

DC's Green Construction Game Changers

How green code adoption and other rulemaking initiatives jump outside of the green rating system box.

By Kim Pexton, LEED AP BD+C, Director of Sustainable Construction, HITT Contracting Inc.



In 2011, the District's Mayor Gray introduced the Sustainable DC Plan that presents a road map to reduce DC's greenhouse gas emissions by 20% over the next twenty years. To measure its progress, the DC government commissioned an analysis of the capital's current carbon footprint. The study found that the operation of the city's buildings make up 75% of that footprint. In response, the District has been busy writing policy that regulates its largest producer of carbon emission. The following three strategies represent some of the more intrepid ways that the District is employing green initiatives outside the proverbial box to make our nation's capital one of the most sustainable cities in the country.

International Construction Code

The District is working to adopt the International Construction Code (ICC) which includes Subpart K. Subpart K is affectionately referred to as "the green code." The DC government has modified Subpart K to specifically address construction code for the Washington, DC area and refers to this modification as a supplement. The supplement contains elements that speak to green building rating systems such as the familiar LEED system. The code will affect all projects 10,000 square feet and larger from residential to public and private commercial structures. Where did the 2006 DC Green

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Membership Spotlight – Positioned for Growth in 2014

CoreNet Mid-Atlantic's Membership Committee has now had a full year under the leadership of joint-chairs Dan Wright, Jon Machiran and Katy Emmott. We're thrilled to report that as of October, 2013, our current membership is holding steady at 382, just shy of our goal of 400. Next fall, our chapter will welcome the CoreNet Global Summit Annual Conference to the DC-area, so now is a great time to join.

In 2013, the Membership Committee introduced a new program to identify and recruit new CRE End User Members. The program included a special invitation-only lunch to gather current and prospective CRE CoreNet members for an informal get together. This format provides not only an opportunity for CREs to interact and share experiences and challenges with their peers, but also an inviting introduction (or re-introduction) to CoreNet and all the benefits our organization offers for CREs. We held our first CRE Prospect Lunch in September, and will follow up in November and December and may add after hours or breakfast events if interest continues. The membership committee encourages all current CoreNet members to introduce prospective CREs to this new program. If any members have prospects or potential members who may be interested in joining please contact the [Membership Committee](#).

Upcoming Events:

- Nov. 12: **Changing World of Data Centers**
- Nov. 21: **New Urbanism**
- Dec. 9: **Holiday Party**
- Oct. 26-29: **2014 CoreNet Global North American Summit**

Visit the [events section](#) of the chapter website for more information and to register.

Are you a member of the CoreNet Mid-Atlantic Chapter?



CoreNet members receive access to professional resources, discounts at events, great networking opportunities, invitations to exclusive members-only events, and more. **Click [here](#) and register online today!**

JOIN NOW

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members world wide

Letter from the President

The leaves are turning and the days are getting shorter. The calendar year is coming to a close, but for some reason the pace continues to increase. We are about to experience that ubiquitous end-of-year push to complete projects, spend money you didn't think you had, and squeeze it all in before the fat man squeezes down the chimney.

For our Mid-Atlantic Chapter Board members this time of year brings a renewed effort to focus on 2014 membership and sponsorship. This year has been packed with quality educational events, one-of-a-kind facility tours, fantastic networking opportunities and of course our Annual Gala. If you were not among the many Mid-Atlantic members in attendance at the Global Summit in Las Vegas, you missed one of the most dynamic, engaging and entertaining events that CoreNet has produced – in my humble opinion. The changes being implemented by Angela Cain, President of CoreNet Global, are becoming apparent and have been well-received. The quality of general session speakers and the message they deliver is remarkable, and weaving societal poet David Bowden into the closing ceremony was widely viewed as the most exhilarating moment of the entire summit. All of this indicates that CoreNet Global is hitting their stride and the 2014 Global Summit at Gaylord National will be one of the most thought-provoking, engaging and well-attended summits of all time. You won't want to miss it.

With all of this in mind, now is the time of year to renew your 2014 sponsorships and/or memberships. Our membership numbers continue to grow as we creep closer to the 400-person threshold. The opportunities for sponsorship and the value derived in 2014 are unprecedented with the 10th Anniversary Gala and Global Summit headlining an unbelievable year. As a member of the Mid-Atlantic Chapter you have access to current, relevant educational events and industry leaders. Join me in renewing your membership and/or sponsorship for 2014. The deadline for renewing is December 31st and information can be found in multiple places; e-mails from CoreNet Global, the Mid-Atlantic Chapter web site or through any Board member.



Sincerely,

Deane L. Edelman, AIA
President

 **Mid-Atlantic
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Fall 2013

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Nov. 12: Mid-Atlantic Education: Changing World of Data Centers

Businesses depend on applications and technology to help run their business. From customer service to order processing to e-mail, it all comes together in the data center. Please join us on Tuesday, November 12th for an event that will focus on following the issues and trends that could impact your business:

- Cloud computing – what could it mean to your data center real estate?
- The 24/7/365 life of a data center.
- Data Center trends – availability, efficiency, power density and disaster recovery.
- Considerations – location, insource vs. outsource, planning for the future.
- End User perspective – what matters for enterprise performance and the importance of data security?

Join panelists **James Swope**, General Manager and Director of Leasing, QTS, **Barry Matherly**, Senior Vice President, Greater Richmond Partnership, **Gary McLaren**, Executive Director, Henrico County Economic Development Authority, and **Patrick Wilcox**, Director/Technology Solutions Practice, Colliers International for this timely and insightful discussion.

A tour of the data center will be available at the conclusion of the presentation for those who wish to participate. We look forward to seeing you there!



Date: November 12, 2013

Time: 4:30pm - 7:00pm

Location: QTS - White Oak, 6000 Technology Blvd., Sandston, VA 23150

Fees: \$20/Members and \$40/Non-Members

Registration: Click [here](#) to register

*We would like to thank
our event sponsor,
Colliers International*



Nov. 21 Program:

New Urbanism - The Impact on Your Corporate Real Estate Decisions

The Mid-Atlantic Chapter invites you to learn the latest trends in Work-Life-Play development and the impact it can make on future corporate real estate decisions. This new urbanism creates transformative neighborhoods and sustainable lifestyles. By combining redevelopment, with Amtrak's Vision Plan, brownfield reuse, and millennial's interests, the boundaries of work and play are blended.

We invite you to join moderator Chip Olsen, Sr. Managing Director, CBRE, and our notable panel of experts to come learn how these dynamics are playing out in Baltimore and the surrounding DC region and the choices it provides for corporate relocation decisions.



Panelists Include:

Bob LaCroix, Chief Corridor Development, Amtrak-NEC Infrastructure & Investment Development

Bryce Turner, President & Urbanist, Brown Craig Turner

Michael Beatty, President, Beatty Development

Ursula Powidzki, Assistant Secretary for Business and Enterprise Development, Maryland Department of Business & Economic Development

There will be networking opportunities prior to and after the presentation, light dinner fare included. We hope you can join us!

Date: November 21, 2013

Time: 4:30pm - 7:00pm

Location: Legg Mason, 100 International Drive, Baltimore, MD 21202

Fees: \$40/Members and \$80/Non-Members

Registration: Click [here](#) to register

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FROM COST TO VALUE

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Washington, DC to Host the 2014 CoreNet Global North American Summit

The torch has been passed! At the conclusion of the 2013 Summit in Las Vegas, the torch was officially passed to Washington, DC and the Mid-Atlantic Chapter to host the 2014 CoreNet Global North American Summit. Continuing the 2014 Summit theme of “Changing the Conversation from Cost to Value,” the Washington DC Summit will be held October 26-29, 2014 at the Gaylord National Resort & Convention Center. The Summit theme has been described as “Enterprises face a more complex set of business dynamics and economic conditions than ever before. Change is constant – and it is fast. Today’s corporate real estate executive must confront shifting demographics, technology’s relentless advance, new emerging markets, collaborative workspaces, worker mobility, workplace well-being, intense competition for talent, the imperative for

sustainable practices, and more.” The paradox of efficiency vs. effectiveness will be the centerpiece to the learning experience at the 2014 Summit.

With more than 2,000 attendees, this is an exciting opportunity for our Chapter, Sponsors and Members to network, learn and be recognized. Proposals for educational sessions centered on the Summit theme are now being accepted and registration is now open. The Call for Reviewers will open November 18, 2013. Click [here](#) for more information.

Throughout the coming year, we will provide updates on planning and events leading up to the conference. We look forward to seeing everyone at the Gaylord in October.

DC’s Green Construction Game Changers *continued from page 1*

Building mandate go? The green code will be allowed in lieu of LEED certification; however, with codes there are inspections, and with inspections third party approved inspectors will be responsible for verifying that the green components have been met. One can expect a different process than with green building rating systems while both hard and soft costs are predicted to be similar to those same rating systems. The code is expected to be officially adopted by the end of this year or early 2014. This code creates more energy efficient buildings which reduce energy consumption and greenhouse gas emissions associated with energy production.

Energy Benchmarking

Using data collected in 2012, DC Energy Benchmarking passed in January 2013. Despite a few hiccups and extensions caused by the recent Federal government shutdown, building owners are faced with reporting their utility costs and consumption to the Department of Energy on an annual basis. This is accomplished through the US Environmental Protection Agency portfolio manager tool, which was temporarily disabled during the Federal Government shutdown. The District is one of several cities across the country that has mandated this task. DC joins New York City and Austin, TX just to name a few municipalities ahead of our nation’s capital in the benchmarking deployment cycle. Building a community of transparency in energy use among building owners is the first step in raising energy conservation awareness. The

benchmarking exercise does that by publishing the results for all to see. In addition, it clearly identifies what a building uses. Energy use reductions are predicted to come out of the benchmarking activities. Building owners will be able to identify capital improvement projects that will contribute to energy use reductions, create operational savings and contribute to the District’s Greenhouse Gas reduction goals.

Stormwater Management

Enacted on July 19, 2013, stormwater rulemaking is in full swing in the District. This rulemaking works to continue to improve our waterways and the health of the Chesapeake Bay. Additionally, this works to take a bit of pressure off of DC’s aging stormwater infrastructure. The District states that under the rule, large construction sites that trigger the requirements will work to install planted roofs, rain gardens, permeable pavement and other sustainable infrastructure practices to reduce stormwater runoff. Different areas in the District actually take a deeper dive requiring that collected stormwater be put to use in the actual building such as collecting rainwater and using it for a building’s flush fixtures. The District identified that 43% of the land area is comprised of rooftops and parking lots. Only 1% of land area will trigger compliance to the rule.

While these particular examples are focused on the District’s efforts, other metro area jurisdictions such as Arlington and Montgomery counties are addressing the same kind of issues utilizing a variety of different delivery mechanisms.



Mid-Atlantic
Chapter



Great Turnout at Annual Golf Outing



Over 100 chapter members and guests turned out on a beautiful fall morning for the Mid-Atlantic Chapter Annual Golf Outing on Monday, September 23rd at Westfields Golf Club in Clifton, VA. Although many volunteers and sponsors contributed to the success of the outing, the coordination was led by the Golf Outing Committee which included Merrell Ashley with rand*construction; Jim Young with Marriott; Derek Gallardo with HITT Contracting, Inc.; and Junius Tillery with DTZ. The Westfields Golf Club staff were excellent, helping to

make the outing run smoothly. After the round was completed, golfers gathered in the clubhouse for cocktails and hors d'oeuvres and networked with those who came just for the banquet. Prizes were given to the first and second place teams and, in keeping with tradition, the last place team. A raffle with numerous prizes including gift certificates to popular area restaurants, Tiffany's, and Best Buy kept all parties interested as they waited to see who would win the choice Kindle Fire and iPad Mini prizes. Congratulations to all of the lucky winners! Thank you again to all of those who volunteered their time making this a very successful event!

Click [here](#) to view the event photos.



This year's tournament was dedicated to the memory of Kevin Dunn, our faithful Chapter Member and good friend. Proceeds from the tournament were donated to Justin's Beach House in Bethany Beach, DE. This is a private residence on the beach where families dealing with cancer can have a place of respite and enjoy some family time, and is a charitable organization that held a special place in Kevin's heart. Due to the overwhelming generosity of our sponsors and attendees, we were able to raise \$6,500.00 to be donated in Kevin's name! Thank you to all who came out and gave your support to this very worthy cause.

Celebrate the Holidays with the Mid-Atlantic Chapter!

We are in the midst of planning a festive holiday party to take place on December 9, 2013. Details are still in the works, but you won't want to miss the celebration that will include hors d'oeuvres, drinks, and dessert. More information will be available soon, check the [website](#) for updates.

Chapter Announces 2014 Sponsorship Program

Our 2014 Sponsorship Program is underway! The Kick-Off Breakfast in September was a success with a great attendance of new and returning firms. Attendees learned about our program and the ways in which the chapter can help gain exposure for their firms. We have updated our 2014 Sponsorship levels and have enhanced them to capture some new interest, while increasing value for all supporters of the chapter. The Sponsorship Committee will be reaching out to the membership in the coming months with details on the program and ways we can benefit your firm. Click [here](#) for more information.

If you are interested in joining our committee or learning more about sponsorship, please reach out to Tracy Allen at 571-299-6022 and we can get you involved right away. We look forward to sharing what we have in store for 2014!

Welcome New Members

Connor Bourke	•	Studley, Inc.
Tim Conway	•	Shaw Group, Inc
Muscoe Garnett	•	Colliers International
Max Gebhart	•	Network Controls
Donna Gravely	•	Lincoln Harris
Torrey Hairston	•	Arlington County Government
Gary Harding	•	XS TELECOM LLC
Anne Herzog	•	Equinix
Greg Liss	•	Milliken & Company
Nicholas LiVigne	•	Leidos
Lee Mayer	•	Atlantic Media Company
Trevor McCroskey	•	Deloitte Consulting
Stamatis Michaelides	•	International Monetary Fund (HQ)
Joseph Panetta	•	Mylan Inc
Jennifer Perkins	•	Bentall Kennedy
Barbara Reynolds	•	MGAC
Hallie Sherard	•	KGD Architecture
Keith Switzer	•	INTEC Group, Inc.
Gary Tvrdik	•	HITT Contracting, Inc.

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