

Regular Meeting

Agenda Item #	1
Meeting Date	July 27, 2009
Prepared By	Suzanne Ludlow, Deputy City Manager
Approved By	Barbara B. Matthews, City Manager

Discussion Item	Single Reading Ordinance Awarding a Contract for Renovation of the Auditorium
Background	<p>In November 2008, the Council authorized awarding a contract to iStudio to prepare detailed architectural and engineering plans for the renovation of the City Council Chambers into a multi-use auditorium. Plans have been prepared and the project went to bid in early June 2009; bids were submitted on July 10.</p> <p>The City of Takoma Park received nine bids for the project. The bids included a base bid for the auditorium renovation, Add Alternate #1 for the installation of a photo-voltaic array on the roof of the Community Center, and Add Alternate #2 for the renovation and re-orientation of the Community Center lobby. Base bids ranged from \$714,156 to \$1,231,445; Alternate #1 bids ranged from \$64,096 to \$121,550; Alternate #2 bids ranged from \$22,960 to \$47,185. Total bid amounts ranged from \$813,333 to \$1,395,791. The list of bidding firms and the bid amounts are attached.</p> <p>The nine bids were reviewed by an initial selection team of Deputy City Manager Suzanne Ludlow, Project Architect Rick Schneider, and the City's Construction Consultant, Jeryl Ann DiPietro of Charron Consulting. The three firms ranked highest by the selection team were Marion Construction, Progressive Contracting and Donohoe Construction. These firms also had the lowest bids of the nine firms. Representatives of the three firms were interviewed by a larger selection team that included the three members listed above, Public Works Director Daryl Braithwaite and Management Assistant Venita-Enola George.</p> <p>After the interviews were conducted, the selection team was unanimous in its assessment that Marion Construction presented the best proposal for renovation of the auditorium. Marion Construction has substantial experience in working on LEED projects, many of which are comparable to the size and scale of the auditorium project. In the interview, Principal David Michaelson and Superintendent Alex Polanco demonstrated an excellent understanding of the project and described a detailed approach and schedule that took into consideration working in a building that is occupied 24 hours per day. Reference checks were made and findings were positive.</p> <p>Marion Construction's bid amount was the lowest of the bids and is within the funds available for the project. Information on the funds available for the project and the costs related to the project is attached. Also attached is information on the "green" aspects of the project.</p> <p>The plans for Add Alternate #2, concerning the renovation and re-orientation of the Community Center Lobby, were prepared at a non-specific level of detail. Specifics</p>

	<p>of the desk and lobby design are continuing to be discussed by City staff. To minimize confusion, staff recommends that Add Alternate #2 not be accepted at this time, and that a detailed plan for the lobby design be finalized and pursued as a single change order to the base bid amount in the near future.</p> <p>If the Council authorizes award of the contract to Marion Construction, staff will meet with Mr. Michaelson and Mr. Polanco to finalize a contract and establish a construction schedule. Construction is to be completed within 180 days of award of a contract; the auditorium should be available for use in February 2010.</p>
Policy	<p>In accordance with Section 401(b)(41), the City Council has the responsibility for public buildings.</p> <p>In Resolution 1992-12, the City Council resolved to telecast on the City's cable channel all council worksessions and regular meetings, stating the following: "It is the preferred policy of the City Council to encourage citizen involvement and participation in the political life and affairs of our City."</p> <p>By Resolution 2005-42, the City Council adopted "Creative Vision: A Cultural Plan for Takoma Park." Goals of the plan include the following: "To create cultural infrastructure and identify focal points within community; enable match between performance/exhibition spaces and cultural needs; maximize cultural use of community center, a center of opportunity for viewing, participating, and displaying art that catalyze unity and interest in the arts and humanities."</p> <p>Council Goal on Sustainability: Work in partnership with City residents, community organization, non-profits, the business community, and other governmental agencies to ensure a Takoma Park that is financially, environmentally, and commercially sustainable for the city and its residents.</p> <p>The City Council must approve by ordinance any expenditure of \$10,000 or more.</p>
Fiscal Impact	<p>\$786,576 (base bid of \$714,146 plus bid for Add Alternate #1, the photovoltaic array, of \$72, 430). A change order for the lobby work will be forthcoming.</p>
Attachments	<p>Draft resolution List of bidding firms and bids Information on Marion Construction Project funding and expenditure table Auditorium "green" features</p>
Recommendation	<p>Adopt ordinance.</p>
Special Consideration	<p>A delay in awarding the contract will substantially affect the timeline for the renovation work and may jeopardize State and Federal funding for the project.</p> <p>Formal approval of the use of Program Open Space funds for the auditorium project by the Maryland Board of Public Works is scheduled for August 5, 2009. The funds had received preliminary approval on November 1, 2008 and the use of the funds for this purpose is allowable pursuant to General Assembly action in April, 2009.</p>

Introduced by:

Single Reading:

**CITY OF TAKOMA PARK, MARYLAND
ORDINANCE NO. 2009-
CONTRACT FOR CONSTRUCTION SERVICES
FOR RENOVATION OF TAKOMA PARK AUDITORIUM**

WHEREAS, the City of Takoma Park wishes to adapt the current City Council Chambers/Auditorium to better accommodate multiple uses, including governmental meetings and performing arts; AND

WHEREAS, a design for the renovation was prepared by iStudio Architects, went to bid, and nine bids were received on July 10, 2009; AND

WHEREAS, after an initial review, three firms were invited to interview with a review panel; AND

WHEREAS, based on the review panel's recommendations and subsequent reference checks, the City Manager recommends awarding the contract to Marion Construction, Inc., due to the firm's capacity to do the project and the firm's familiarity with working with LEED Certified projects; AND

WHEREAS, Marion Construction Inc.'s base bid amount is \$714,146 and the bid amount for Add Alternate #1 for a photovoltaic array is \$72,430; AND

WHEREAS, Add Alternate #2 for lobby renovation and re-orientation will not be pursued, but a change order to the base bid is expected for this work once more detailed plans are developed; AND

WHEREAS, sufficient funds are available in the budget to cover the cost of these services.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT:

SECTION 1. The base bid and bid for Add Alternate # 1 of Marion Construction, Inc. of Arlington, Virginia for construction services for the renovation of the Takoma Park Auditorium is hereby accepted.

SECTION 2. The City Manager is hereby authorized to negotiate and execute a contract with Marion Construction, Inc. for construction of the Takoma Park Auditorium project.

SECTION 2. This Ordinance shall become effective upon adoption.

ADOPTED this XXth day of _____, 2009 by roll call vote as follows:

AYE:

NAY:

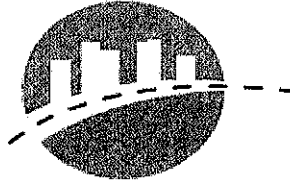
ABSTAIN:

ABSENT:

Takoma Park Auditorium Renovation Bids - Bid Opening July 10, 2009

Contractor	Base Bid	Alt #1	Alt #2	Total
3G Contractors	\$ 854,000.00	\$ 74,000.00	\$ 42,000.00	\$ 970,000.00
City Construction	\$ 910,889.34	\$ 64,095.90	\$ 42,540.57	\$ 1,017,525.81
Donohoe Construction	\$ 782,913.00	\$ 75,318.00	\$ 25,642.00	\$ 883,873.00
Garcete Construction	\$ 1,100,000.00	\$ 77,000.00	\$ 31,000.00	\$ 1,208,000.00
Landis Construction	\$ 1,231,445.00	\$ 121,550.00	\$ 42,796.00	\$ 1,395,791.00
Marion Construction	\$ 714,146.00	\$ 72,430.00	\$ 26,757.00	\$ 813,333.00
Maryland Construction	\$ 836,000.00	\$ 101,000.00	\$ 26,250.00	\$ 963,250.00
Molina Construction	\$ 990,083.93	\$ 99,599.62	\$ 47,184.75	\$ 1,136,868.30
Progressive Contracting	\$ 764,777.00	\$ 90,978.10	\$ 22,960.08	\$ 878,715.18

Please note that no determination has been made as to the responsiveness or completeness of any bid. The City is not limited to the lowest bid, but will choose the bid that is determined to be in the best interest of the City.



MARION

CONSTRUCTION, INC.

Marion Construction, Inc. is a women-owned "S" Corporation set up to pursue commercial construction projects and consulting from a diverse client base. Marion Construction has been in business since the third quarter of 2004. Since our inception we have more than doubled our business each year with an annual volume in 2008 exceeding twelve (12) million dollars. To date we have done a broad range of projects ranging in size from 200 dollars to more than 9.5 million dollars. Successfully completed projects include a gut-renovation in Springfield, Virginia called the Waterford at Springfield (a conversion of an old Toys-R-Us into a Banquet Center), the phased renovation of an occupied data center for American Association for the Advancement of Science (AAAS), and a Green project (to be awarded a LEED CI Silver rating) for The Alliance to Save Energy. We have also undertaken numerous other tenant interiors, bathroom/lobby renovations and other renovations projects. We are currently working on preconstruction services for a "Living Building Project" for the Alice Ferguson Foundation. This project will go beyond LEED Platinum to be a show case for the local elementary school community and the greater Washington Metropolitan Area. Additionally we have been recently awarded a contract build out a 12,500 tenant suite to be a LEED CI Gold space for Akridge Management in their soon to be LEED Platinum Building at 600 7th Street, NW Washington D.C. and have been awarded a LEED CI Gold Certification on the new offices we created for Hickok Cole Architects in Washington, DC.

Our two Principals, Annette Osso and David Michaelson, have more than 60 years of combined experience. Their proven track records and past achievements in the construction industry create a solid foundation guaranteeing positive outcomes for their clients. Each of the principals is a LEED accredited professional, and they are recognized as leaders in the field of sustainable design and construction. Where possible we work to integrate Green construction and design principles into all of our work.

The Mission

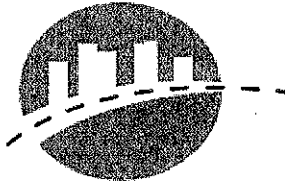
To build a solid repeat client base for our services that is reflective of our environmental stewardship, service and commitment, unmatched in the marketplace, and exemplified by a lasting legacy of newly educated and satisfied clients.

The Principals

A proven leader, Mr. Michaelson is in charge of the operational aspects of construction for the firm, having honed his skills for 19 years at HITT Contracting Inc. He worked as a Senior Vice President managing more than 80 million dollars of construction contracts annually.

Ms. Osso is in charge of the Consulting component of the firm having more than 30 years of executive level experience as an Executive Director managing various associations. Her

4401 S. 4th Street
Arlington, Virginia 22204
703-822-4089 Phone 703-822-4090 Fax
www.Marionconstructioninc.com



MARION

CONSTRUCTION, INC.

emphasis has been on energy and the environmental initiatives that promote sustainable principals and buildings in the public and private sectors.

Green Building

While implementing more conventional construction projects has gotten us rolling, Marion Construction is dedicated to the development of a flourishing Green Building movement throughout the Washington Metropolitan Area and the mid-Atlantic region. To this end the two main principals in the firm have been actively involved for more than ten (10) years with the US Green Building Council and the Virginia Sustainable Building Network. We are uniformly recognized as leaders in the field of Green Buildings through direct job responsibilities as well as volunteer efforts serving as leaders of various Boards of Directors. We seek to actively integrate sustainable building principles and practices into all construction projects and consulting work undertaken by the company.

The Team

In creating Marion Construction Inc. we have brought together a multi-talented team of individuals with a proven track record of success. The corporation seeks to build on the financial strength, management and construction experience of its key individuals while expanding our reach in the marketplace. Our people and our extensive relations in the Subcontractor Community are the backbone of our service delivery. We currently maintain a bonding capacity in excess of 14 million dollars.

Clients We Have Served

- Charles E. Smith/Vornado
- The American University
- Boston Properties
- Fox Architects
- Waterford at Springfield
- ManuLife Financial
- Quadrangle
- Atelier Architects
- Akridge
- Hickok Cole Architects

We welcome the opportunity to add you to our client list and serve your construction needs

4401 S. 4th Street
Arlington, Virginia 22204
703-822-4089 Phone 703-822-4090 Fax
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Takoma Park Auditorium Project Team

David R. Michaelson

Principal

Client/Architect

Preconstruction Review

Project Estimating

Subcontractor Selection

Inspections & Permits

Progress Meetings

Trade Scopes

Scheduling

Cost Control

RFIs/ Submittal Logs

Punchlists

Quality Control

Alex Polanco
Superintendent

Full Time Supervision On-Site

Subcontractor Coordination

Schedule Implementation

Client/ Architect Contract

RFIs

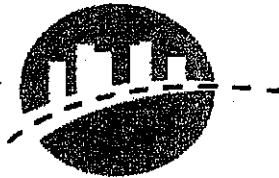
Punchlist

Safety

Progress Meetings

Quality Control

Subcontractors



MARION
CONSTRUCTION, INC.

DAVID R. MICHAELSON
PRINCIPAL
Marion Construction, Inc.

OBJECTIVE

To leverage my proven track record, knowledge and existing contacts to develop a dynamic team of highly profitable professionals that work as a team to deliver innovative, green, quality, timely, service oriented construction services.

SUMMARY

I possess a keen ability to breakdown a set of bid documents by multiple trades and anticipate the gray areas. This ability has aided in drafting subcontractors scopes of work that minimize exposure and maximize profits. This has been a particular advantage in that the majority of my projects have been heavy renovations or highly technically challenging projects.

A proven leader in the Washington, D.C. Metropolitan General Contracting community (with a focus on Green Construction) for the last 20 years, I have built a solid organization of committed professionals for Marion Construction Inc. performing four (4) million in construction in our first year, eight (8) million in our second year and ten (10) million in our third year. To date we have completed two heavy renovation/new construction contracts worth more than eighteen (18) million and three (3) LEED certified projects (CI and NC). Prior to creating Marion, Mr. Michaelson worked with HITT Contracting Inc. advocating for Green Buildings and managing an average of thirty-five (35) million dollars in construction per year. In his last year at HITT he was responsible for running more than eighty (80) million dollars in projects. This was accomplished by personally drafting and being awarded a seventy (70) million dollar technical proposal for the Architect of the Capital, negotiating projects with existing relations and hard bidding work.

I have a proven track record in interior construction, green construction, base building projects, and heavy renovations. Market sectors I have focused on have included Green Construction, Data Centers, Schools, Hospitals, Higher Education/Institutional, Governmental and Corporate Interiors. Clients served include:

- **American University**
- **Vornado/Charles E. Smith**
- **ManuLife Financial**
- **Hickok Cole Architects**
- **Fox Architects**
- **Boston Properties**
- **Akridge**
- **Quadrangle Development**

DAVID R. MICHAELSON

I have learned that a contractor is only as good as the people that stand behind you. This extends to staff (support and operational), subcontractors, vendors, building engineers and others encountered in day-to-day interactions. This philosophy has allowed me to develop a loyal following of staff and subcontractors that enhanced my ability to grow an organization.

The track record developed over the last twenty (20) years as a construction professional is exemplified by my ability to build loyal teams, to utilize effective oral and written communication skills, to work under pressure, to perform mundane tasks, and to anticipate problems.

I am most proud of the fact that I have never failed to deliver a project on time and at a profit equal to, or better than, the original budget.

CAREER HIGHLIGHTS

2004-2009 Principal Marion Construction Inc.

Worked to create the infrastructure and identity for a new commercial green construction company. Educated, marketed, bid, managed, developed and recruited staff and brought in a supporting workload for start up company. Set up systems and infrastructure for a new Commercial General Contractor including green practices and principals, accounting, bookkeeping, office and bonding capacity. Responsible for generating annual revenues in excess of four (4) million dollars in first full year of business and doubling volume in second full year of service. Taught Green Building principals and practices across the east coast that focused on construction superintendents and project managers.

1999-2004 Senior Vice President HITT Contracting Inc.

Developed newly created Technology Market Sector for HITT Contracting Inc. Marketed, bid, managed, developed and recruited staff and brought in a supporting workload for one of eight market sectors. Maintained market sector presence even in down economy. Generated annual revenues in excess of thirty-five (35) million dollars per year with profits in excess of one (1) million dollars per year. Assisted in spearheading development of a structured company-wide bonus program for operational staff.

DAVID R. MICHAELSON

1995-1998 Vice President HITT Contracting Inc.

Led a horizontal business unit within the corporate framework at HITT prior to creation of market sector approach. Marketed, managed, bid, developed and recruited staff and brought in a supporting workload for staff. Generated annual revenues in excess of eighteen (18) million dollars with profits in excess of eight hundred (800) thousand dollars per year. Performed initial outreach to local universities (Virginia Tech) and developed comprehensive internship program for employee recruitment and training.

1990-1994 Senior Project Manager HITT Contracting Inc.

Managed staff and annual volume of work totaling ten (10) to twelve (12) million dollars per year with profits of on average five hundred (500) thousand dollars per year.

1987-1989 HITT Contracting Inc.

Project Manager

1986-1987 HITT Contracting Inc.

Assistant Project Manager

1980-1986 Not-for-Profit Housing Organizations

Various Positions

Performed residential home inspections, drafted work specifications, and administered construction in low and moderate-income homes. Managed a high risk revolving loan fund packaging mortgages and performing loan collections. Performed neighborhood organizing efforts to promote revitalization of blighted residential neighborhood. Managed relocation and construction activities for 157-unit garden apartment.

DAVID R. MICHAELSON

EDUCATION/AWARDS/AFFILIATIONS

AIA Award for Merit - The American University Greenberg Theatre

Washington Building Congress Craftsmanship Awards

- **Concrete - The American University College of Law**
- **Miscellaneous Metal - The American University College of Law**
- **Stonework - Charles E. Smith Crystal Plaza Five**

Regional Representative to the Northeast Region of the U.S. Green Building Council

Arlington County Neighborhood Advisory Committee

Northern Virginia Associated Building Contractors (ABC) Green Team

Green Advantage Certified

Green Advantage Instructor

LEED Accredited

Bachelors in Political Science

Bachelors in Urban Affairs

The American University

**ALEX POLANCO
SUPERINTENDENT
Marion Construction Inc.**

OBJECTIVE

To use my more than 19 years of construction experience to create a solid foundation for the field operations of Marion Construction Inc. To promote a safe and efficient field environment that maximizes efficiencies, while delivering a quality construction project.

SUMMARY

For more than 20 years, first as a tradesman and then as a Project Superintendent, I have worked on a broad range of construction projects, ranging in size to more than \$10 million. I have experience in all types of construction from tenant build-out, renovation and new construction. I pride myself on completing the job on time and within budget, but most importantly as an advocate of the owner. The following is a representative example of projects I have completed over the last several years:

- **Alliance to Save Energy** - This LEED Certified CI Silver Rated project was a 17,000 square foot selective renovation of two thirds of the 6th floor at 1850 M Street, NW. Washington, D.C. into the new world headquarters for the Alliance to Save Energy. Working in conjunction with the Alliance we coordinated more than \$60,000.00 worth of client donations into the overall construction process and the adapted reuse of the existing furnishing and about 50% of the existing infrastructure and finishes. Unique features of the project included management of the indoor air quality to the LEED standards and diversion of more than 50% of the construction debris from the landfill.
- **Hickok Cole Architects** - This LEED Registered CI Silver Rated project was a 5,000 square foot phased full floor renovation of the 4th floor of Hickok Cole Architects existing offices, complete renovation of four (4) floors of bathrooms and selective architectural renovations of three floors with lighting upgrades throughout for energy efficiency. Unique features of the project included management of the indoor air quality to the LEED standards and diversion of more than 80% of the construction debris from the landfill

ALEX POLANCO

- **Manulife Financial Common Corridor Renovations 1850 M Street - Working on an multiple occupied floors in a Class "A" office building this project consisted of the phased renovation of the elevator cores and bathrooms. Key features of this project included high end millwork, stone walls and floors, stone toilet partition, selected renovation of bathroom finishes, vaulted drywall ceilings and modernization to the elevator call buttons and door assemblies.**
- **Crystal Plaza 5 - This was a multi-phase renovation of an occupied 12-story office tower common spaces and exterior skin. Key features included ground floor lobby gut renovation, elevator upgrades, typical floor bathroom renovations and renovation of the elevator lobbies on each floor of the building.**
- **AAAS/The John Akridge Company - This GMP project was an occupied phased renovation of AAAS's only data center. A detailed phasing plan was developed to accommodate the expansion of the existing data center around the on-going operations without interruption. Key features of this project included completely new HVAC cooling source with drycoolers and news HVAC distribution piping routed down through the building, load sharing of the existing generators capacity when the fire pump is not in service, FM 200 system, Pre-action system, new electrical distribution and more than double the capacity of the existing room.**
- **Gestalt/Behringer Harvard/Cassidy Pinkard Colliers - This project was a renovation of an existing 2,800 square foot office suite into a new classroom facility. Key features of this project were the installation of a new energy efficient fresh air unit on the roof of the building. Installation of this unit involved coordination to allow for its installation through an existing post tension slab. Work was performed nights and weekends to mitigate the impact to tenants while concrete slabs were removed and new equipment was set on the roof. Installation of the new HVAC system included individual control systems for the tenants operation during non-building hours of operation**
- **The Northern Virginia Criminal Justice Academy - This was a phased renovation to the police training academy to create a new 95-seat auditorium class room. Key features included working in occupied space, erecting light gauge tier platforms and installation of new fixed seating and tables.**

EDUCATION/AWARDS/AFFILIATIONS

Graduate University of Guatemala

Certified in First Aid and CPR from the American Red Cross

Fluent in Spanish and English

Washington Building Congress Craftsmanship Awards

- **Stonework - Charles E. Smith Crystal Plaza Five**



**Hickok Cole Architects
4th Floor Interior Renovation
1023 31st Street, N.W., Washington, D.C.**

Description:

This LEED Certified CI Silver Registered project consists of a phased renovation of the entire occupied 4th floor of Hickok Cole Architects HCA current corporate headquarters. Working in conjunction with the HCA we are playing a leadership role in the efforts to obtain a LEED Silver CI rating for this premier architectural firm in Washington, DC. In conjunction with the LEED build-out we are also renovating the restrooms on all four floors of their building and performing selective renovations to millwork and lighting throughout the rest of the office. Unique features of the project included management of the indoor air quality to the LEED standards and diversion of more than 70% of the construction debris from the landfill, installation of low flow plumbing fixtures, management of the recycled material credits and all the Low VOC indoor air quality credits.

Scope of Services for this \$721,000.00 Project:

- Working to enhance the phasing plan to mitigate disruption to ongoing operation.
- Documentation and management of multiple LEED Credit on LEED online
- Fast-track schedule and pre-release of equipment.
- Education of the subcontractors to the LEED requirements
- LEED Silver CI rating
- Third Party Commissioning and coordination with third party vendors.

Major Challenges/Benefits

Challenges:

- Occupied Renovation
- Phased scheduling
- Limited access to building
- LEED Silver CI Rating

Benefits:

Enhanced quality to owner
Minimize staff time of owner.
Mitigated delays & delivered on-time
Project delivered within budget.

Primary Client Contact: Vega Overby Associate IIDA, LEED AP (202) 667-9776



The Alliance to Save Energy Washington, D.C.

Description:

This LEED Certified CI Silver Rated project designed by Fox Architects was a 17,000 square foot selective renovation of two thirds of the 6th floor at 1850 M Street, NW. Washington, D.C. into the new world headquarters for the Alliance to Save Energy. Working in conjunction with the Alliance we coordinated more than \$60,000.00 worth of client donations into the overall construction process and the adapted reuse of the existing furnishing and about 50% of the existing infrastructure and finishes. Unique features of the project included management of the indoor air quality to the LEED standards and diversion of more than 50% of the construction debris from the landfill.

Scope of Services for this \$730,000 Project:

- Constructability reviews of Design Development Documents.
- Budget pricing of preliminary design development documents.
- Fast-track schedule.
- Management of Construction Sequence to enhance Indoor Air Quality
- Adapt reuse of existing infrastructure and finishes
- Salvage and reuse of existing millwork components.
- Coordination of third party vendors
- Management of \$60,000 in donated materials
- LEED CI Silver Rating
- High end finishes.

Major Challenges/Benefits

Challenges:

- LEED CI Silver Rating
- Recycling and Waste Management
- Management of donated materials
- Coordination of third party vendors

Benefits:

Enhanced quality to owner
Minimize staff time of owner.
Mitigated delays & delivered on-time
Project delivered within budget.

Primary Client Contact:

Brian Castelli, Chief Financial Officer (202) 530-2209



**Northern Virginia
Criminal Justice Training Academy
Ashburn, Virginia**

Description:

To continue to meet the needs of an expanding client base NVCJTA needed to create a larger auditorium classroom, expand its defensive tactics training facility and expand its weight room. Working as a team in conjunction with the academy and its designer's we completed a phased renovation of an occupied facility without disruption to the ongoing training operations of the academy.

Scope of Services for this \$400,000 Project:

- Constructability reviews of Design Development Documents.
- Long Lead item procurement.
- Phased renovation to accommodate the operational needs of the client.
- Creation of multi-tiered fixed seating.
- Temporary Protection of adjoining ongoing operations.
- Renovation of duct system to accommodate raised platform seating.
- Selective demolition with salvage and reuse of existing materials.
- Apply for and obtain permit

Major Challenges/Benefits

Challenges:

- Fast-Track schedule
- Phase project to minimize downtime and impact to client services
- Working adjacent to ongoing operations
- Coordinated third party vendors

Benefits:

Enhanced quality to owner

Streamlined effort for owner and designer's resulting in reduced staff time.

Maximize clients business

Project delivered within budget.

Primary Client Contact:

Truman Wilcox, Deputy Director (703) 729-4299 ext. 102



MARION

CONSTRUCTION, INC.

The American University Greenberg Theatre Washington, D.C.

Description:

This award-winning project consisted of the gut renovation of an old movie theatre into a state of the art performing arts theatre. The renovation was performed in an operational office building without interruption of the commercial or retail functions in the building. The new theatre included raised platform seating (to accommodate approximately 300), dressing rooms, handicap accessibility improvements, lobby renovations, new scene shop, a new stage complete with all rigging, acoustical treatments, sound and lighting systems and all new MEP systems.

Scope of Services for this \$4,190,000 Project:

- Extensive Value Engineering to reduce the budget by more than half a million dollars
- Phased renovation to IT office and other support offices
- Structural Modifications to accommodate new stage (removal of columns)
- New Air Handling systems
- High end finishes
- Electrical upgrades
- Lobby renovation
- Raised platform substructure and seating

Major Challenges/Benefits

Challenges:

- Working the budget to fit owner's needs
- Phasing of project to minimize downtime and impact to client and other building services
- Working adjacent to on-going operations
- Coordination of third party vendors

Benefits:

The schedule was met.

Built a project that was awarded an AIA Merit Award.

Project met the client's needs.

Primary Client Contact:

Don Harvey, Construction Manager (202) 885-1169



MARION

CONSTRUCTION, INC.

American Association for the Advancement of Science (AAAS) Auditorium A/V Upgrade 1200 New York Avenue, N.W., Washington, D.C.

Description:

This GMP/Design Build project involved a state of the art upgrade to the A/V systems for the existing auditorium in the LEED EB facility operated by AAAS. Key features of this project included completely new touch screen presentation systems, new lighting and lighting controls, creation of video conferencing functions, creation of video recording capacity, creation of web and pod casting capabilities and architectural and MEP upgrades to support the new technology installed.

Scope of Services for this \$968,493.00 Project:

- Planning, drafting and creation of A/V design
- Budget pricing, control and monitoring within a very tight budget parameters.
- Fast-track schedule and pre-release of equipment.
- Management of Construction Sequence to minimize impact to ongoing building operations
- New state of the art A/V capacity.
- Architectural and MEP upgrades to support the new Technology

Major Challenges/Benefits

Challenges:

- Occupied Renovation
- Design Build of A/V Systems
- In ability to modify existing auditorium architecture
- Coordination end users needs.

Benefits:

- Enhanced quality to owner
- Minimize staff time of owner.
- Mitigated auditorium downtime.
- Project delivered within budget.

Primary Client Contact:

Rose Futchko, Director of Technology AAAS 202-325-6696



**Walter Reed
Community Center
Arlington, Virginia**

Description:

To meet the growing needs of the local neighborhood Arlington County needed to upgrade an existing community center located in South Arlington off the Columbia Pike Corridor. In keeping with the counties current standards this new construction project was constructed to meet the U.S. Green Building Council's (USGBC) LEED Silver Rating. Key features of this project were a Community Gardens, a Senior Center, Gym, Multi-Purpose Center, Commercial Kitchen and Teen Center. Unique features of the project include a green roof, stained concrete floors, interactive gardens, community gardens, hiking trail, native vegetation meadows, and reuse of salvaged materials from the original structure.

Scope of Services for this \$7,399,000 Project:

- Design Bid Build
- Value Engineering and long lead item procurement
- Minimal disturbance of the site to install new utilities, bio-retention area, new gardens, parking and trails
- State of the art HVAC system and controls
- Reuse of demolished stone facade
- Working around on-going community services

Major Challenges/Benefits

Challenges:

- LEED Silver Project
- Working around on-going operations
- First LEED project for the architect and contractor
- Coordination of third party vendors

Benefits:

Building of community pride
Commissioned HVAC system
Low impact to surroundings

Primary Client Contact: John Cerrillo, Project Manager (703) 228-4440

Takoma Park Auditorium Revenue Sources and Project Costs

As of July 24, 2009

Revenue Sources

Program Open Space (Md.)	\$ 442,500
2006 EDI (Federal) - for HVAC	\$ 247,500
2009 EDI (Federal)	\$ 190,000
Bond Bill (Md.)	\$ 360,000
Washington Adventist Hosp.	\$ 150,000
Total	\$ 1,390,000

Expenditures and Projected Expenditures

FY09 Design/Oversight Costs	\$ 143,301
FY10 Design/Oversight Costs	\$ 49,467
Construction Base Bid Amount	\$ 714,146
Add Alternate #1 Bid Amount	\$ 72,430
Construction Contingency-5%	\$ 41,000
Dais, lectern	\$ 69,000
Auditorium furniture	\$ 13,000
Lobby allowance/furniture	\$ 85,000
Attorneys fees and admin costs	\$ 18,000

Total Expected Expenditures \$ 1,205,344

Cable/Audio Visual Component of Project

Funding available from Cable TV Special Revenue Fund

Design/consulting work	\$ 80,000
Equipment	\$ 220,000
Total Expected Expenditures	\$ 300,000

Takoma Park Auditorium “Green” Features

As part of the Auditorium Renovation project, a strong commitment to environmentally sustainable processes and features has been made. The City Council authorized an addition of \$80,000 to the project budget to allow for the extra design time, and special purchasing and installation processes required, to allow the project to garner a LEED-CI (Commercial Interior) Certification.

A LEED checklist has been used to identify opportunities to earn the number of points needed for LEED-CI Certification. A copy of the working checklist is attached.

The Auditorium Project features a high efficiency HVAC system and cutting edge energy-efficient LED theater lights. An 8-10 kW photovoltaic array has been designed and is an Add Alternate to the project.

Construction processes that are important to meeting the LEED Certification include remarkably strong efforts to reduce indoor air pollution during construction and the need to make sure that subcontractors’ workers use only approved caulks and other common materials. Demolition and disposal of materials is done in such a way that components are recycled to the greatest extent possible.

Finishes and furniture for the Auditorium have been carefully selected to ensure that the products are made in an environmentally-sustainable way, are from local sources when feasible to minimize pollution from transporting the goods, and are of materials that are recyclable or safe for disposal when they have reached the end of their lifecycle. The attached Environmental Data Sheet for the auditorium seating is an example of the information examined for each component.

Finishes included in the Auditorium Renovation project include:

Council Desk: made with Plyboo strand bamboo veneer, a rapidly renewable resource, formaldehyde free low-emitting material, and the first non-wood product certified by the Forest Stewardship Council (FSC); the material is also used for all other veneered surfaces in the space.

Stage Flooring: sustainably harvested Maple wood, certified by the Forest Stewardship Council

Wall covering: Wolf Gordon Organics made with organic Kenaf grass and recycled newspaper is renewable, carbon neutral, 100% recyclable and biodegradable

Acoustic Wall Panels: made with 100% post-consumer recycled polyester fabric printed with water-based ink

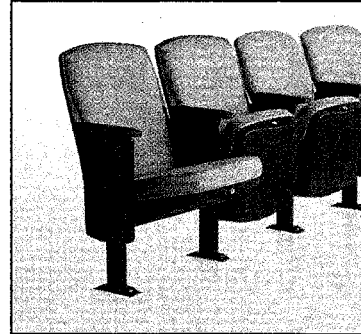
Carpet: Bigelow Teasel Two is 100% recyclable, made with 15% post-consumer recycled content, Green Label Plus certified

Ceiling Tile: USG Halcyon ceiling tile is made with 40% recycled content and regional, low-emitting materials

Seating: KI Lancaster theater seating is made with 100% recycled polyester fabric, and regional, low-emitting materials, Greenguard Indoor Air Quality certified

Environmental Data Sheet ■

Lancaster® Auditorium Seating



Regional Materials

LEED NC & CI - Credit 5.1 & 5.2

Manufactured at the Bonduel, Wisconsin, 54107 facility.

Recycled Content

LEED NC & CI - Credit 4.1 & 4.2

Revised: 1/1/2008

Materials	Recycled Content %	Post Consumer Content %	Pre Consumer Content %	Can be recycled? Y or N
Corrugated Packaging	78%	20%	58%	Y
Steel: Stampings	40%	20%	20%	Y
CRS	70%	35%	35%	
Tubing	25-30%	12%	12%	
Polypropolene	10%	5%	5%	Y
Domestic Hardware	25%	12%	12%	Y
Back & Seat Boards - Byproduct of Lumber	54%	4	50%	N
Electrical Housing ABS Plastic	25%	12%	12%	Y

Low Emitting Materials, Systems Furniture & Seating

LEED CI - Credit 4.5

Is Greenguard certified.

	USGBC	GREENGUARD	GRADE
Formaldehyde	0.025 ppm	0.022 ppm	PASS
TVOC	0.25 mg/m3	0.22 mg/m3	PASS
Total Aldehydes	0.05 ppm	0.043 ppm	PASS

KI
1330 Bellevue Street
P.O. Box 8100
Green Bay, WI 54308-8100

Tel 920-468-8100
Fax 920-468-0280
www.ki.com



Furnishing Knowledge

Takoma Park Auditorium

LEED CI Project Checklist

24 July 09



YES ? NO Points Avail.

Sustainable Sites				Budget Costs	Initial Task Required	Information Supplied By	LEED Templates Completed By	Documentation Milestone Due Date
√								
			Prerequisite : None					
0	0	3	3 SS Credit 1: Site Selection: Select a LEED Certified Building			N/A	N/A	D - Permit Drawings
0	0	0	0 SS Credit 1A: Brownfield Redevelopment			City	iSTUDIO	D - Permit Drawings
0	0	0	0 SS Credit 1B: Stormwater Management, Rate and Quantity			City	iSTUDIO	D - Permit Drawings
0	0	0	0 SS Credit 1C: Stormwater Management, Treatment			N/A	N/A	D - Permit Drawings
0	0	0	0 SS Credit 1D: Heat Island Reduction, Non-Roof			N/A	N/A	D - Permit Drawings
0	0	0	0 SS Credit 1E: Heat Island Reduction, Roof			City/iSTUDIO	iSTUDIO	D - Permit Drawings
0	0	0	0 SS Credit 1F: Light Pollution Reduction			N/A	N/A	D - Permit Drawings
0	0	0	0 SS Credit 1G: Water Efficient Irrigation, Reduce by 50%			N/A	N/A	C - Project Closeout [within 15 bus. days of Substantial
0	0	0	0 SS Credit 1H: Water Efficient Irrigation, No Potable Use or No Irrigation			N/A	N/A	D - Permit Drawings
0	0	0	0 SS Credit 1I: Innovative Wastewater Technologies			N/A	N/A	D - Permit Drawings
0	0	0	0 SS Credit 1J: Water Use Reduction, 20% Reduction			N/A	N/A	D - Permit Drawings
0	0	0	0 SS Credit 1K: On-Site Renewable Energy			City/iSTUDIO	iSTUDIO	C - Project Closeout [within 15 bus. days of Substantial
0	0	0	0 SS Credit 1L: Other Quantifiable Environmental Performance			City/iSTUDIO	iSTUDIO	D - Permit Drawings
0	0	1	1 SS Credit 2: Development Density and Community Connectivity			iSTUDIO	iSTUDIO	D - Permit Drawings
1	0	0	1 SS Credit 3.1: Alternative Transportation, Public Transportation			iSTUDIO	iSTUDIO	D - Permit Drawings
0	0	1	1 SS Credit 3.2: Alternative Transportation, Bicycle Storage & Changing Rooms			City	iSTUDIO	D - Permit Drawings
1	0	0	1 SS Credit 3.3: Parking Availability			City	iSTUDIO	D - Permit Drawings

2.0 0.0 5.0 7 SubTotal Points

Takoma Park Auditorium

LEED CI Project Checklist

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YES ? NO Points Avail.

Water Efficiency				Budget Costs	Initial Task Required	Information Supplied By	LEED Templates Completed By	Documentation Milestone Due Date
√			Prerequisite : None					
1	0	0	1	WE Credit 1.1: Water Use Reduction, 20% Reduction		F+K, Client	F+K	D - Permit Drawings
1	0	0	1	WE Credit 1.2: Water Use Reduction, 30% Reduction		F+K, Client	F+K	D - Permit Drawings
2	0	0	2	SubTotal Points				

Takoma Park Auditorium

LEED CI Project Checklist

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YES ? NO
 Points Avail.

Energy and Atmosphere				Budget Costs	Initial Task Required	Information Supplied By	LEED Templates Completed By	Documentation Milestone Due Date	
√						F+K	F+K	C - Project Closeout [within 15 bus. days of Substantial	
√						F+K	F+K	D - Permit Drawings	
√						F+K	F+K	D - Permit Drawings	
EA Credit 1.1: Optimize Energy Performance, Lighting Power									
1	0	0	1			F+K	F+K	D - Permit Drawings	
0	0	1	1			F+K	F+K	D - Permit Drawings	
0	0	1	1			N/A	N/A	D - Permit Drawings	
0	0	1	1			N/A	N/A	D - Permit Drawings	
EA Credit 1.2: Optimize Energy Performance, Lighting Controls									
EA Credit 1.3: Optimize Energy Performance, HVAC								D - Permit Drawings	
1	0	0	1			F+K	F+K	D - Permit Drawings	
0	0	1	1			F+K	F+K	D - Permit Drawings	
EA Credit 1.4: Optimize Energy Performance, Equipment & Appliances								D - Permit Drawings	
1	0	0	1			iSTUDIO	iSTUDIO	D - Permit Drawings	
1	0	0	1			iSTUDIO	iSTUDIO	D - Permit Drawings	
0	0	1	1			F+K, Client	F+K		
EA Credit 2: Enhanced Commissioning								D - Permit Drawings	
EA Credit 3: Energy Use, Measurement & Payment Accountability									
0	0	1	1			N/A	N/A	D - Permit Drawings	
0	0	1	1			N/A	N/A	D - Permit Drawings	
1	0	0	1			iSTUDIO, Client	iSTUDIO	C - Project Closeout [within 15 bus. days of Substantial	
EA Credit 4: Green Power									
5	0	7	12	SubTotal Points					

Takoma Park Auditorium

LEED CI Project Checklist

24 July 09



YES ? NO Points Avail.

Materials and Resources				Budget Costs	Initial Task Required	Information Supplied By	LEED Templates Completed By	Documentation Milestone Due Date
√			Prerequisite 1: Storage & Collection of Recyclables			City, iSTUDIO, GC	iSTUDIO	D - Permit Drawings
1	0	0	1 MR Credit 1.1: Tenant Space, Long Term Commitment			City	iSTUDIO	D - Permit Drawings
0	0	1	1 MR Credit 1.2: Building Reuse - Maintain 40% of Interior Non-Structural Components			iSTUDIO	iSTUDIO	C - Project Closeout [within 15 bus. days of Substantial
0	0	1	1 MR Credit 1.3: Building Reuse - Maintain 60% of Interior Non-Structural Components			N/A	N/A	C - Project Closeout [within 15 bus. days of Substantial
1	0	0	1 MR Credit 2.1: Construction Waste Management - Divert 50% from Landfill			General Contractor	Contractor	C - Project Closeout [within 15 bus. days of Substantial
1	0	0	1 MR Credit 2.2: Construction Waste Management - Divert 75% from Landfill			General Contractor	Contractor	C - Project Closeout [within 15 bus. days of Substantial
0	0	1	1 MR Credit 3.1: Resource Reuse - 5%			iSTUDIO	iSTUDIO	C - Project Closeout [within 15 bus. days of Substantial
0	0	1	1 MR Credit 3.2: Resource Reuse - 10%			N/A	N/A	C - Project Closeout [within 15 bus. days of Substantial
0	0	1	1 MR Credit 3.3: Furnishings Reuse - 10%			N/A	N/A	C - Project Closeout [within 15 bus. days of Substantial
1	0	0	1 MR Credit 4.1: Recycled Content - 10% (post-consumer + 1/2 pre-consumer)			iSTUDIO	iSTUDIO	C - Project Closeout [within 15 bus. days of Substantial
1	0	0	1 MR Credit 4.2: Recycled Content - 20% (post-consumer + 1/2 pre-consumer)			iSTUDIO	iSTUDIO	C - Project Closeout [within 15 bus. days of Substantial
0	0	1	1 MR Credit 5.1: Regional Materials - 20% Manufactured Regionally			iSTUDIO	iSTUDIO	C - Project Closeout [within 15 bus. days of Substantial
0	0	1	1 MR Credit 5.2: Regional Materials - 10% Extracted & Manufactured Regionally			N/A	N/A	C - Project Closeout [within 15 bus. days of Substantial
1	0	0	1 MR Credit 6: Rapidly Renewable Materials			N/A	N/A	C - Project Closeout [within 15 bus. days of Substantial
1	0	0	1 MR Credit 7: Certified Wood			iSTUDIO, Furniture Dealer,	Contractor	C - Project Closeout [within 15 bus. days of Substantial
7	0	7	14 SubTotal Points					

Takoma Park Auditorium

LEED CI Project Checklist

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YES ? NO Points Avail.

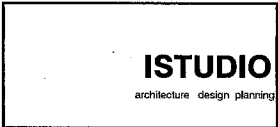
Indoor Environmental Quality				Budget Costs	Initial Task Required	Information Supplied By	LEED Templates Completed By	Documentation Milestone Due Date
√			Prerequisite 1: Minimum IAQ Performance			F+K	F+K	D - Permit Drawings
√			Prerequisite 2: Environmental Tobacco Smoke (ETS) Control			City, iSTUDIO	iSTUDIO	D - Permit Drawings - Signage
1	0	0	1 EQ Credit 1: Outside Air Delivery Monitoring			F+K	F+K	D - Permit Drawings
1	0	0	1 EQ Credit 2: Increased Ventilation			F+K	F+K	D - Permit Drawings
1	0	0	1 EQ Credit 3.1: Construction IAQ Management Plan - During construction			General Contractor	Contractor	C - Project Closeout [within 15 bus. days of Substantial
0	0	1	1 EQ Credit 3.2: Construction IAQ Management Plan - Before Occupancy			IAQ Testing Office	Contractor	C - Project Closeout [within 15 bus. days of Substantial
1	0	0	1 EQ Credit 4.1: Low-Emitting Materials - Adhesives and sealants			iSTUDIO, General	Contractor	C - Project Closeout [within 15 bus. days of Substantial
1	0	0	1 EQ Credit 4.2: Low-Emitting Materials - Paints and Coatings			iSTUDIO, General	Contractor	C - Project Closeout [within 15 bus. days of Substantial
1	0	0	1 EQ Credit 4.3: Low-Emitting Materials - Carpet Systems			iSTUDIO, General	Contractor	C - Project Closeout [within 15 bus. days of Substantial
1	0	0	1 EQ Credit 4.4: Low-Emitting Materials - Composite Wood and Laminate Adhesives			iSTUDIO, General	Contractor	C - Project Closeout [within 15 bus. days of Substantial
1	0	0	1 EQ Credit 4.5: Low-Emitting Materials - Systems Furniture and Seating			iSTUDIO, General	Contractor	C - Project Closeout [within 15 bus. days of Substantial
0	0	1	1 EQ Credit 5: Indoor Chemical & Pollutant Source Control			City, iSTUDIO	iSTUDIO	D - Permit Drawings
1	0	0	1 EQ Credit 6.1: Controllability of Systems - Lighting			F+K, iSTUDIO	F+K	D - Permit Drawings
1	0	0	1 EQ Credit 6.2: Controllability of Systems - Temperature and Controllability			F+K	F+K	D - Permit Drawings
1	0	0	1 EQ Credit 7.1: Thermal Comfort - Compliance			F+K	F+K	D - Permit Drawings
1	0	0	1 EQ Credit 7.2: Thermal Comfort - Monitoring			F+K	F+K	D - Permit Drawings
0	0	1	1 EQ Credit 8.1: Daylight and Views - Daylight 75% of Spaces			N/A	N/A	D - Permit Drawings
0	0	1	1 EQ Credit 8.2: Daylight and Views - Daylight 90% of Spaces			N/A	N/A	D - Permit Drawings
0	0	1	1 EQ Credit 8.3: Daylight and Views - Views for 90% of Seated Spaces			N/A	N/A	D - Permit Drawings

12 0 5 17 SubTotal Points

Takoma Park Auditorium

LEED CI Project Checklist

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YES ? NO Points Avail.

Innovation and Design Process					Budget Costs	Initial Task Required	Information Supplied By	LEED Templates Completed By	Documentation Milestone Due Date
1	0	0	1	ID Credit 1.1: Innovation in design - Educational Tours			iSTUDIO	iSTUDIO	
0	0	1	1	ID Credit 1.2: Innovation in design - To be determined			TBD	TBD	
0	0	1	1	ID Credit 1.3: Innovation in design - To be determined			TBD	TBD	
0	0	1	1	ID Credit 1.4: Innovation in design - To be determined			TBD	TBD	
1	0	0	1	ID Credit 2: LEED Accredited Professional			iSTUDIO	iSTUDIO	Permit Drawings
2	0	3	5	SubTotal Points					

30 0 27 **Total Points**

0.0 ### 57 **Total Project Points**

YES ? NO Points Avail.

LEED for New Construction and Major Renovation Certification Levels

- 26 - 32 points = **LEED Certified**
- 33 - 38 points = **LEED Certified Silver**
- 39 - 51 points = **LEED Certified Gold**
- 52 - 69 points = **LEED Certified Platinum**