of our predecessors and focus on enhancing the visibility and strength of our organization within the industry and through-out the DC Metropolitan Area. This year, one of our primary initiatives is to grow our membership while retaining 90% of our current membership. With this goal in mind, I ask that you please renew your WBC membership if you have not done so already. In these trying economic times, I am convinced that through face-to-face networking and committee participation the WBC will better your business relationships and present new opportunities that would otherwise not be available to you. Please note, the membership year runs from October 1 to September 30, and annual renewal payments must be received no later than December 10 to be included in the 2011 *Industry Index* membership directory. There are many great advertising opportunities still available in the new directory, as well. Any questions you have regarding membership renewal can be directed to Rita Reis at (202) 293-5922.

We have many exciting upcoming events. The Hammerheads will be following up with a Wine Tasting networking event open to the full membership in early November, and the Program and Education Committee is planning a Transit Oriented Development program for mid-November. Please do not forget the WBC Holiday Party which will be held at the beautiful Congressional Country Club on Tuesday, December 14. Please plan on attending what is widely recognized as the best industry Holiday Party in town. We expect over 550 revelers from our industry.

We are pleased to announce that planning for the 55th annual WBC Craftsmanship Awards program, “*Celebrating Quality Craftsmanship*”, is well underway. The Craftsmanship Awards Committee has a busy schedule of activities over the next few months, including selection of the next Craftsmen Hall of Fame class. The deadline for submission of entries for the 2011 awards program is November 12, 2010. On January 13, teams of industry judges will evaluate all entries based upon recognized criteria associated with quality craftsmanship. The 2011 Craftsmanship Awards program will culminate on Friday, March 25, with the magnificent (and only) Craftsmanship Awards Banquet recognizing over 380 individual craftsmen and awarding our newest slate of craftsmen Hall of Famers. I encourage everyone to submit an entry, serve as a judge, or be a sponsor. For further information regarding the Craftsmanship Awards, please visit the WBC website at wbcnet.org.

I look forward to seeing you at an upcoming WBC program or event. I thank you for your support and look forward to an exciting and successful New Year.

Best regards,

Chuck Asmar
WBC Chairman of the Board

Industry Report

Jury Selected for BrickStainable Design Competition

Vivian Loftness of Carnegie Mellon, **Martin Vachon** of AXIM Concrete Technologies, **Bill Browning** of Terrapin Bright Green, and **Anna Dyson** of Center for Architecture Science and Ecology will judge the entries in this year's BrickStainable Design Competition, run by WBC member Potomac Valley Brick.

Vivian Loftness is an internationally renowned researcher, author and educator with over 30 years of focus on environmental design and sustainability, advanced building systems and systems integration, climate and regionalism in architecture, as well as design for performance in the workplace of the future. She has served on seven National Academy of Science panels and has given Congressional testimonies on sustainable design.

In his position at AXIM in the United States, a subsidiary of ESSROC-Italcementi Group, Martin Vachon promotes the use of Self Consolidating Concrete (SCC) in the U.S. and is a pioneer in this field. Vachon has been involved in several R&D projects, including concrete maturity, surface quality characteristics of architectural concrete, electrical conductivity and hydration kinetics of cement, tribology and pumpability of concrete.

Bill Browning is one of the green building and real estate industry's foremost thinkers and advocates for sustainable design solutions. He has lent his expertise to Fortune 500 companies, universities, non-profit organizations, the U.S. military, and foreign governments. Browning is the founder of Green Development Services at Rocky Mountain Institute and a founding member of the USGBC's Board of Directors where he still serves on the Governance Board.

Anna Helen Dyson is the director of the Center of Architecture Science and Ecology (CASE), an entity spanning several institutional collaborators, and co-hosted by Skidmore Owings and Merrill and Rensselaer Polytechnic Institute. She is currently directing interdisciplinary research to develop

building systems that integrate applications of emerging technology from diverse research fields.

Three of the four jurors participated in BrickStainable last year as well. Loftness and Vachon are returning jurors and Browning was last year's Award Ceremony Keynote. Dyson brings new perspective to the competition.

The BrickStainable Design Competition is held in pursuit of design solutions that exploit the unique properties of brick masonry construction as well as seek new ideas in the development of this age old building material. It is divided into two categories. The Integrated Building Design Competition assignment's building will be set in an urban location. It seeks integrative design solutions that exploit the thermal qualities of brick masonry construction to create a passively heated and cooled building with a target of net zero energy. The Technical Design Competition calls for entrants to design a single element of a building that provides a sustainable solution to real-world environmental challenges.

Jurors will look for evidence of the project's performance and encourage the use of BIM, energy, solar and day light modeling software.

Potomac Valley Brick will award a \$10,000 grand prize and \$7,500 grand prize in the Integrated Building Design and Technical Design categories, respectively. Up to three honorable mention winners in each category will be awarded \$2,000 per team. All winners will be flown to Washington, DC for the awards celebration on March 31, 2011 at the National Building Museum.

Registration is open through November 15th and competition entries are due December 15th. More information is available at www.BrickStainable.com.

Goodman & Company Adds Senior Associate; Associate Earns CPA License; and Senior Manager Mentors for REDI Innovate Program

WBC member Goodman & Company has announced the addition of **Samita**

Deery, CPA, as a senior associate in the firm's Rockville office. Deery earned a Bachelor of Science in Business Administration from the University of Maryland and is a licensed CPA in both Maryland and Virginia. Before joining Goodman & Company, she spent five years as a senior associate at a "Big Four" accounting firm. She is a member of the American Institute of Certified Public Accountants.

Goodman & Company is also pleased to announce that **Kevin Gillis, Jr.**, an associate in the firm's Tysons Corner office, has successfully passed the CPA exam. Gillis earned both a Bachelor of Science and Master of Science degree in Accounting at Virginia Tech. Prior to joining the firm full-time, he also served as a Goodman & Company intern.

Finally, **Scott D. Blackburn**, CPA and senior manager in the Rockville office will serve as a mentor for this fall's "Innovate" program held by Rockville Economic Development, Inc., the Johns Hopkins University, and the University of Maryland, Baltimore County.

A graduate of Mount Saint Mary's College, Blackburn has more than 15 years of accounting experience specializing in audits of businesses of all sizes and government and construction contractors. He regularly conducts presentations on accounting issues to the Montgomery County Innovation Network incubators and he is an active member of the Montgomery County Chamber Community Foundation, where he works closely with the Veteran's Institute for Procurement (VIP) program.

Innovate, funded by a National Science Foundation grant, serves to commercialize technologies from universities and federal laboratories, using postdoctoral fellows and business individuals to transform these technologies into business initiatives. The current Innovate class is comprised of 16 postdocs and nine business professionals, who will evaluate the commercial viability of a technology or license, identify the intellectual property and develop a business plan to launch a business. A key part of the program

is providing these individuals with access to professional mentors/advisors who are service providers to business.

DPR Brings On New Federal Group Senior Preconstruction Manager

Jeff Shannon has joined WBC member, DPR Construction as senior preconstruction manager. Shannon has more than 25 years of construction experience in preconstruction/estimating. Shannon is part of DPR's Federal Group, which pursues opportunities nationwide. He also will work with DPR's other regional offices on special projects. Shannon is located in DPR's Falls Church, VA office.

Skanska Taps Desmond as Development Manager



Carolyn Desmond

WBC member Skanska USA's commercial development unit, which is pursuing commercial development initiatives in Washington, DC, Boston and Houston, has hired

Carolyn Desmond as a development manager in its Washington DC office.

In her new role at Skanska, Desmond will utilize her experience as a real estate development professional which includes working on large scale development and construction projects in the Washington DC area. Desmond will fulfill a variety of duties including involvement in the acquisition of development sites and properties as well as involvement in conceptual design and fulfillment of project execution such as zoning, design, permitting, preconstruction and construction.

Desmond previously worked for six years at PN Hoffman & Associates where she worked as a development manager. She oversaw project developments from design and financing phases through construction, sales and marketing, final building sellout and ongoing building management for

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commercial and residential. Projects include the Union Row Flats and Warehouses which boast 315,000 square feet of condominiums and retail, 10th & G site for more than 200,000 square feet office and church, and the \$1 billion Southwest Waterfront site.

Desmond is an active member of the Urban Land Institute (ULI) Young Leaders Group. She attended the University of Virginia and earned her Bachelor of Science in civil engineering.

As development manager, Desmond will oversee project execution for the recently acquired stalled project known as 10th and G, which Skanska bought the development rights for in October 2009. 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.

Desmond will also oversee the project execution for the redevelopment of one acre of land at 1716 Wilson Blvd. in Arlington. Skanska recently bought the space from George Contis, a pediatric cardiologist and president of Medical Service Corp. International who had owned the property since the late 1970s. The site houses Contis' office, Arlington Motor Cars and Fashion Dreams. The project will deliver 108,000 square feet of medical office space that mirrors the neighboring Holladay Corp.'s 1800 Wilson Blvd. building, and 28,000 square feet of street-level retail space, and will extend Quinn Street between Wilson and Clarendon boulevards.

Skanska USA Adds Nine to Rockville Team

Skanska USA has also recently added nine new employees to its Rockville

This is Grunley.



FDA Building One
Kirk Stubbins in association with RTKL

Photo by Carl Cox

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office, including **Lisa Scala** who will serve as senior director of business development. The firm has increased its staff in the region by 20% since the beginning of the year.

In her new role at Skanska, Scala will utilize her 11 years of business development experience to focus on creating new business opportunities in and around the greater Washington DC metro area. Prior to joining Skanska, Scala served as real estate development manager at Herman Miller, Inc. where she worked with the Mid-Atlantic sales team on local and national sales initiatives in addition to developing new business opportunities in various markets which included corporate and commercial real estate, federal government and healthcare. Scala is also a LEED AP with the United State Green Building Council, has earned her MCR designation and is currently a candidate for CoreNet Global's SLCR certification.

Brent Emory and **Brian Leier** have joined the team as project managers, and will be responsible for technical and managerial leadership of all onsite activities and for coordination of subcontractor support resources.

Emory brings his 18 years of experience primarily in the interiors market to Skanska's Special Projects group that focuses on commercial interior and high-end work. Leier will apply ten years of industry experience that includes overseeing projects in the government, commercial, residential, hospitality, retail and laboratory sectors.

Suzanne Iannarino and **Christopher Seager** will be joining the team as senior project engineers, and will be responsible for contracts, submittals, RFIs and change orders.

Iannarino has worked in the industry for 13 years and has experience across sectors including office, commercial, residential, mixed-use, K-12, and higher education. Seager has 12 years of experience in the industry, focusing on the office and commercial sector.

Joining the team as assistant superintendent, **Joseph Ratke** will be responsible for assisting with all onsite activities and will supervise, sequence, coordinate, and monitor

all work for adherence to the project performance criteria. Ratke brings experience in construction management, working on projects in the commercial and higher education sectors.

The office's new preconstruction manager will be **Jeff Renner**, who brings 28 years of industry experience in the government, healthcare, commercial, residential, education, and sports sectors. Renner will manage and direct the preconstruction team and progress including cost estimation, the development of bid packages, and value engineering. He is a LEED Accredited Professional and a journeyman plumber.

The Rockville office will also bring on two project engineers, **Blake Boyd** and **Matthew Randolph**, who will be responsible for activities such as setting up and monitoring direct labor hours and costs, procuring materials and equipment, assisting in the preparation of bid packages and documents, and drafting subcontracts and purchase orders.

Centennial Executives Teach How to Build a Strong Subcontractor Base At DBIA Conference

Whether a construction company is expanding into a new geographical territory or a new market, the key to success is establishing a strong, reliable subcontractor base. Attendees at the Design-Build Institute of America's (DBIA) 2010 Conference learned how to build this critical base thanks to WBC member Centennial Contractors Enterprises' **Gary Sylvester** and **Scott McGrew**.

Overseeing the Reston, VA-based Job Order Contractor's Design-Build department, Sylvester, design build manager and McGrew, senior project general manager, both have a great deal of experience with this construction delivery method.

During the hour-long presentation, Sylvester and McGrew identified helpful tools to find qualified subcontractors, discuss meeting minority requirements and describe how to build lasting long term relationships with reliable

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Industry Report

subcontractors. The pair also covered introducing a new subcontractor to Design-Build processes and procedures as well as the terms and conditions of the Design-Build contract as they impact the subcontract.

The session included discussions regarding subcontractor budget pricing, final fixed pricing and early teaming as well as the impact of LEED Certification as it relates to the subcontractor's requirements.

Centennial was also an exhibitor and the Diamond Sponsor of the DBIA Conference. In addition to its company booth, it hosted a special booth where attendees can "Relax Their Backlog" with professional neck massages.

Bowman Grows Stronger: Services and People

WBC member Bowman Consulting is pleased to announce that it has acquired the Virginia operations of Bury + Partners, a civil engineering and water

resources firm based in Austin, TX. The deal solidifies Bowman's interest in expanding its service portfolio to include water and wastewater design.

The Bowman office in Williamsburg will continue to be led by Kenneth Baybutt, PE, a 30-year industry veteran and expert in project design and construction. Prior to directing the Bury + Partners Williamsburg office, Baybutt was on staff at the Virginia Department of Health where he reviewed and approved water and wastewater treatment plant system designs and conducted on-site inspections of wastewater treatment plans and water well systems. The portfolio of the Williamsburg office includes work at the Jamestown Settlement, Richard Bland College, Fort Lee, and Kill Devil Hills, NC. It also includes a number of communal water/wastewater systems in Loudoun County. Baybutt and his team will work out of the new Bowman Consulting offices located at 4095 Ironbound Road, Suite 200. The office phone number is (757) 229-1776.

Elizabeth McDaniel Joins Faithful+Gould as Business Development Manager

Faithful+Gould is pleased to announce that **Elizabeth McDaniel** has joined the WBC member firm in the Washington, DC office as a business development manager.

McDaniel will be utilizing her sales and marketing background as well as her extensive industry knowledge to strengthen our relationships in the architecture/engineering/construction industry.

She is a business development professional with more than 11 years of professional service experience in the architectural, engineering and construction industry. McDaniel brings extensive business experience in higher education, healthcare, hospitality, federal and transportation sectors.

She is a graduate of Southern Illinois University with a Bachelor of Arts in political science. She also has a Master of Science in Health Services Administration from the University of St. Francis.

EMCOR Group Workers at Johns Hopkins Wore EMCOR Pink Hard Hats and Formed Human Pink Ribbon

For the second consecutive year, employees of EMCOR Group's Poole & Kent Corporation, WBC member subsidiary donned EMCOR Pink Hard Hats at The Johns Hopkins Hospital in Baltimore, MD and formed themselves into the shape of a giant human pink ribbon in a "Call to Action" in support of Breast Cancer screening and awareness. The Poole & Kent Corporation and other organizations participated in the October 5 event as part of EMCOR's "Protect Yourself. Get Screened Today" campaign.

The Poole & Kent Corp. President and CEO, **Adam Snively**, presented EMCOR Pink Hard Hats to officials from Johns Hopkins. As part of the event, Poole & Kent Corp. employees removed their regular hard hats and

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December 3, 2010



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replace them with EMCOR Pink Hard Hats in a “Call to Action” for millions of women and men to “Protect Yourself” through Breast Cancer screening and awareness.

Among the attendees and speakers, **Laurie Yori**, Poole & Kent Corp. assistant project manager at The Johns Hopkins Hospital New Clinical Building project, a proud breast cancer survivor, brought personal perspective to the event. For many years, Yori has been at the heart of the company’s support of the issue of breast cancer and is passionate about EMCOR’s Pink Hard Hat Program.

The Poole & Kent Corp. was awarded a contract for The Johns Hopkins Clinical Building redevelopment project in 2007 and has been on-site since that time, installing the mechanical and plumbing systems for the project—one of the nation’s largest healthcare projects under construction.

EMCOR Group, Inc. and many of its 75 subsidiaries have long been supporters of breast cancer awareness. EMCOR Pink Hard Hat events took place in the US and UK throughout October in order to raise awareness of breast cancer and its prevention. In addition, thousands of EMCOR’s field workers throughout the US and UK wore EMCOR Pink Hard Hats in October.

Balfour Beatty Construction Recognized with “Best of 2010” Regional Awards

Balfour Beatty Construction is proud to announce that 10 of its recently completed projects across the United States have been recognized by McGraw-Hill Construction as being among the “Best of 2010” within their respective regions. Six projects topped the lists as “Best of” or “Project of the Year” within their respective categories, with two also named as finalists for their regions’ most exceptional project overall. The other four projects were recognized with Awards of Excellence or Merit. The Best of winner from *Mid-Atlantic Construction* “Best of” are:

Project of the Year

- The Mason Inn Conference Center and Hotel, George Mason University, Fairfax, VA (Multi-Family Residential/Hospitality)
- Central Campus at TA-5, Fort Lee, VA (Government/Public Building)

Award of Merit

- New Federal Building, Washington, DC (Government/Public Building)

The top winning projects (*The Mason Inn Conference Center and Hotel* and *Central Campus at TA-5*) will continue on for national consideration, where they will be judged against winners from across the country to achieve recognition as the National “Best of 2010.”

Frost Miller Group Hires PR and Account Coordinator



Katie Tolerico

There’s a new face in the WBC member Frost Miller Group office and in the Washington DC metro area. May 2010 college graduate **Katie Tolerico** has begun her professional career at integrated marketing communications firm Frost Miller as PR and Account Coordinator.

Originally from Jermyn, PA, Tolerico graduated from Penn State University with a public relations degree and a business and the liberal arts minor. In college, Tolerico participated in student organizations including Lion Ambassadors, FreshSTART, and The Penn State Dance Marathon (THON), where she served as the Overall Entertainment Chairperson for THON 2010.

THON is a year-long effort that culminates into a 46-hour dance marathon, raising funds and awareness for the fight against pediatric cancer. As the Entertainment Chair for THON, the largest student-run philanthropy in the world, Tolerico led a team of 22 individuals to aid in event planning, audio-visual production, logistics

and quality control for 21 workshops, meetings, conferences, and fundraising events. Last year alone, THON raised more than \$7.8 million benefitting the Four Diamonds Fund in Hershey, PA.

As PR and Account Coordinator, Tolerico will develop marketing communication strategies and media plans, research and write collateral materials, and manage social media accounts. Tolerico looks forward to becoming a more familiar face in the area and on the job.

Watt, Tieder, Hoffar & Fitzgerald is Top-Ranked Law Firm by Chambers and Partners

WBC member Watt, Tieder, Hoffar & Fitzgerald, LLP is honored to be top-ranked in the United States for construction law by Chambers and Partners and the Legal 500 US for the fifth consecutive year. Chambers also ranked WTHF as the number one construction law firm in Virginia for the eighth year straight.

Chambers’ Guide to American’s Leading Lawyers for Business cites WTHF as “a well-rounded firm where talent runs deep. It’s one of the top choices in the country in terms of value for money.”

The Legal 500 US acknowledges the firm as a “national force” featuring “solid construction lawyers, with the ability to assemble strong teams and deliver positive results.”

An accomplished group of WTFH attorneys is highlighted in the guides, along with senior partner, **Paul A. Varela**. Varela has been recognized for his thriving WTHF practice by both Chambers and Best Lawyers in America and is featured in Super Lawyers for 2010. **B**

On the Move

WBC member Tetra Tech Facilities Construction has moved to:

2200 Wilson Boulevard, Arlington, VA 22201; Phone: 703.931.9301; Fax: 703.387.5577.

Feature Article



WMATA's Joint Development Program and the Future of Transit-Oriented Development In the D.C. Metro Region

by *Steven E. Goldin, Director of Real Estate, WMATA*

Metro's Joint Development Program was established to monetize excess property, originally acquired for construction of the 106 mile, 86 station system. Most projects result from the conversion of surface parking lots to structured parking. Joint Development increases transit ridership, provides funds to reinvest in the system and puts land back on the tax roles. In its thirty year history, Metro has participated in over 65 joint development projects in the District of Columbia, Maryland and Virginia. Metro's transit-oriented development (TOD) website provides a full overview of some of the projects currently in the development pipeline: http://www.wmata.com/business/joint_development_opportunities/tod/

As Metro prepares to develop over 35 million square feet of mixed-use opportunities in the DC Metro region, important changes to our program are being made to streamline the process, making it more developer friendly and market sensitive.

First, for our large sites which present many unresolved planning issues, we're moving away from an RFP process and towards an RFQ process. The latter allows Metro to select a developer based on qualifications and financial capacity, allowing us to masterplan the site collectively with our jurisdictional partners. Only after a final plan is established is the site valued, based upon three MAI appraisals.

Second, we're addressing the most critical deal killer in TOD: the dreaded commuter parking deck. We're working with leading developers and parking consultants to consider less than 1:1 replacement, feeder park and ride sites, shared parking and modified construction standards, consistent with best practices in the private sector.

Third, we're in discussions with the Federal Transit Authority (FTA) about a national pilot project to allow "synthetic joint ventures". Metro would forego a portion of fixed ground rent in exchange for some of the upside,

What is Transit-Oriented Development?

Transit-oriented development (TOD) is an approach to development that leverages the unique opportunities provided by access to high-quality public transportation. Transit-oriented development contributes to attractive, walkable, sustainable communities providing residents housing and transportation choices that support an affordable lifestyle. TOD is typically defined as more compact development within easy walking or biking distance of a transit station, typically a half mile.

At the core of transit-oriented development is the idea that people with a wide range of incomes can live and work in places with interconnected transportation networks that offer more transportation options, allowing them to take care of some of their daily trips using transit, walking and biking, rather than driving. Since the most transit supportive neighborhoods also tend to be compact neighborhoods, this density also supports a mix of uses and activities including housing, work places, child care, stores, and restaurants. And, because of this compact walkability and mix of uses, people can also take care of some of their daily needs by walking or biking to various destinations. Thus, people are able to reduce the amount of money spent on travel, the number of vehicle miles traveled by car, and perhaps the number of cars they own - with positive impacts not just for households but also for the general public.

To garner significant changes in behavior, however, alternative modes of transport must be convenient, timely, seamlessly connected, and safe. Increasingly, practitioners are focusing on building transportation "networks", rather than individual transit lines. These networks knit together a region's vast array of neighborhoods, destinations and centers. A person might leave their home in the morning, walk to a nearby bus stop, catch a bus that connects to a light rail line, then ride into the city center where they walk the last few blocks to their office. At the end of the day, they might take a streetcar to a nearby restaurant, then bus home along an entirely different route. The regions that have attracted the greatest amount of development around transit facilities and made significant shifts in auto ownership and transit ridership are those regions that have highly interconnected transit networks, linked with safe and direct walking and bicycling networks. In these successful cases, TOD is not an isolated occurrence, but a network of places and nodes with community-wide and even regional scope.

TOD is a modern model based on old principles that provides solutions for building and strengthening our communities, addressing climate change, reducing our dependence on oil and providing more equitable access to economic opportunity for all Americans. The American public appears to be ready for change and practitioners across the country are ready to move from demonstration projects.

...from "Transit-Oriented Development, Tools for Metropolitan Planning Organizations" by Center for Transit Oriented Development (www.ctod.org)

after return of interest on invested capital, return of capital and achievement of a mutually pre-determined IRR.

Fourth, we're considering allowing developers to deposit escrow funds to hire dedicated outside legal counsel and project management staff to expedite joint development agreements and project coordination within the Authority.

Fifth, we're evaluating the sale of air rights, particularly in locations where land values justify the costs of construction of the development platform.

Finally, we are working closely with the General Services Administration (GSA) on national policy on siting Federal buildings within a ½ mile radius of mass transit facilities. **B**

Steven E. Goldin is Director of Real Estate for the Washington Metropolitan Area Transit Authority (WMATA), the nation's 2nd largest rail system. He is currently overseeing 35 million square feet of public/private Transit Oriented Development (TOD) in the District of Columbia, Maryland and Virginia, while working closely with key Federal officials to advance public policy to foster TOD nationally. Goldin is former Chairman & CEO of InterCap Holdings, New Jersey's largest TOD developer. He can be reached at sgoldin@wmata.com

Twinbrook Metrorail Station, Rockville, MD

Residential: 1,595 residences of which 595 will be for sale and the remainder rental apartments
Retail: 220,000 square feet
Office: 325,000 square feet

The project, which has won awards for TOD from the Congress for New Urbanism and the Smart Growth Alliance, is the first LEED-ND-certified (sustainable neighborhood) project in the Washington area. Fifteen percent of the sale and rental housing will be affordable. The project is in the early stages of development. It emphasizes pedestrian and other non-vehicular connections to the station and will include a transit store to provide services to transit patrons. In October 2002, Metro signed a joint development agreement with an affiliate of the JBG Companies to develop the site in six lease and sale stages. A ground lease between Metro and a JBG affiliate for the first stage with 279 apartment units, of which 15% are affordable, and 15,500 square feet of retail shops was signed in March 2008. That portion of the development is now being occupied. Since the project is being constructed on what is currently a Metro surface parking lot, future stages will await the developer's provision first of replacement parking in two structures for Metro commuters and the relocation on-site of bus facilities near the station entrance.

(See http://www.wmata.com/business/joint_development_opportunities/tod/project.cfm?l=22 for more information)



Chairman Profile

WBC Welcomes Chuck Asmar as 73rd Chairman

At its annual Fall Kickoff meeting and Bull and Oyster Roast held on September 30, the Washington Building Congress introduced its 73rd chairman, Charles “Chuck” Asmar. Addressing an audience of 300 WBC members at the Columbia Country Club, Asmar began by recognizing outgoing chairman Jon Kurtis and stating that he was truly humbled to be part of the WBC and to share his new role with a distinguished group of past chairmen.

“I’m proud to say that I’ve been a member of WBC since 1991, when we were cramped into the Cleveland Park Office above Club Soda, and we have come a long way. In my humble opinion, we have grown to be the best building association in the DC-Metro area,” he said.

Asmar is a founding member of Asmar, Schor and McKenna, a new, DC-based law firm which opened its doors in January 2010. Asmar counsels clients in construction, development and design processes involving government and private projects. He represents owners, general contractors, subcontractors, architects, engineers, sureties and suppliers. He has been involved in a wide variety of large, complex construction projects and litigations, including commercial and governmental buildings, embassies, schools, hospitals, airports, large-scale residential projects, condominiums and roads and highways.

A native Washingtonian, Asmar began his career as a mechanical contractor before earning his law degree from the Columbus School of Law, the Catholic University of America in 1991. That was the same year that he first joined the WBC and he has served an active role ever since, writing *Bulletin* articles and leading several committees, including chairing the Industry Practices Committee for five years. He was first elected to the WBC Board of Directors in 2001 and over the years has also served as secretary, treasurer and vice president.

As he assumes his new role as WBC chairman, Asmar stated that he has four main goals. The first is to grow membership. He was proud to note that WBC passed the 1,000-members mark last year and his goal for 2011 was to retain 90 percent of the current membership and add at least 30 new members.

“These are lofty objectives, especially considering that we will be challenged by another very trying economic year in 2011,” he said. “The Membership Committee needs your help, so please offer your assistance.”

His other goals included developing a fully-integrated web page for the association and developing small business and green building task force initiatives. Finally, Asmar



WBC Past Chairman, Jonathan Kurtis, congratulating WBC's new Chairman, Chuck Asmar.

said that he wished “to continue with Jon Kurtis’ goal of complete collaboration amongst WBC committees to best serve our membership with programs and publications that have meaning, are refreshing and address emerging trends and issues that impact our industry.”

Asmar gave special thanks to WBC staff members Steve Kenton and Rita Reis being “the glue of our association,” as well as the fellow members of his law firm for their support and his father, Charles S. Asmar, Jr., for introducing him to the industry (from his days as a “tin knocker” through “mechanical design and ultimately as a vice president of his company in 1988”) and encouraging him to pursue law school. He closed his address with the following words:

“I want to encourage everyone again to stay involved or become involved with WBC committees and events – because it is truly your participation that makes this organization so successful. Thanks again to everyone for giving me the honor and privilege to serve as your chairman. I look forward to an exceptional year!” **B**



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Member Projects

Grunley Construction, under contract to the U.S. General Services Administration, recently completed renovations to the late-1930's 28,254 square-foot original cafeteria of the **U.S. Department of the Interior (DOI) Headquarters Building** in Washington, DC. The facility opened on July 28, 2010 for use by the occupants of the DOI building, the personnel of the GSA Headquarters Building (connected to DOI by a tunnel), and many public visitors. The project was designed to achieve LEED® CI 2.0 Gold certification. The sustainable features include a “daylight harvesting system” that controls the lighting in the main dining area; a pulper/extractor and composters to create compost from the cafeteria waste for reuse in the DOI South gardens, to produce vegetables for reuse in the cafeteria; and daylight views. The new skylights, coupled with the extensive use of a metal frame/glass wall system throughout the space, results in sunlight being dispersed to the different areas in and around the cafeteria. The project made use of a variety of building information modeling (BIM) technologies to accurately define existing conditions and allow for more effective and efficient systems integration during construction.

Grunley has also been awarded a contract by the U.S. General Services Administration to modernize the **Lafayette Building** at 811 Vermont Avenue, NW, Washington, DC. Within this 565,000 square-foot existing office building, Grunley will refurbish the exterior façade and windows, replace or upgrade interior finishes, preserve significant historic features, and upgrade all of the building's mechanical, electrical, plumbing and security systems. A portion of the funding for the project was provided through the American Reinvestment and Recovery Act of 2009.

The project will be constructed in two phases over nearly six years. The currently awarded amount for Phase 1 is only \$55,605,000. The building will remain fully functional and partially occupied throughout the project. Work is scheduled to begin immediately. The Lafayette Building was originally constructed in 1940, and was designated



Grunley Construction will renovate the Lafayette Building in Washington, DC.

as a National Historic Landmark in 2005. The current tenants include the Export-Import Bank, the U.S. Department of Veterans Affairs and commercial retail entities. The project is designed to achieve a Gold rating under the LEED® New Construction and Major Renovations standard.

Skanska USA Commercial Development in Washington, DC will start construction on a Class A office building at **1776 Wilson Boulevard** in Arlington, VA. The project will be 100% self financed with an expected investment amount of \$63.5 million.

Located in the Rosslyn-Ballston Corridor, 1776 Wilson Boulevard is situated on 45,500 square feet of land and will consist of 108,000 rentable square feet of virtually column-free office space, 26,000 square feet of ground-level

retail space, and will have 231 spaces of below-grade parking. The building will be five floors above-grade on Wilson Boulevard and three floors above-grade on Clarendon Boulevard with high-ceilinged retail on the ground floor on both streets. The building has received Arlington County zoning approval.

Construction work is scheduled to commence during the fourth quarter of this year and the building is expected to be completed in the second quarter of 2012. Skanska is committed to delivering sustainable buildings with a minimum LEED Gold certification, to which 1776 Wilson Boulevard is designed. The building will include features such as a green vegetated roof, water use reduction, energy-efficient windows and improved indoor air quality to enhance worker productivity. In

addition, there will be a fitness center, extensive bike storage and power outlets in the garage for electric car connections. Skanska USA Building will be the general contractor for the project and **RTKL** is the architect. Skanska USA Commercial Development recently broke ground in Washington, DC on its first commercial development project, a Class-A sustainable mixed-use building located at **733 10th Street**.

Silver Spring Plaza, located at 8757 Georgia Avenue, has achieved LEED EB Operations & Maintenance Certification from USGBC. **GPI/Greenman-Pedersen, Inc.** provided architectural and engineering services to document credits necessary for the 252,400 square-foot building to obtain a LEED EB Certification level along with ENERGY STAR benchmarking. Some primary elements that helped in achieving certification included building energy efficiency, alternative transportation for employees, sustainable purchasing, solid waste management, environmental tobacco smoke control, high performance green cleaning policy, water efficiency, and a building exterior and hardscape management plan.

Tishman Construction Corporation of Washington, DC, was chosen by The Vietnam Veterans Memorial Fund (VVMF) as the construction manager for the **Education Center at The Wall**, a learning facility being built on the National Mall, near the Vietnam Veterans and Lincoln Memorials, that will put faces to the names on the Vietnam Veterans Memorial and celebrate the values embodied by all of America's service members. The Education Center at The Wall is already well into the design approval process with the federal commissions and local agencies that must approve new additions to the National Mall, and Tishman will continue that cooperative work as design development moves forward.

The Education Center at The Wall has been designed to minimize visual impact on the site and preserve the historic vistas of the National Mall while adhering to the strict design standards set by the owner and operator, the National Park Service. The Center



Silver Spring Plaza has achieved LEED EB Operations & Maintenance Certification.

features a courtyard that is open to the sky, maximizing the use of natural light in the Center. Reflecting the importance of using “green” technology, the project team will incorporate sustainable design features and construction techniques in order to pursue LEED silver certification. The centerpiece of the exhibits will be a wall of larger-than-life photographs of those whose names are on the Vietnam Veterans Memorial, shown on their birthdays. Other displays will showcase some of the more than 100,000 items that have been left in tribute at The Wall, a timeline of key military events of the Vietnam War and a history of the Memorial. The Center will celebrate the values embodied by all of America's service members—loyalty, duty, respect, service, honor, integrity and courage—and one of the exhibits will show images of those who served in all of America's conflicts, from the Revolutionary War to Iraq.


Gen. Colin L. Powell, USA (Ret.) is the honorary chairman of the \$85 million fundraising campaign to build the Education Center. VVMF has raised an estimated \$26 million for the project, including the \$10 million lead gift from Time Warner and a recent

\$1 million matching grant from San Antonio Spurs owner Peter Holt to match all donations from his home state of Texas up to \$1 million.

The Balfour Beatty | DPR | Big-D joint venture was selected by the **U.S. Army Corps of Engineers** to provide design-build services for the **Utah Data Center at Camp Williams**, Utah. The \$1.2 billion project includes 100,000 square feet of a Tier III data center and 900,000 square feet of technical support and administrative space. Support facilities include water treatment facilities, vehicle inspection facility, interim visitor control center, perimeter site security measures, fuel storage, water storage, chiller plant, fire suppression systems and 100% electrical generator and UPS back up capacity.

The facility will showcase numerous innovative technology and energy efficiency features and will be designed and constructed to achieve LEED Silver certification. In addition, the team will maximize the use of Building Information Modeling (BIM) tools to help facilitate collaboration and coordination of all project aspects during design and construction.

Member Projects



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Completing this project will require thousands of highly skilled people in various disciplines; therefore, the Balfour Beatty | DPR | Big-D team has worked diligently to maximize involvement from local and small business communities. The team held several open houses and targeted workshops to solicit interest and input from local businesses. As the project moves forward the team will continue working with local and small businesses to ensure that qualified firms have an opportunity to be involved in the project. The project will be designed and constructed on a fast-track basis. Construction is set to begin in late 2010.

Southland Industries, as part of the **Balfour Beatty** / **McCarthy** Joint Venture Team, was awarded the contract to design and build the HVAC and Plumbing Systems for the new **Carl R. Darnall Army Medical Center [CRDAMC]** at Ft. Hood in Texas. The project consists of a new 947,000 square-foot world class medical center, a remote central utility plant, an ambulatory

garage and parking structures. The facility is a complete replacement of the existing hospital and will contain patient care services such as women's health, orthopedics and rehabilitation, behavioral health, a surgical suite, inpatient care, ambulatory and outpatient clinics, imaging and diagnostics, and an emergency department.

Southland Industries assembled an internal team consisting of engineers, estimators, project managers and construction supervisors from multiple divisions to pursue this project. Southland's combined design and construction experience on large, complex, healthcare and projects for the **Army Corp of Engineers** will ensure that the Darnall Army Medical Center will be equipped with state of the art mechanical systems. Southland will once again be joined with leading healthcare architect, **HKS**, as well as electrical design-build experts **M.C. Dean**. Design for this LEED project will start immediately and will continue over the next year. Construction will begin next year and

completion is slated for May 2014. This project was a major win for both Southland and our project team, and provides yet another significant opportunity to demonstrate the major benefits of a true design-build project.

Frost Miller Group (FMG), an integrated marketing communications firm, will promote APCO Global Alliance's (APCO) new tradeshow, **APCO World Congress**. The inaugural APCO World Congress will display the latest innovations and thinking in public safety communications. Exhibitors from around the globe will showcase groundbreaking technologies and trends to a worldwide audience who use these products and services to enhance public safety on a daily basis. Attendees will explore new resources and participate in dynamic educational sessions. It will take place June 6-8, 2011 at the InterContinental Dubai Festival City. To reach audiences primarily outside of the U.S., FMG will produce a bilingual digital and print marketing campaign as well as a robust publicity campaign.

SK&A's restoration of National Historic Landmark, **Madame Tussauds Wax Museum**, in cooperation with GTM Architects and The National Park Service, was given the 2008 AIA Award of Merit for Historic Resources. The project involved the complete restoration of the building roof, façade and vault space, and isolated repair of the wood floors. **B**

New Members

Companies

Independent Custom Metalworks

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www.independentmetalworks.com
amy@independentmetalworks.com
Representatives: **Jon Scott Lindsey**
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Company Profiles

Independent Custom Metalworks

Independent Custom Metalworks is a multi-faceted miscellaneous metals company. We work with stainless steel, bronze, copper, aluminum, as well as steel. We are also experts in historical restorations. Established in 2006, our principals have more than 50 years experience in the industry. We pride ourselves in never missing a deadline and doing the jobs that other companies cannot.

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2011 WBC Craftsmanship Awards

Celebrating Quality Craftsmanship

The 2011 WBC Craftsmanship Awards Program is underway!

Nomination forms are now available on the WBC website www.wbcnet.org. All forms must be received at the WBC office no later than Friday, November 12th.

We are also looking for volunteers to serve as judges on January 13, 2011. On the WBC website, you will be able to find all the information and forms regarding the awards program, such as nomination form rules/regulations, judge sign-up form, sponsorship opportunities form, banquet registration form, and advertising opportunities form.

Thank you for supporting the WBC Craftsmanship Awards Program!

www.wbcnet.org

WBC Calendar & Advertising Information

Events Calendar

October

- **October 19**, 9:30 a.m. – 10:30 a.m.
Marketing and Communications Committee
WBC Office
- **October 19**, 11:30 a.m. – 1:30 p.m.
Craftsmanship Awards Committee
WBC Office
- **October 20**, 11:30 a.m. – 12:45 p.m.
Program and Education Committee
WBC Office

November

- **November 3**, 4:00 – 6:00 p.m.
Board of Directors Meeting
WBC Office
- **November 12**, 5:00 p.m.
Craftsmanship Awards Nomination Deadline
- **November 17**, 5:30 – 8:30 p.m.
Transit Oriented Development Panel
Program and Reception
- **November 20**, 10:00 a.m. – 12:00 p.m.
Community Services–Food & Friends

December/January

- **December 3**, 5:00 p.m.
Craftsmanship Awards Evaluator Deadline
- **December 14**, 6:00 – 8:30 p.m.
Holiday Party, Congressional Country Club
Bethesda, Md.
- **December 15**, 4:00 – 6:00 p.m.
Board of Directors Meeting, WBC Office
- **December 18**, 10:00 a.m. – 12:00 p.m.
Community Services–Food & Friends
- **January 13**, 5:00 p.m.
Winter Networking
Maggiano's Restaurant, Va.

2010-11 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**.

October

Transit Oriented
Development

November

Economic Update and
Forecast

December

Members Giving Back

January

AE&C Industry Health
and Wellness

February

Big Development Projects
Progress

March

Institutional Development

April

TBD

May/June

TBD

July/August

TBD

September

TBD

October

TBD

November

TBD

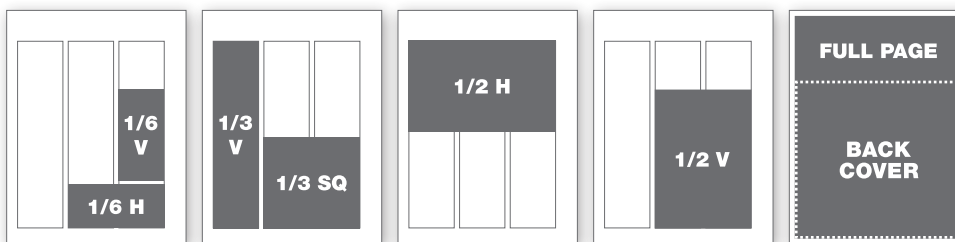
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Back Cover	\$830	\$670	\$540

	1 time	5 times	10 times
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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
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1/3 vertical	2.1"w x 8.6"h
1/2 horizontal	6.75"w x 4.2"h
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In 2009, we wanted to celebrate a quarter century of keeping those pledges. And the best way we knew how was to renew all of them for another twenty-five years. **At least.**

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