

Developments

Federal Stimulus includes LEED Projects for Federal Buildings

*By Jeff Jones, PE, CCE, LEED AP, Senior Project Manager
Boyken International, Inc.*

On February 17, 2009 President Obama signed into law the \$787 billion stimulus package which became known as the American Recovery & Reinvestment Act (ARRA) of 2009. This unprecedented stimulus package was enacted at a time in our country's history when fear and uncertainty was prevalent from mounting job losses, home foreclosures and the collapse of several large financial institutions. Many Americans believed that we were rapidly heading for another Great Depression.

Approximately \$5.5 billion of the ARRA funds were designated to be spent toward the "Construction, repair and energy alterations to Federal buildings and facilities." Many of these building renovation projects had already been contemplated as a large number of them were older Federal buildings which had varying levels of maintenance and interior systems upgrades.

The key reason behind these projects is the "energy alterations" that will be achieved as part of the renovation efforts. The United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Building Certification Program is used as the guideline for these programs.

According to the USGBC, occupied buildings in the U.S. consume more than 60% of the total electricity, 30% of the total energy and five billion gallons of water every single day! In an effort to improve Green Building design, construction and operational practices, the LEED Certification Program was developed in the late 1990s to define and measure the design and operational practices that will help to reduce the significant amounts of energy and water resources that buildings consume.

The Vance Federal Courthouse Project

The General Services Administration (GSA) was tasked to

administer the proposed ARRA funded building projects. In August 2009, Boyken International was selected as the Construction Manager as Agent (CMa) for the \$42 million modernization and renovation effort of the Robert Smith Vance Federal Courthouse facility in Birmingham, Alabama.

The main project challenge is to convert an historical 1920s era building into a "high-performance green building" that is LEED certified and provides a model workplace incorporating sustainable design that retains the historical character of the building.



The Vance Federal Courthouse, with a distinctive exterior that includes marble and brick neoclassical architectural features, consists of four occupied floors plus a basement level. The building was originally constructed in 1921 to house the main post office and federal agencies in Birmingham. The primary tenants of the facility are the District Courts and Bankruptcy Courts for the Northern Alabama District.

The project is in Pre-construction planning with the actual construction activities scheduled to begin in the first quarter of 2010.



A Word From Don:

We have received a great deal of positive feedback regarding the recent announcement that Boyken International has merged with Hill International, Inc.

This merger enables us to continue locally serving our clients while providing expanded global resources to draw upon to resolve our client's needs.

We are proud of our 30 years of successes including recently being recognized as the 36th largest Program Management Firm in the US.

The merger with Hill International, the 8th largest Program Management firm provides our staff enhanced opportunities for personal and professional growth.

All of our staff looks forward to continuing to work with our clients for years to come.

Truly, this is a merger of **TWO GREAT COMPANIES** into one.

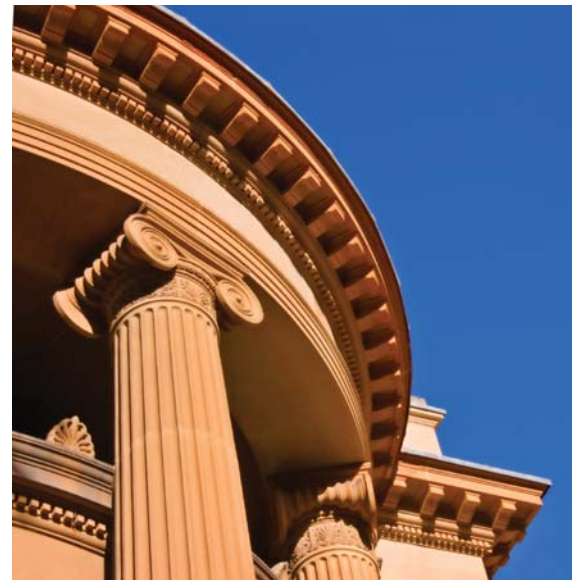
Donald R. Boyken, FCCC, FRICS
Chairman & CEO
Boyken International, Inc.

One of the ARRA goals is to create “new” jobs and to date the funds for this project have been distributed to seven separate contracting and consulting firms. While “new” jobs may not have been created yet, the project has kept 12 construction professionals employed full time. Many of these professionals could have been amongst the ranks of the unemployed without the benefit of this ARRA project.

When construction activities begin in earnest many additional construction jobs will be filled as the Contractor releases various bid packages out to local sub-contractors, primarily to those that reside within 100 miles of the building site. At the peak of construction activity, it is anticipated that approximately 150 or more contractors and consultants could be actively engaged in the renovation efforts.

Some other key challenges addressed in converting the historical building to an energy efficient facility include:

- Installation of custom energy efficient exterior windows and roofing materials that match the existing envelope and preserve the historical appearance of the exterior facade.
- A new energy efficient steam boiler system located in the basement for heat as well as eliminating the need to purchase steam from the local power company.
- Installation of energy efficient chillers, air handling units, and HVAC control systems for greater energy savings and comfort control.
- New plumbing fixtures upgraded to modern “low flow” type fixtures for water conservation.
- A new electrical Service Distribution and Emergency Power system is to be installed for greater reliability and to consolidate the numerous layers of wiring that exist in the building from multiple smaller renovation efforts that occurred over the last 80 years.



While the renovation of this complex Historical Federal building is starting out relatively slow and is being duplicated on numerous ARRA funded construction projects throughout the country, these programs most likely would not have been undertaken without the benefit of the Stimulus funding.

Inevitably, many of these ARRA funded projects have progressed slowly due to complex scopes of work and will not reach their peak of job creation until mid way through 2010.

“Whether You Think You Can or Can’t, You’re Right”

-- Henry Ford

*By Susan Wise, Director of Business Development
Boyken International, Inc.*

Changing your mindset can have a significant impact on achieving your project goals.

We’ve all heard about the power of positive thinking, but does it work? How does your thinking influence your actions and get you the results you want?

Understanding Your Mindset

The Wall Street Journal published an article about the significance of our beliefs and the mental models, or mindsets, that shape our behavior. According to the psychologists interviewed, we act and perform in accordance with the beliefs these models tell us is true.

For example, if you think something is not possible or out of your reach, you’re probably not going to commit much energy or many resources to accomplishing that goal. Whether it’s gathering new assets, landing a big client, or simply getting out of the office on time, your thoughts influence your actions.

The bottom line is that our beliefs become our truths and reality. Henry Ford explained it best when he said, “Whether you think you can or can’t, you’re right.”

The same is true when establishing a project team and its objectives. Clearly, part of a leader’s focus is to establish the goals and persuading others they can achieve the results.

Changing Your Mindset

For a leader to be successful he often has to change the team’s mindset. There are five steps you should follow:

1. Begin with the end in mind by specifically identifying the results you want. Visualize the goals and share that vision with the team;
2. Create and develop an action plan (a roadmap, if you will) that will accomplish the required results;
3. Implement and stay true to the action plan;
4. Talk about the team’s goal(s) openly as this encourages accountability;
5. Examine beliefs about the needed actions to determine if they are holding you back.

Remember this is about changing the team’s mindset. If they do not believe the results are possible, they will not follow through on the actions needed to make the intended changes happen.



On a Personal Level

Which mindset will you enter into 2010? Will you seek to just “survive” and make it through yet another year or will you take the time to create a plan to “thrive?” Thrive by evaluating your personal and professional goals (short term and long term) and then develop an action plan to achieve them.

It IS possible to overcome these tough economic times. How will you accomplish this? It IS possible to lose those extra pounds before spring - how will you accomplish this? Maybe you’ve considered obtaining additional professional certifications or degrees - what’s holding you back?

No matter what your goal, saying you haven’t done something before is not justification for not being able to do it now. Everyone has overcome adversity and accomplished things they never thought they’d do. Whether it’s learning to drive a car, graduating college, reaching an income goal, or surviving these tough economic times with some means of profitable income we all have our accomplishments. This is no different, and by questioning your beliefs, you’ll find evidence that supports new beliefs about what you can accomplish.

It’s easy to get bogged down in the minutiae. It’s easy to get comfortable. Why get settled and stop growing as a person? Life doesn’t give us what we “ask” for. It gives us what we “fight” for.

What will your goals be in 2010 - how will you improve your family, personal, and professional contributions in 2010?

Projects In The Making



Riverside General Hospital System FEMA Repairs • Houston, TX

Riverside General Hospital System initially engaged Boyken International to assist the system with estimating services for the application to FEMA repairs of damages to the system campuses from Hurricane Ike. After successfully receiving FEMA approval, Riverside then engaged Boyken to provide project management services for the repair and/or mitigation work to the system campuses.

The Riverside General Hospital System is comprised of six buildings on three campuses located throughout the City of Houston area. The Hospital serves the community by providing outpatient drug and alcohol treatment, adult psychiatric treatment and minor hospital procedures. In addition to the repair and/or mitigation work to the campuses, Riverside intends to renovate their largest campus building to provide full hospital functions, including surgeries, imaging and emergency room services and has asked Boyken to remain as project manager during this exciting phase of work.

HEALTHCARE

Alexandria Hospital
INOVA Hospital System
Alexandria, Virginia

Methodist Sugar Land Hospital
Methodist Hospital System
Sugar Land, Texas

Christus St. Vincent
HDR Architects
Santa Fe, New Mexico

Texas Regional Medical Center
Cottonwood Partners
Sunnyvale, Texas

Thibodaux Regional Hospital
Thibodaux Regional Medical Center
Thibodaux, Louisiana

HOTELS & RESORTS

Georgia International Convention Center Hotels – Commissioning
Grove Street Partners
College Park, Georgia

Marriott Orlando World Center Phase II
Host Hotels and Resorts, Inc.
Orlando, Florida

Sheraton San Diego
Host Hotels & Resorts, Inc.
San Diego, California

Ginn Sur Mer
Credit Suisse Securities, LLC
Grand Bahama Island, The Bahamas

Martin Quarter – Phase I
Royal Caribbean Cruises, Ltd.
St. Maarten, NA

HIGHER EDUCATION

Tulane Regional Biosafety Laboratory
Tulane National Primate Research Center
Covington, Louisiana

UTMB – Galveston
University of Texas OFFPC
Galveston, Texas

GOVERNMENT

Robert Smith Vance Federal Building and U.S. Courthouse
General Services Administration
Birmingham, Alabama

Ellis Park
City of Savannah
Savannah, Georgia

AVIATION

Birmingham Airport Terminal Expansion
KPS Group, Inc.
Birmingham, Alabama

OTHER

Bradley Park Multi-Family Development
Roberts Properties Construction, Inc.
Forsyth County, Georgia

New Life Ministries Church
Bank Workout Advisors
Decatur, Georgia

Corporate Overview

Vision: Driving the building process for optimal results

Mission: To provide professional and profitable guidance in the program development process through the planning and management of efficient construction with regard to time, cost, value and integrity.

Specialized Market Groups:

- Healthcare Group
- Federal/Municipal Facilities Group
- Educational Facilities Group
- Hotel/Resort Group
- Themed Entertainment Group
- Commercial/Retail Property Group

Specialized Service Teams:

- Expert Services Team
- Program Management Team
- Cost and Schedule Controls Team
- Owner's Representative Team
- Value Engineering Team
- Property Evaluation Team
- Development Service Team

Projects: Worldwide

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