

Eisenhower Executive Office Building

Washington, DC

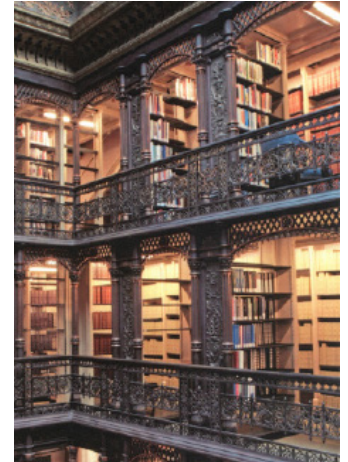
services provided
CONSTRUCTION MANAGEMENT

owner
GENERAL SERVICES ADMINISTRATION

size
686,706 SF

construction cost
\$588.9 MILLION

completion
2014



Procon provided construction management services during the procurement, design, and construction phases for this design/build multi-year modernization project.

The iconic Eisenhower Executive Office Building (EEOB) is a 686,706 SF high security federal office building which functions as the primary facility for White House support operations. It is listed on the National Register of Historic Places and occupies an entire city block. The project included replacement and upgrade of utilities, infrastructure, systems and equipment for M/E/P, including a new central utility plant, IT/telecom/data, physical security, fire and life-safety systems.

As the CMA, Procon provided procurement phase, design phase, and construction phase management services for this Design/Build, multi-phase, eight-year modernization project. The secure facility remained fully occupied throughout the course of the project. Construction management services included project safety management, space and move planning and management, physical moves support services, commissioning, and closeout.

Key Responsibilities

- Managed design process including conducting design reviews for code compliance, completeness, and constructibility.
- Coordinated all construction activities and all tenant activities including move management, IT, AV, security, and furniture.
- Developed cost estimates, maintained cost controls, conducted life-cycle cost analysis, and managed interdependencies of budgets, costs, and manpower resources.
- Processed over 3,000 change orders and 3,000 RFIs.
- Conducted daily QA/QC inspections and provided reporting, and followed up on outstanding issues.
- Oversaw commissioning activities including duct pressure test procedures, test and balance (TAB) witnessing, sampling, and overall functional performance testing.
- Implemented electronic project management (ePM) for team collaboration, design submittals, earned value analysis, daily reports, and other construction management support.

Federal Deposit Insurance Corporation

Washington, DC

services provided
CONSTRUCTION MANAGEMENT

owner
GENERAL SERVICES ADMINISTRATION

size
260,000 SF

construction cost
\$26.9 MILLION

completion
2015



Procon provided construction management services during design, construction, and commissioning for major full-building HVAC retrofit and interiors upgrade.

The 1962 Federal Deposit Insurance Corporation (FDIC) building consists of seven stories above ground, a basement parking garage with two access ramps, and a penthouse mechanical room. The \$26.9 million design-build project included HVAC retrofit and interior upgrades for the 260,000 SF building. The project was a multi-phased construction project in an occupied federal building.

The scope of the project included upgrading current HVAC air distribution systems, new lighting and control systems, modifications to the existing power distribution system, plumbing upgrades, and window replacement including energy efficient, blast resistant windows in some locations. Complete interior upgrades were implemented on each floor including asbestos abatement, IT upgrades, fire alarm and fire protection replacement, new acoustic ceilings, carpet replacement, lighting doors, hardware, mill-work, and painting.

Key Responsibilities

- Performed comprehensive bridging design review and coordinated stakeholder review comments.
- Coordinated all construction activities and provided project documentation.
- Developed cost estimates, maintained cost controls, and conducted life-cycle cost analysis.
- Developed and maintained cost loaded project schedule.
- Managed project documentation, submittals, RFIs and change orders.
- Conducted daily field inspections and weekly QA inspections, and provided regular quality reporting and issue resolution.
- Performed value engineering exercises that reduced project cost by \$1.4 million and construction duration by 120 days.
- Acted as Commissioning Authority for systems and equipment to ensure proper performance and compliance with customer's requirements.

Nebraska Avenue Complex

Washington, DC

services provided
CONSTRUCTION MANAGEMENT

owner
GENERAL SERVICES ADMINISTRATION

size
635,000 SF

construction cost
\$50.1 MILLION

completion
2013



Procon provided comprehensive construction management services for multiple design and construction projects at this high security federal facility.

The Nebraska Avenue Complex (NAC) is comprised of 32 buildings on approximately 25 acres in northwest Washington, DC and provides headquarters space for the Department of Homeland Security (DHS). The campus includes approximately 635,000 SF and houses over 2,400 federal employees and contractors.

Work included upgrades to security, fire alarm, fire protection, HVAC, mechanical, electrical, site utility systems including six electrical substations, underground vaults, duct banks, and electrical panels rooms, asbestos abatement, renovation of interiors, repair and replacement of sidewalks and landscape features, and building diagnostics to detect and repair water intrusion.

Key Responsibilities

- Managed design process including conducting design reviews for code compliance, completeness, and constructibility.
- Coordinated construction activities and provided project documentation.
- Developed cost estimates, maintained cost controls, conducted life-cycle cost analysis, and managed interdependencies of budgets, costs, and manpower resources.
- Reviewed, negotiated, and created contract modification packages.
- Provided QA/QC oversight and provided reporting, and followed up on outstanding issues.
- Developed commissioning specifications, test procedures, pre-functional checklists, and functional performance test requirements.
- Performed complete turnover and closeout services including punch-list management and collection of final as-built drawings, O&M manuals, and warranties.

St. Elizabeths West Campus

Washington, DC

services provided
CONSTRUCTION MANAGEMENT

owner
GENERAL SERVICES ADMINISTRATION

size
4,500,000 SF

construction cost
\$4.4 BILLION

completion
ONGOING (PHASE ONE: 2013)



Procon provides construction and program management services for the multi-year, multi-phase redevelopment of this 176-acre high security federal campus.

The \$4.4 billion St. Elizabeths West Campus project consists of the redevelopment of the 176-acre west campus of the National Historic Landmark site located in southeast Washington, DC for the consolidated headquarters of the Department of Homeland Security. The redevelopment includes 4.5 million SF of new construction and adaptive reuse of approximately 50 historic buildings. The project includes the construction of a state-of-the-art security perimeter fence, an operations command center, technology integration program, furniture installation, move management, and site related infrastructure improvements including roads, central utility operations, underground utilities, landscaping, and related improvements.

Phase One consisted of the 1.2 million SF U.S. Coast Guard Headquarters building a separate central utility plant, two seven-story parking garages and the rehabilitation of seven historic structures.

Key Responsibilities

- Program oversight of design and construction program budgets and finances.
- Developed integrated master schedule that includes schedules for three A/E design contracts, and eight primary construction projects.
- Design management support including design review, control of design revision updates, development of design scopes of services and assistance in the negotiation of design fees.
- Managed change orders, RFIs, document management, meeting minutes, daily reports, and implementation of the ePM system.
- Coordinated data for reporting earned value and performance measures, status of project costs and schedules, and related issues.
- Provided program budget and financial support for over \$1.34 billion in contracting activity.
- Primary coordinator for utilities construction and site infrastructure upgrades.

U.S. Department of Transportation

Washington, DC

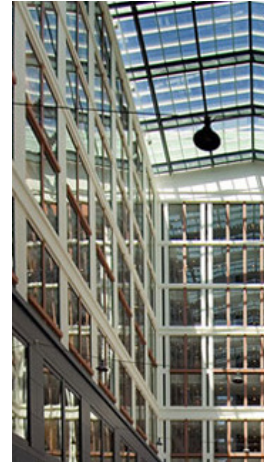
services provided
CONSTRUCTION MANAGEMENT

client
GENERAL SERVICES ADMINISTRATION

size
2,000,000 SF

construction cost
\$500 MILLION

completion
2007



Procon provided construction management services during the procurement, design, and construction phases for a 2 million square foot headquarters complex for the U.S. Department of Transportation.

The U.S. Department of Transportation project consisted of new construction of a 2 million-square foot cabinet-level headquarters building on an 11-acre site in the Navy Yard Annex Historic District along the Anacostia waterfront in southeast Washington, DC. The eight and nine story towers of colored precast concrete includes space for 5,000 employees, an underground concourse connecting the two towers, and a two-level, below-grade parking garage for 950 cars.

Key Responsibilities

- Budgeting and acquisition strategy, planning, and implementation including independent estimates, scopes of work, proposal review, and contract negotiation.
- Coordinated client's program of requirements.
- Created, maintained and analyzed Critical Path Method (CPM) schedule and Earned Value Management (EVM) system.
- Conducted constructibility reviews and managed submittals, RFIs and change orders.
- Provided construction cost estimating and managed contractor invoice/payment process.
- Oversaw quality inspections, and managed punch-list, construction contract closeout, and commissioning activities.
- Provided technical assistance for LEED building certification.
- Provided relocation cost, schedule and coordination related to the occupancy of 5,000 employees.

National Institute of Allergy and Infectious Diseases

Rockville, Maryland

services provided
CONSTRUCTION MANAGEMENT

owner
GENERAL SERVICES ADMINISTRATION

size
513,000 SF

construction cost
\$167.8 MILLION

completion
2014



Procon provided construction management, commissioning, and move management services for this lease consolidation project of 513,000 square feet.

The National Institute of Allergy and Infectious Diseases (NIAID) project consisted of a new base building core and shell and tenant fit-out inclusive of acoustic ceilings, flooring, lighting, IT infrastructure and devices, security infrastructure and devices, mill-work, painting, doors and hardware. There were also blast protection upgrades to key structural columns. GSA delivered the project to NIAID on a floor-by-floor basis. The project sought LEED Gold Certification for Commercial Interiors.

Key Responsibilities

- Managed specification and design review process and helped develop acquisition plans and documents for tenant improvement services.
- Developed an integrated master schedule including all project activities, milestones, and review periods.
- Performed daily site inspections to monitor construction activity and quality and provided daily compliance reports and bi-weekly progress reports.
- Tracked financial obligations and monitored implications of developer proposals for changes to the agreed upon scope of work.
- Coordinated approval and regulatory processes with client and external agencies.
- Oversaw commissioning activities for the base building core and shell as well as for tenant improvements and data center.