



## AFG Group, Inc. Newsletter Summer Edition: August 2015

### STAFF AWARDS & MILESTONES

#### Pauline Fraser Awarded World Woman of the Year Award

*On May 2, 2015, AFG Marketing Associate Pauline Fraser Received the Woman of the Year Award. This certificate of appreciation marked her contribution of time and talents, and was given by her church, St. Paul's Church, in Jersey City, NJ.*

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### RECENT EVENTS

#### GSA Holds Community Leaders Meeting - Washington, DC

*On July 10, 2015, AFG's Andrew Shipman, Matt Oviatt,*

### NEWS FROM THE FIELD

#### What's New at St. Elizabeths?

*AFG Group, Inc., a leading construction program management and relocation services firm, was recently awarded a 5-year contract to provide Construction Management support services to support GSA in implementing the 1.375 MSF Phase II portion of the US Department of Homeland Security's Consolidation to St. Elizabeths' Campus in Washington, DC.*

and Syrina Gudnitz attended the GSA Community Leaders Meeting. AFG Group was recently awarded a 5-year contract to provide Construction Management support services to the [St. Elizabeths Phase II Project](#), and was present to hear updates on [GSA's Development of St. Elizabeths West Campus](#). Catherine Buell, Executive Director of the [St. Elizabeths East Campus](#), briefed a room of small business owners and community members about the latest East Campus developments.

### **SAME Salutes AFG with Sustaining Business of the Year Award**

On May 7, 2015, AFG Group received the SAME's Northern Virginia (NOVA) Post for the Sustaining Member of the Year Award. The firm was recognized for its significant membership contributions to the SAME NOVA Post and to the A/E/C profession.

AFG's Renee Parker and Syrina Gudnitz were on hand to accept the award at a luncheon held at the Waterford at Springfield. This distinction is used to honor the nation's leading engineering, architecture and construction firms that provide services to the Federal sector, particularly to the SAME NOVA Post.

### **UPCOMING EVENTS**

#### **AHI Healthcare & Infrastructure Conference, Washington, DC**

[The Academy for Healthcare Infrastructure \(AHI\)](#), a research



AFG Group, with subcontractor Parsons and AFG Protégé firm VYD and Associates, will begin work immediately managing the \$139M, 265,000 SF renovation for a new DHS headquarters. When funding becomes available, additional projects will include: a 375,000 SF Operation Center, a 759,000 SF FEMA Headquarters, and parking structure & infrastructure renovation projects. If all options are funded, these additional projects could result in over \$15M in fees to the AFG Team.

The DHS headquarters consolidation is the largest federal project since construction of the Pentagon. All construction program phases are estimated to be from US\$3 Billion to US\$4 Billion. This is the largest project in AFG's Federal construction management portfolio.

Andrew Shipman, CCM, LEED-AP, AFG's Senior Project Manager/Director supervises the day-to-day work at St. Elizabeths. Currently, Andrew has assembled St. Elizabeths' core team and is managing the design of five projects. Significant project developments include: pre-construction design, stabilization efforts, and a commissioning task order. "I really enjoy the problem solving aspect and the variety of work provided by the job site," said Shipman. In his spare time, Andrew can be found collecting motorcycles, and enjoying running, biking, and yoga.

program of [The National Institute of Building Sciences](#), will hold a National Healthcare and Infrastructure Conference on January 12, 2016. At this Washington, DC event, AHI's collaborative research teams will present its findings on the following white paper topics:

- **Owner Organization for Successful Project Outcomes**
- **Developing a Flexible Healthcare Infrastructure**
- **Speed to Market Strategies**
- **Defining the Next's Generation's Focus**
- **Reducing Initial Capital Costs**

The one-day event will promote a collaborative network, attract leading healthcare and infrastructure stakeholders, and encourage exploration of large, comprehensive ideas. Registration and a program agenda are coming soon. For event information, please contact AHI Executive Director [Joe M. Powell](#).

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## TRAINING & CONFERENCES

### Design DC 2015 - Washington, DC

AFG's Marketing Director Paul Cook will attend [Design DC 2015](#) on September 23-25, 2015. The conference will be held in Washington, DC, and will promote the theme "[Energize. Lead. Connect.](#)" The event will

## What's New at NIH?

The National Institutes of Health (NIH) in Bethesda, MD awarded a CM services contract to AFG Group for Construction Management and Project Management in the Healthcare & Laboratories market. AFG provides technical advisors to support NIH project officers on several building projects.



Some of NIH's largest projects include: 2-J Tissue Culture Renovation Lab Project estimated at \$6.5M, North Bridge Replacement Bridge Project estimated at \$2.5M, Building 10, and an electrical Feeder Splice Repair Utility Project estimated at \$1M.

Lead NIH Manager/QA Inspector David Hamlett, oversee the onsite daily operations. David really enjoys the big picture perspective that the job provides. "Everything we do affects people around the world. I get extreme satisfaction from watching this every day," said Hamlett. When he has free time, David enjoys cooking, riding motorcycles, and spending time with his two sons.

## What's New at Switzer?

GSA National Capital Region awarded AFG Group, Inc. a Construction Management (CM) Services contract for consolidation of Health and Human Services departments into the historic Mary E. Switzer Building located in downtown Washington, DC.

host seminars on pre-fabrication, next-level firm marketing, and will provide tours to the region's most intriguing new projects.

Attracting colleagues across the design world, the event will spotlight over 70 exhibitors. Conference attendees will have the opportunity to earn AIA, AICP, GBCI, IIDA, and LACES continuing education credits.

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## WHO'S NEW, TRANSFERRING, or RETIRING?

### Welcome to the NEW AFG Team Members!

**Deanah Melvin; NYC**  
(Midtown)

**Louise Brodnitz; WDC**  
(St. Elizabeths)

**Dean Rowell; TX**  
(J.J. Pickle)

**Sulaiman Harris; WDC**  
(St. Elizabeths)

**Kelly Diaz; NYC**  
(Main Office)

**Anna Wolfe; VA**  
(Corporate HQ)

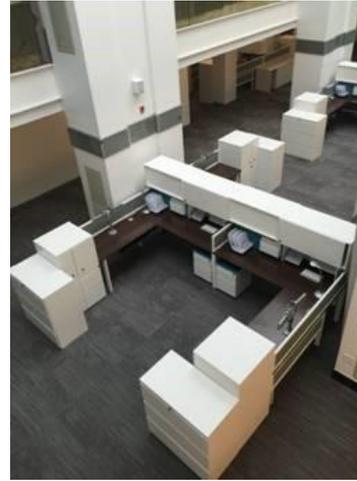
**Charles Orlando; NYC**  
(Main Office)

**Hilliard Browning; WV**  
(Pineville)

**Kim Showalter; WDC**  
(Switzer)

AFG's New York Office will say farewell to **Pauline Fraser**, as she will transfer to the project office in Austin, TX. Pauline will remain in her current capacity

AFG provides comprehensive management on all the design build aspects to oversee the design build contractor and team's scopes of work; manage the design build process; planning and scheduling of all activities and definable features of work, and coordinates project deliverables by all stakeholders.



Currently, on schedule, the project is in the punch list turnover phase in preparation of tenant move dates over the next four months, impacting an estimated 2,500 employees returning to work. Switzer is at 95% completion, with three out of seven floors that are 100% completed with tenants occupying the space. The total move process for all occupants will take eight weeks to accomplish, finalizing all fully-occupied floor moves by December 14, 2015.



Guy "Kai" I. Goodrich, Construction Manager for the Switzer project remarked on how much he enjoys the type of work done onsite. "I truly enjoy working in the construction industry and hopefully make a small difference being a part of it. I like the fact that there are never any dull moments, the projects are fun and exciting, each dynamic and poised in their own way, filled with challenges

as Marketing Associate.

At the end of the Summer, AFG's New York Office will say farewell to **Joe Hoffman. We wish him all of the best!** (NYC Main Office)

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## AFG & SECTOR DEVELOPMENTS

### OMB Reduces the Footprint through National Strategy

On March 25, 2015, the Office of Management and Budget (OMB) implemented the [National Strategy for the Efficient Use of Real Property](#) of the [Reduce the Footprint \(FTF\) policy](#).

The National Strategy and the RTF policy will require agencies to freeze and reduce their real property footprint over the next several years. The new policy will supplant the current FTF requirements by mandating that agencies reduce, rather than freeze, their footprint beginning in FY 2016.

### Explore the AFG Employee Portal!

Have you visited AFG's Employee Portal? This tool provides an array of financial planning resources available to employees. Staff can view selected standard policies and can learn about additional employee benefits. [Delttek](#)

and rewards along the journey," said Goodrich. Kai enjoys three things in his spare time: refereeing soccer, participating in Ironman races, and searching for the next scuba-diving adventure.

## What's New at J.J. Pickle?

AFG Group, Inc., a leading woman-owned construction management firm, was recently awarded a 3-year GSA contract to provide Construction Management, Commissioning, and Move Coordination services for major alterations to the J.J. Pickle Federal Building in Austin, Texas. The GSA Greater Southwest Region headquartered in Fort Worth, Texas, selected AFG Group to provide construction management during design and construction, turnover process, closeout, and tenant occupancy stages. Commissioning Services for this contract will be provided by AFG's commissioning partner, BEE, LLC.



Current project developments include the following: The design phase is at 90% completion for plans to refurbish and restore this quintessential 1960's high-rise. The exterior concrete grid facade will be cleaned and brought back to its former glory. The interior will receive new thermal glazed / blast resistant windows, updated mechanical systems, energy efficient LED lighting, and a new fire protection system.

[iAccess for Vision](#) is here and now live. The iAccess link and log-in instructions are now loaded onto the [AFG Employee Portal](#).

## Looking for a Few Good Men & Women

AFG Group is recruiting nationwide for seasoned construction management professionals. Explore our website to learn more about the firm's current [career opportunities](#). View our Indeed announcements in the following markets: [Washington, DC](#); [Richmond, VA](#), and [Baltimore, MD](#). Visit us on [Facebook](#) and [LinkedIn](#) for more information.

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## What's the Buzz @AFG?

AFG Group encourages staff participation from all project sites. Do you have information on recent or upcoming staff events, want to provide feedback, or have interesting project-related information? Please let us know so we can brag about it! Get social and visit our [Facebook](#) and [LinkedIn](#) pages, to learn more about [AFG news and developments](#). If you have a topic or idea, and want to contribute to a future newsletter, contact [Syrina Gudnitz](#).

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The public restroom facilities will be brought into this century as they are modernized. Only minor renovations and cleaning will be done in the Lyndon B. Johnson Presidential Office Suite, preserving its historical presence. The project is on track for reaching LEED Gold Certification.

"I am excited to be working with AFG Group, Inc., the J.J. Pickle Federal Building Team and GSA on preserving this classic structure as all modifications will be made while sustaining the historical integrity of the building", said Lead Project Manager W. Dean Rowell.

## What's New at Queensborough Hall?

AFG is providing Construction Management services to NYC Department of Design and Construction for the addition of a new Forum and Elevator at Queens Borough Hall.



The project consists of the construction of an 11,000 SF addition of a steel and glass Forum that will host civic meetings and ceremonies for the Borough of Queens in the city of New York. The scope of work includes 5 bay truss roof with skylights in between each bay, imported limestone cladding at new walls, sound attenuation fabric panels on the existing brick walls, granite floors, a wood curved lobby wall, new handicap and able bodied bathrooms, interior trees and roof gardens, new exterior landscaping including new trees, plants and shrubs.

**AFG Group, Inc.** is a woman owned firm focused on multi disciplined program, construction, and relocation management, with a national portfolio of work in healthcare, laboratories, courthouses, educational facilities, and government buildings.

With 25 years of business acumen, AFG has earned a reputation for providing strong expertise, responsiveness, and project execution that helps owners navigate through complex design, procurement, construction, and activation processes.



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## **AFG GROUP, INC.** **REGIONAL OFFICES**

### **NORTHEAST**

450 Seventh Avenue, Suite 706  
New York, NY 10123  
P: [212.897.2674](tel:212.897.2674)  
F: [212.897.2676](tel:212.897.2676)

### **MID-ATLANTIC**

590 Herndon Pkwy, Suite 350  
Herndon, VA 20170  
P: [703.435.0029](tel:703.435.0029)  
F: [703.435.0056](tel:703.435.0056)

### **AREA OFFICES**

Also included are: exterior granite pavers, new outdoor seating areas, new stage with Barbizon lighting, new stage lift, new programmable Lutron lighting system, new Audio/Visual system with TTY capabilities, a new north end entrance clad in limestone at the exterior, a new passenger elevator, and an existing space re-configured for new elevator lobbies.



Also included is a new HVAC system for the Forum only controlled by a new BMS which includes 4 air handling units, 1 rooftop chiller and 1 LP boiler. A radiant heat system to serve the new lobby, new electric, sprinkler, and fire alarm tie-ins are also part of the new additions.

Substantial construction was attained on July 30, 2015 and is scheduled for completion by September 30, 2015. AFG Project Manager Barbara Oulds remarked how the project is unique in nature. "The venue is unlike any other as it's the only public gathering space of its kind in all of Queens." In her spare time, Barbara enjoys gardening, watching Forensic Files, and spending time with family and pets.

## **What's New at The Treasury?**

In fall 2010, AFG Group, Inc. was awarded a \$6 million, 5-year IDIQ contract with the Department of Treasury to provide Program Management and Construction Management services, with related architectural and engineering support.

### CENTRAL VIRGINIA

6802 Paragon Place  
Suite 410  
Richmond, VA 23230  
P: [804.920.9392](tel:804.920.9392)

### NEW ENGLAND

21 Evergreen Way  
Gardiner, ME 04345  
P: [207.200.6198](tel:207.200.6198)

### SOUTHEAST

260 Peachtree Street  
Suite 900  
Atlanta, GA 30303  
P: [404.841.7886](tel:404.841.7886)

### WESTERN PA

2042 Menold Drive  
Allison Park, PA 15101  
P: [412.427.9750](tel:412.427.9750)

**[MailFilterGateway has detected a possible fraud attempt from "r20.rs6.net" claiming to be www.afgcm.com](#)**

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*The first two programs assigned to AFG were the modernization and alterations of the Main U.S. Treasury Building, and the phased renovation of the Treasury Annex Building, both designated as National Historic Landmarks. Because both facilities are directly adjacent to the White House, there are special security events and procedures that are implemented during renovation and construction periods.*



*Current project developments include: floor by floor mechanical upgrades, electrical and plumbing modifications, renovations made to toilets and basement facilities in the Treasury's Annex, new HVAC systems, and many miscellaneous and telecommunications upgrades. AFG's Senior Planner Gaius Hershey stated, "no two days are ever alike. This is what continues to keep the job unique and interesting to me."*

## MEET THE NEXT GENERATION: AFG MENTORING PROGRAM

*Each year, AFG's Mentoring Program provides practical, in-the-field experience to selected college students wanting to participate in an internship and/or co-operative program. Chosen applicants are current students pursuing a college degree in construction and/or architecture. For more information on how to apply, please contact [Cheryl O'Connor](#).*

## Meet Our Current Summer Interns!

### **Alex Buckner, WDC** *(St. Elizabeths Phase II Project)*

*Alex Buckner is a summer intern at the St. Elizabeths Phase II Project in Washington, DC. He is a senior at Catholic University, in Washington, DC, and is majoring in Civil Engineering and Construction Management.*



*At St. Elizabeths, Alex is the liaison with Grunley Construction, the Design Builder/General Contractor for the historic DHS HQ Center Building project, and is acting as quality assurance representative, keeping track of issues, and completing in-the-field progress reports for the project's beginning phase.*

*His engineering pursuit began soon after he took a high school robotics class that sparked his interest. "I enjoy talking and interacting with AFG stake holders, and being able to gain multiple perspectives on the project," said Alex. When he has free time, Alex enjoys surf fishing at Assateague Island National Seashore in Maryland. He also enjoys going camping, skiing, and attending Ravens football games with his family.*

### **Bridget Rogers, WDC** *(Mary E. Switzer Lease Consolidation Project)*

*Bridget M. Rogers is completing her summer internship at the historic Mary E.*



*Switzer Building in downtown Washington, DC. Bridget is a senior and is working towards a dual program including: Bachelor of Science in Architecture, and Bachelor of Science in Civil Engineering, from Catholic University, in Washington, DC. Prior to her AFG internship, Bridget was a Library Technical Assistant at the Columbus Law School Library at Catholic University.*

*At Switzer, Bridget is a part of the CM team and is assigned tasks to ensure that GSA receives the best possible product at the end of the day. Quality assurance, field investigation, risk prevention, communication, and coordination, are part of her work each day. Bridget enjoys the perspective and adventure that each day brings. "It's like solving a 300,000 SF jigsaw puzzle that requires constant awareness of all the pieces and players. CM looks to identify problems months in advance, while resolving issues made months before," said Bridget. She enjoys the historic characteristics that Switzer embodies. Everything from the old fashioned watchman system, to the historic wall mural, to the terracotta structure is a remnant of the Railroad Retirement Board Building. Some of Bridget's outdoor activities include: hiking, biking, and swimming. She also loves drawing and photography.*

### **Elvin Prizmic, NYC** *(Midtown Community Courts Project)*

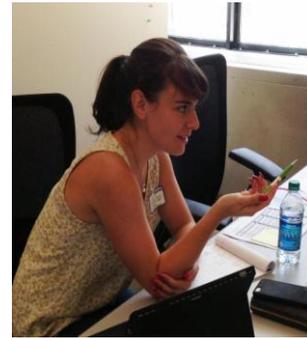
*Elvin Prizmic is a summer intern at the Midtown Community Courts Project (MCC) in New York. He is pursuing a dual Masters program: MS in Mechanical Engineering and an MBA from Stony Brook University, in New York.*



*Prior to beginning his AFG internship, Elvin was Draftsman supporting a project for the Port Authority of New York & New Jersey. He went on to become a Field Engineer for the North River*

*Wastewater Treatment Plant project.*

*At MCC, Elvin supports project management with documentation, surveying the union guide, and maintaining the recovery schedule. He receives experience in managing the staff and administrative functions, while remaining in-the-field. "I enjoy the people that I work with and the valuable management experience that I am receiving," said Elvin. Elvin likes the contrast in work that his AFG internship has given him. His projects have a more residential focus, unlike his previous work on bridges, treatment plants, and roads. In his spare time, Elvin enjoys fitness and working out.*



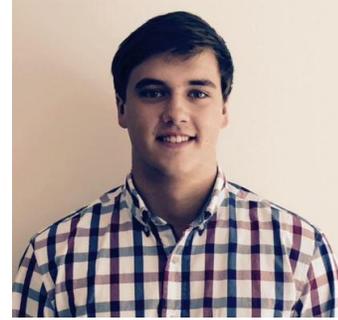
**Gabriella  
Bologna, WDC**  
*(Mary E. Switzer  
Lease  
Consolidation  
Project)*

*Gabriella C. Bologna is a summer intern at the historic Mary E. Switzer Building in downtown Washington, DC. She is a junior pursuing a Bachelor of Science in Civil Engineering from Catholic University in Washington, DC. Previous to AFG, Gabriella worked as an intern for Sunshine Construction.*

*At Switzer, Gabriella assists with tasks such as completing punch lists, change orders, verifying field work, and estimating. She also helps to identify problems and develop appropriate solutions. "I enjoy learning about the construction industry and solving new problems every day. I like being in the field and walking around the job site to observe as opposed to sitting at a desk most of the day," said Gabriella. Taking a course in Civil Engineering Systems Management piqued her initial interest in construction, resulting in her wanting to find a summer job that would provide real world experience. Gabriella enjoys spending time with family and friends, going out to eat, watching movies, and exploring new places in DC.*

**Will Oviatt, VA**  
*(Corporate HQ)*

*Will Oviatt is a summer intern at AFG's Corporate Headquarters in Herndon, VA. He is a rising junior pursuing his Bachelor's Degree in Global Supply Chain and Operations Management from the University of South Carolina.*



*At HQ, Will Supports the Marketing and Communications team and provides research support to Business Development. He enjoys getting practical experience that his AFG internship has afforded him. "I really enjoy helping out wherever I'm needed," said Will. In his spare time, Will enjoys playing basketball, being outdoors, and hanging out with friends.*