



**Helping Organizations  
Solve Facility  
Related Problems**

Thank you to those who contributed to this Newsletter:  
Andrew Shipman, Doug Jillson, Mike Bianco, & Patrick O'Connor

If you have any Newsletter worthy stories or ideas,  
contact Paula Crosby for inclusion in the next issue!

Paula Crosby: 703.380.0215, pcrosby@afgcm.com

**[www.afgcm.com](http://www.afgcm.com)**

**AFG Group, Inc.  
203 Elden Street, Suite 401  
Herndon, VA 20170**

**[www.afgcm.com](http://www.afgcm.com)**

**New York Office:**  
450 Seventh Avenue, Suite 3002  
New York, NY 10123  
212.987.2674 P  
212.987.2676 F

**Washington DC Office:**  
203 Elden Street, Suite 401  
Herndon, VA 20170  
703.435.0029 P  
703.435.0056 F

**Richmond Office:**  
7109 Staples Mill Road, Suite 210  
Richmond, VA 23228  
434.825.0875 P  
434.985.8734 F

**Abu Dhabi Office:**  
Al Odaid Office Tower  
10<sup>th</sup> Floor, PO Box 128 161 Airport Road  
Abu Dhabi, United Arab Emirates  
971 2 404 71 89 P  
971 2 414 66 00 F

Strategic Facility Planning  
Program Management  
Construction Management  
Facilities Management

# AFG Newsletter

Fall 2009



## GSA Heating Operation and Transmission District Underground Utility Upgrade, Washington, DC

The General Services Administration (GSA) Heating Operation and Transmission District (HOTD) Upgrade I - Steam and Condensate Line Replacement Project is a \$27 million project to replace and upgrade this critical infrastructure to 25 buildings throughout downtown DC.

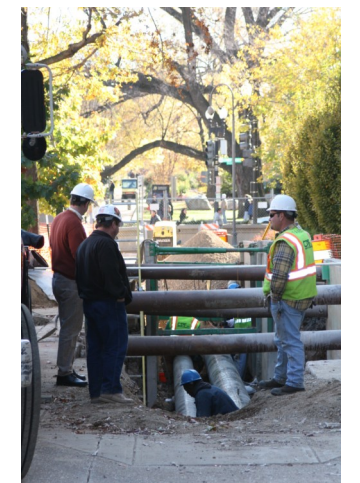
The project requires more than 10,900 LF of new steam and condensate pre-engineered piping to be placed between existing tunnels and buildings, requiring excavation of more than 2 miles of city streets and landscapes. Many of the client buildings are listed in the National Historic Register, including the Washington Monument, the Organizations of American States, the

National Academy of Science, the Departments of Justice, Interior, Interior South and Commerce.

AFG is acting as overall Construction Manager and works with a team of inspectors, design reviewers, utility contractors, design firms, internal government clients and external authorities. AFG also provides project control services including estimating, administrative support, negotiations support, budget preparations, monthly reporting, executive briefing, stages planning, procurement, design, project management plans, project procedures manual, and comprehensive acquisitions planning.



GSA Heating Operation and Transmission District Underground Utility Upgrade, Washington, DC



## AFG Group, Inc. has opened a new office in Abu Dhabi!

### Our New Address is:

Al Odaid Office Tower, 10<sup>th</sup> Floor, PO Box 128 161  
Airport Road, Abu Dhabi, United Arab Emirates  
971 2 404 71 89 P, 971 2 414 66 00 F



## COMING SOON! DECEMBER 2009!

AFG Group, Inc. launches new  
website for employees!

[www.afgemployee.com](http://www.afgemployee.com)

Stay Tuned to Stay Connected!



NYDCAS, New York, NY

### New Project Award!

## New York City Department of Citywide Administrative Services, New York, NY

### Project:

Construction Management in the Boroughs of the Bronx, Brooklyn, Queens and Staten Island as a Requirement Contract for Professional Services for projects at Various Facilities.

### AFG's Role:

Assessment, Design, Remediation, Construction and Construction Management

### Overview:

The New York City Department of Citywide Services (DCAS) has awarded AFG a multi-year contract for the construction management of interior renovations, exterior site work and modernization of building systems at various facilities thought out the Boroughs of Brooklyn, Queens, Staten Island and the Bronx. Projects completed under this contract will be classified as emergency or time critical projects and will involve over 100 different locations.

### Project Scope:

Under this contract, AFG will provide assessment and inspection of buildings, develop detailed scopes of work, designs and specifications, and provide all project controls including work packaging, cost estimating and scheduling for both design and construction phasing.

AFG will also provide all inspection, management, coordination and administration of all subcontracts issued under this program from commencement through substantial completion, final acceptance, tenant move in and project close out. Our inspection and implementation efforts will work directly with tenants located in the occupied facilities to facilitate relocation and includes a significant outreach and MWBE component.

To facilitate the timely completion of this fast paced project, AFG will utilize our standard web based project intranet technology, to enable

electronic document management connected to the DCAS communication system. This will significantly reduce time needed to answer Requests for Information or Change Notices from the field and provide a 24/7 access capability. Once initiated, this 24/7 capability will provide all parties including consultants, affected tenants, internal DCAS agencies and all prime and subcontractors with an highly organized approach to avoid administrative bottlenecks that will hinder the emergency completion of these projects.

Project work is expected to start early 2010 and will potentially reach \$13.5 million for services over 6 years if all options are exercised not counting actual construction costs or allowances.

### Other Project Awards

New Arts Building Estimates  
Old Dominion University,  
Norfolk, VA

Weight Room Renovation,  
Ft. Pickett, VA

Project Management Extension  
National Cancer Institute,  
Bethesda, MD



## Lehman College, New Science Facility New York, NY

**Client:** Dormitory Authority of  
the State of New York

### AFG's Role:

Scheduling and  
Constructability Review

**Construction Value:**  
\$65 Million

**Completion Date:** 2010

### Overview:

AFG provided Gilbane, the General Contractor, with various construction and program management services such as scheduling, constructability review, and permit expediting and onsite project oversight.

### Scope:

The project consists of a new 69,000 square-foot research and teaching facility. It will provide state-of-the-art laboratories, offices seminar rooms and gathering spaces to support the College's current strengths in plant science. In conjunction with the existing Gillet Hall the new building frames a central courtyard that has been configured to draw in

members of the campus and surrounding communities to showcase the important work being done on campus. A dramatic 4-story atrium provides light-filled, informal gathering spaces surrounded by an open stair linking all levels.

Sustainability is integrated into both the educational and research building systems in the new facility. One example of this is the constructed wetland in the courtyard that treats both storm water runoff and grey water from the building for reuse within the building while offering numerous opportunities for educational outreach. Beyond the courtyard wetland the building features solar hot water heating, optimization of natural light, and high performance energy systems. Currently, the new science facility is on track to reach LEED Gold certification.



Lehman College, New Science Facility

## Welcome Our New Employees!

### Paul Horton

#### Lease Management Consultant

Paul brings more than 35 years of experience to AFG. Specifically Paul has served as NIH's Chief Operating Officer for the acting Director for approximately eight years. Paul has also served in various director positions at NIH such as: Project Director for the National Institute of Diabetes and Digestive and Kidney Diseases, and Director of the Division of Space and Facilities Management for the Office of Research Services. We are proud to welcome Paul to the AFG team.

### Roger Wilson

#### Senior Resident Engineer

Roger holds a bachelors degree in Business Administration from Radford University, as well as a A.A.S in Civil Engineering and Construction Management. Over the last ten years Roger has served in a variety of management positions including a Construction Inspector, Construction Manager, Quality Control Superintendent, and a Project Manager. Currently he is supporting NCI with AFG's onsite team. Welcome to the AFG team Roger.

### Shane Hebert, CFM

#### Facilities Program Manager

Shane brings more than 17 years of experience to AFG. Shane has a Bachelors Degree in Geography/ Environmental Land Use and a Masters Degree in Environmental Education. He also is a

Certified Facilities Manager through IFMA and will bring unique experiences to the AFG team. We are happy to welcome him aboard.

### Gary Aldred

#### Estimator/Assistant Project Manager

Gary is AFG's new Cost Estimator and Assistant Project Manager at NIH. Gary has over 12 years of experience, during which he has provided commercial and residential project management and estimating. He has a Bachelors Degree in Construction Management as well as a Minor in Civil Engineering Technology, both from the University of the District of Columbia. We would like to welcome Gary to our team.

### Nelson Hernandez Project Manager

Nelson holds a Bachelors Degree in Architecture from Pratt University. He has over 20 years of experience in the commercial construction and facility service industry. His experience includes working with the New York Department of Design and Construction, as well as the New York Housing Authority. Nelson is a great addition to our AFG team. We would like to welcome him aboard.

