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Welcome

This edition of INSITE magazine is especially meaningful to dck worldwide. We continue to take strategic steps for our organization by capitalizing on opportunities and controlling the outcomes. In order to be truly recognized by our clients as a company that offers “Building Solutions,” dck continues to strive for excellence in all facets of our work and by recognizing the value of growing the business externally and from within.

Most recently we have had the opportunity to establish dck/FWF, a business focused on high-end mall construction. Immediately, this company acquired two significant projects in Sarasota, Florida, and Honolulu, Hawaii. We expect that the projects will begin in early 2013.

We have just completed our second acquisition in three years. In September, dck purchased Summit Builders, a general contractor from the southwest, to form Summit dck. Summit provides a strong presence and reputation in the southwest U.S., and we intend to integrate Summit and dck over the next few months to grow the overall business and capitalize on synergies.

We have also made changes internally to ensure that our business continues to be sustainable and reliable. You will read in this edition about the addition of new management throughout the company. Also, dck has established the dck Leadership Development Institute over the past year to bring our high-potential staff members to a new level.

Finally, this past February, dck worldwide’s corporate office took the opportunity to leave its long-time location in the Pittsburgh suburb of Large, Pennsylvania, and moved to the 27th Floor of One PPG Place in downtown Pittsburgh. This new location is an important step in the success and growth of our company. It not only provides employees with a modern, newly refurbished space on one cohesive floor but is also a place where collaboration and innovation can thrive.

I am proud to share with you, in this issue, many of our accomplishments from over the past year. We continue to be a company that knows our business, has the expertise and the drive to complete exceptional projects, and the humility to know we can always be learning and growing. I invite you to be a part of our future.

Stephen F. D’Angelo
Chief Executive Officer

About the cover: dck is currently building the Passavant Retirement Community Campus Building Replacement Project in Zelienople, Pennsylvania.

Cover photo: J.P. Diroll, dck Mechanical Estimator     Magazine design: Behar-Fingal     Printing: Knepper Press
The new jail is being designed entirely in Revit/Navisworks, a Building Information Modeling (BIM) tool. Subcontractors participate in weekly coordination meetings where items are coordinated, updated, and documented through the model. The project team has also adopted Integrated Project Delivery (IPD) principles with the intent of cost savings.

The sheriff’s administration and all jail support functions will be located on the first floor. The second floor will house beds dedicated to the female and mental health patient populations. Central medical/mental health services will also be located on this floor. The third and fourth floors will consist of inmate housing, including single-cell higher security housing units, and multi-occupancy cell units for the medium and lower security populations.

Most major bid packages have been awarded and all subcontractors brought on board to date have been working collaboratively in design-assist roles. The fast-track approach has allowed work on the foundations to be completed prior to the overall design of the facility. This has created many challenges, but the team has worked collaboratively to maintain progress and control the budget. The client has made numerous requests for changes and the Walbridge/dck team has provide scheduling and budgeting information, which would allow the client to make critical decisions.

The state-of-the-art facility will incorporate best practice technologies to save the county approximately $20 million per year while creating a safer environment for its employees and inhabitants.
ck’s joint venture, dck/TtEC LLC, was awarded a Global Multiple Award Construction (GMAC) Contract by NAVFAC Pacific for projects at DoD installations worldwide. To date, dck is executing the following projects under this contract:

**GMAC PROJECTS UNDERWAY**

This $17.9 million design-build project involves the construction of a new 23,133 SF Operational Storage Facility (OSF) located within the SEAL Delivery Vehicle Team ONE (SDVT-1) Compound at Pearl City Peninsula, Hawaii, and renovation of a 39,289 SF portion of existing Building 55 to support Naval Special Warfare Group THREE located on Ford Island, Naval Station Pearl Harbor, Hawaii. The building will be in compliance with seismic and sustainable design requirements.

The OSF will be a one-story, high-bay operational storage building that will also include humidity-controlled storage, administrative offices, multi-purpose room, and support spaces.

The renovation of Building 55 will support the Command and Executive Staff. The partial renovations of three floors of the north wing consist of private and shared office work spaces, meeting rooms, an electronic lab, medical offices, SEAL cage storage, break rooms, and support spaces.

A ground blessing was held for this project on March 14, 2012. Construction is underway at both locations. An interim performance evaluation was conducted by the government, and the team was awarded an Excellent rating in all applicable areas.

Since June of 2011, dck has been working on two exciting new projects at the Marine Corps Air Station (MCAS) Yuma, Arizona. The company was awarded two task orders, totaling $137.5 million, that run concurrently and involve construction to support the new Joint Strike Fighter (JSF) F-35 aircraft.

The first task order is a project to construct utilities and communications infrastructure improvements across MCAS Yuma. The scope of work includes construction of a Communication Facility and communication infrastructure (data and telephone), electrical ductbank, and overhead electrical transmission upgrades coupled with a new electrical substation all to support fielding of the JSF F-35 aircraft. New underground utilities and lift stations are also being installed.
Work is underway on the $62.2 million Wounded Warrior Lodging & Parking Structure Project in Bethesda, Maryland. This project involves the design and construction of a multi-story lodging facility for injured veterans, along with a separate parking facility.

The facility is being built at the National Naval Medical Center and will include 100 suites or living spaces, offices, recreation areas, kitchenettes, community areas, and mechanical and equipment spaces in addition to a new parking structure.

The second task order involves construction of two new aircraft maintenance hangars, each of which can accommodate five F-35s. The project also consists of aircraft taxiway and parking apron construction. dck is also constructing an Indoor Simulated Marksmanship Trainer Facility and a Nuclear Biological Chemical Defense Facility under this task order.

Both projects included extremely aggressive schedules, as well as design challenges that required significant efforts by dck’s project team to achieve key beneficial occupancy milestones. NAVFAC commended dck on the efforts of the project team, noting proactive efforts at proposing engineering solutions and bringing construction resources quickly to the table to ensure project success. The work on these projects reflected an extraordinary amount of teamwork and a true partnership of NAVFAC, designers, MCAS Yuma Leadership, end-users, and dck.
Project: Guam Regional Medical City

Owner: The Medical City

Architect/Engineer: Setiadi Architects (Architect of Record), GHD (Civil Engineer), BASE Engineers (Structural Engineers), MW Inc (MEP Engineers), Belt Collins (Landscape Engineers)

Project Value: $130 Million construction budget, $230 Million total program budget

Completed: May 2014

dck Project Team: Thom Keeton, Greg Brown, Greg Johnson, Justin McCutcheon, Ronalyn Brito, Randy Allen, Roger Arellano, Jeff Santos, Kurt Wisstig, Constantino Faburada, Jan Hail, Kara Cross, Barak Smith

New Guam Hospital BECOMES A REALITY

What a feeling! Years of commitment (and a leap of faith) finally paid off for dck when in July 2011, a contract was signed naming dck pacific guam, LLC the Construction Manager at Risk to build an exciting new project that will change healthcare on Guam: Guam Regional Medical City (GRMC). Our client, The Medical City, is a world-class, Joint Commission Accredited hospital network in the Philippines. GRMC, which will be the first and only private hospital on the island, will be located on a six-acre site adjacent to the busy Route 1-Route 3 intersection. The first phase of the development is planned as a six-story, 267,000 SF, 120-bed, $230 million state-of-the-art hospital.

According to Lou DeMaria, dck Pacific Guam Vice President, who worked relentlessly on this deal for years, “Nothing about this project is similar to our traditional business model except that construction is involved. It is most unique in that it was borne solely from a public need, the ability of a small group to implement a strategy around that need, and the vision of businessman Peter Sgro.”

How it Began
DeMaria first met Sgro nearly five years prior to this after reading a news article about his vision and called Sgro to discuss how dck could help. DeMaria did not realize at the time that Sgro only had a vision and nothing else. Instead of dismissing Sgro, dck spent the next four years working out how to translate Sgro’s vision into the project we now have under contract. Sgro drove this project from the personal experience of his mother’s hospital stay, and ultimately with the non-profit Hospital Development Foundation, which he established. Sgro, dck, and Ruth Gurusamy RN, MBA, MSN—who provided significant healthcare expertise—worked with a number of partners to translate this vision for a premier private hospital on Guam into a reality.

Throughout this timeframe, dck provided its medical construction expertise, value engineering and constructability ideas, industry contacts, estimates, schedules, and other
information, which moved the project to the next phase. dck’s five-year commitment led to the company being awarded, without competition, a formal pre-construction services contract in April 2011 and this current Construction Manager-at-Risk contract.

**Pulling it Together**

There were literally no design concepts or initial guidelines on the project when dck was issued an NTP for pre-construction services. dck coordinated a design/concept charrette to evaluate design options while, at the same time, the client held focus groups on Guam to determine medical needs and how to translate those needs into a modern facility that addressed them. A second design charrette consolidated information and finalized a short list of service options and facility configurations. The design and operation teams have been working hand in hand since then to finalize the floor plans and to support the client’s banks that are providing financing. This is another area where dck provided client support through conceptual estimating and by helping secure a part of the actual financing. Bringing this project from vision to hard asset required the combined knowledge and skill sets of scores of people, and dck was a key component of that knowledge management process.

Prior to construction starting, there were several key milestones to this contract: a not-to-exceed price that was prepared at conceptual design; a verification price submitted at the end of 35% design; a GMP at 65%; and a final verification to be submitted utilizing the June 1, 2012, 100% for Construction documents.

Although dck is the Design-Build Construction Manager-at-Risk under a Guaranteed Maximum Price (GMP) contract, the company is performing Program Management in effect since dck is also securing land use permits, preparing a master schedule for the project (that includes non-construction activities like procurement and installation of medical equipment), staffing, and operations permit support.

**Progress**

dck pacific guam started actual clear and grub activities on site in January 2012. As of October 2012, foundation and mass excavation work is nearly complete and structural walls/ columns, precast beams, and site underground storm, sewer, and water system installation are underway.

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dck executives and project team members joined Dr. Alfredo R. A. Bengzon, President & CEO of The Medical City; Lt. Governor Ray Tenorio; and other prominent Guam community members for the November 2011 ground blessing ceremony for the new GRMC.

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**DCK-ECC AWARDED MAJOR NEW MCAS CONTRACT FOR NAVFAC HAWAII**

dck-ecc pacific guam, LLC—dck’s joint venture partnership with Environmental Chemical Corporation—has been awarded a $46.6 million design-build contract by the Naval Facilities Engineering Command (NAVFAC) Hawaii for a fixed-price task order under a previously awarded multiple award construction contract. The project involves constructing an operations complex with an aircraft fire and rescue station at Marine Corps Base Hawaii (MCBH), Kaneohe.

Construction of the new MCBH complex, which will be used as the command operations facility, air passenger terminal, and cargo terminal, is expected to begin in late 2012 and to be completed by September 2014.
Since dck worldwide acquired Oakview Construction in July 2010, both companies have been capitalizing on each other’s strengths to grow the business. As part of the dck family of companies, Oakview dck’s strength at providing repeat business to big box stores, national restaurant chains, and water/wastewater, public housing, and educational institutions has been intensified over the past year. Oakview dck has been collaborating with other dck regions to take its experience and expertise and expand its services to include more higher education, healthcare, and commercial projects. Other dck companies have been able to continue focusing on markets in which the company is strong, i.e., Federal/Military and Healthcare, and to now explore projects in Midwest geographic region of the country in which they had not typically worked.

DCK WORLDWIDE EMPLOYEES DESCRIBE THEIR EFFORTS TO WORK TOGETHER AND COMBINE MARKETING STRATEGIES:

Mike Gawley, dck Senior Vice President said, “Oakview dck’s midwest presence has allowed all of the dck worldwide companies increased access to many national architectural/engineering firms located in Omaha, i.e. HDR, Leo A. Daly, DLR, etc., and therefore increased opportunities for projects in the midwest region. Being a part of the dck worldwide companies has given Oakview dck a way to use talented resources to support our clients in a better way. This acquisition has provided both companies different skill sets that help to grow the company overall.”

Andy Pajak, dck Senior Vice President, Government Programs & Strategic Services tell us, “Combining Oakview dck’s project delivery approach, reputation, and close proximity to major federal government contracting operations with dck’s experience constructing health care, strategic operations centers, hangars, and other facilities for federal/military sector clients has greatly enhanced our ability to pursue and win contracts issued by the U.S. Army Corps of Engineers, Veteran Affairs, and other government agencies at major installations in the midwest.”

Len Mollak – Oakview dck Vice President-Horizons Division, National Retail & Restaurant Construction Services – “It has been exciting to be a part of dck’s commitment to expand into the midwest marketplace and community. dck’s acquisition of Oakview has allowed for a vast sharing of resources that have enhanced all aspects of the services we provide to our local and national clients.”

Rick Allen, dck Vice President & Director, Global Healthcare Services – ”It is exciting to help Oakview dck approach the growing healthcare / hospital sector. Capitalizing on existing and developing new industry contacts has opened doors to significant construction projects. There is a palatable synergy between the Oakview Business Development staff and dck ww Corporate Healthcare Services.”
P-182 MISSILE MAGAZINE –
2012 Award of Excellence “Federal Construction” under $30 million

When dck pacific was awarded this design-build project in January 2010, the last time a box magazine had been built in West Loch at Pearl Harbor was 18 years before. Because of the nature of the project and the type of munitions to be stored, the structural, electrical, mechanical, and blast doors were prescriptive in design. The demanding design for the structures needed to be adhered to precisely in order to maintain the security of the elements and provide consistency on missile magazine construction across the nation.

dck pacific’s scope of work to construct five standard type “C” earth-covered box magazines with 25-ft. electrically operated steel blast doors that weigh 5 tons each involved the placement of more than 8,000 cubic yards of concrete, 700 tons of reinforcing steel, 15,000 cubic meters of fill with 6,500 tons of select borrow, 5,500 tons of 3Bfine, and 4,200 tons of base course.

The project team was innovative in the methods and means of constructing this project, including providing a high-quality slab and finish by utilizing a combination of concrete blocks and CHCU chairs for the slab-on-grade double mesh reinforcing; placing drain rock backfill against 17- to 19-ft-high walls; and working with heavily installed rebar congestion in the walls and columns. Planning safety into all work activities on this predominantly structural project enabled the project to have no recordable incidents or accidents.

Support facilities constructed included access roads, a concrete apron, interior lighting and power, exterior security lighting, grounding and building lightning protection, building electrical service, site secondary electrical distribution, and fire hydrants.

HYATT REGENCY WAIKIKI RENOVATION –
2012 MERIT AWARD for Renovation/Remodeling more than $5 million

Now a hot spot for dining and socializing, the Hyatt Regency Waikiki Beach Resort and Spa project involved the complete renovation of the resort’s entire third floor public areas.

dck pacific began the 20,300 SF renovation in January 2011 and completed it in 10 months. Primary concerns by the hotel included noise, dust, and any inconvenience to their guests. Noisy work was allowed only between 9 a.m. to 5 p.m., and delivery of materials and equipment to the construction area was challenged due to the hotel’s service elevator being too small to accommodate the large materials and equipment. dck pacific communicated daily with the hotel operator to alleviate any inconvenience. Working hours were adjusted to avoid loud noises, and a boom truck crane was brought in to hoist materials to the third level. Coordination with the hotel and surrounding properties were critical to ensure a smooth and safe operation. Work began with the demolition of the old restaurant and bars replacing them with the new Regency Club where Hyatt VIP Club Members can relax around two fire bowls and view the beautiful sunsets; SHOR Restaurant; poolside lounge and bar called SWIM; and Japengo Restaurant. The Japengo boasts dark bamboo flooring with ceramic wall cladding made from recycled materials, wood slat ceilings, a sushi bar, and private dining area.

Other work completed by dck pacific at this resort included renovation of the 2200 SF presidential suite and seven guest suites. dck Project Manager Roy Yamagishi stated, “The teamwork between our subs and suppliers was excellent, and everyone pulled together to ensure the project was built to the high standards that Hyatt expected.”
CELEBREZZE PROJECT IN FULL SWING!

**dck worldwide** is executing a CMc (Construction Manager as Constructor) contract by the General Services Administration (GSA) for the $109 million façade recladding project at the A.J. Celebrezze Federal Building in Cleveland, Ohio.

This project entails installing a secondary glass and aluminum curtain wall system over the existing facade, replacement of existing interior windows, roof replacement, and interior alterations to accommodate Department of Defense (DOD) facility security requirements and to improve the 32-story building’s energy performance.

The main scope of the project is to engineer and install a new glass and aluminum curtain wall system around the building. The curtain wall design is a performance-based specification where the curtain wall subcontractor is responsible for the design, engineering, fabrication, and installation of the curtain wall. The A/E provided specific architectural and performance design criteria which the curtain wall subcontractor has to meet through engineering, mockup, and testing.

“Aside from the unique scope of the project, this is a particularly challenging project for many reasons,” said Steve Thompson, dck Operations Director, “but mainly because we are completing this project while the building is fully occupied.” There are approximately 5,000 employees that work in the building, and another nearly 5,000 visitors each day! Other challenges include the rigging and hoisting of the over 400-ft. structure, weather, and limited laydown space, as well as the need to protect the $40 million plaza upgrades project completed by dck just last year.

**dck** initially provided pre-construction services and assisted the GSA and their A/E during the Design Phase. Now that the Construction Phase is underway, **dck** has a staff of 12 employees that includes managers, engineers, safety representatives and superintendents onsite, which are supporting the two shifts of approximately 75 tradesmans onsite from the various subcontractors.

This very high profile project is extremely important to the GSA as it is one of the largest American Recovery and Reinvestment Act (ARRA) projects in the country and largest ever constructed double curtain wall system project in North America. Once completed, the A. J. Celebrezze building will not only become a jewel of GSA’s inventory, but a model for energy conservation restoration projects throughout the country. **dck** is privileged to be a part of this monumental project.

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**CURTAIN WALL**

The curtain wall will be supported by a new “exo-skeleton” comprised of approximately 1,110 tons of structural steel. The new structural steel will cantilever approximately 1’-6” from the existing face of the building. Openings will be cut through the existing stainless steel façade to allow for the attachment of the structural steel to the existing steel columns. This configuration will create a cavity between the existing face of building and new curtain wall. Also included as part of the curtain wall work, is the removal of all existing vision glazing, the addition of new insulated window frames in the existing openings, and re-caulking of the entire existing facade.
GSA REGION 5 RELATIONSHIP

dck has an extensive and successful history of providing preconstruction and construction-related services to the General Services Administration (GSA) for complex projects throughout the U.S. dck began working for the GSA Region 5 office in 1999 when the company was awarded a hard bid General Contractor contract for the Carl B. Stokes U.S. Courthouse. Since that time, dck has continued to foster the relationship with the GSA that has led to multiple awards in the Region 5 area, including the current A. J. Celebrezze façade recladding project in Cleveland, Ohio. That relationship was also leveraged to negotiate a best value contract for the construction of the Wheeling Courthouse Annex in Region 3.

dck has provided its services both as General Contractor (GC) and Construction Manager as Constructor (CMc)—a contract format in which dck as the contractor is involved early in the preconstruction design phase. Through the CMc format, dck gains a greater understanding of the project and the client’s project goals by participating in design workshops, performing constructability reviews, providing preliminary cost estimates, developing preliminary construction schedules, and providing Value Engineering options prior to the release of construction documents. This early involvement has led to dck’s continued success in the construction phases of the projects and is evidenced by the multiple construction awards and laudatory client satisfaction reports received.

dck personnel have worked diligently to build and maintain this relationship over the past 13 years by working hand-in-hand with the GSA personnel to complete projects on-time, within budget, and to the highest quality standards.

The projects dck has executed because of this successful client relationship include:

- Carl B. Stokes U.S. Courthouse
- Historic Renovation of Howard M. Metzenbaum U.S. Courthouse
- Wheeling Courthouse Annex
- A. J. Celebrezze Federal Building HVAC and Plaza Upgrades
- Nathaniel R. Jones Federal Building & U.S. Courthouse
- A. J. Celebrezze Federal Building Façade Recladding (current project)

A Performance Mock-up (PMU) has been constructed for this project and is being tested in a specialized testing facility in York, Pennsylvania. The PMU will feature each of the two distinct curtain wall types and will be two-and-a-half-stories high (approx 30’ high x by 25’ wide.) The PMU will be tested to ensure that the curtain wall meets all performance, structural, thermal, and aesthetic requirements BEFORE the fabrication and installation of the curtain wall can commence.

Project: A.J. Celebrezze Façade Recladding

Owner: General Services Administration
Architect/Engineer: IDEA
Project Value: $109 million
Estimated Completion: 2014
dck Project Team: Steve Thompson, Vince Del Monte, Jim Grunz, Herb Rehner, Kent Burch, Walt Gachuk, Steve Steffens, Derek Meyer, Kawika Freitas, Julie McDaniel, Kevin Toth, John Mastromonaco, Christopher Warren, Katy Miller
NEW FACES AND PLACES

Eric Tessem
joined dck as Senior Vice President & General Manager of dck pacific construction. Eric came to dck’s Honolulu office with more than 30 years of experience in the construction industry and is carrying on dck’s tradition of providing innovative building solutions. For over 22 years, Eric was the President of Construction Associates, Inc., which he founded in 1981 and grew to 165 employees with annual revenues of more than $65 million. Since 2003 Eric was with Ledcor Construction, working initially as Branch Manager in Seattle, and in 2005 becoming its Vice President of Operations in Hawaii.

Eugene Bucci
has taken on an expanded role within dck worldwide. As Senior Vice President & General Manager of North America, Gene will now be responsible for all projects in the Mainland and Caribbean regions, along with continuing to be responsible for all of Project Services, which encompasses Procurement, Design-Build/Pre-Construction, Estimating, and Technical Services. With the growth of dck worldwide in North America and the Caribbean over the past few years, this position is needed to lead this program. Gene possesses a wealth of construction experience, to say the least, which includes years of construction leadership roles. He recently served as Interim General Manager of dck pacific and has worked in dck’s corporate office for several years overseeing the Project Services Group and playing a key role in the award and kick-off of numerous projects.

Theron Holloway,
a 20-year veteran of dck, was promoted to Senior Vice President & General Manager of dck pacific guam, bringing his strong operations experience into the region, which includes federal and private contracts and a proven ability to execute large, complex projects. With nearly 30 years of experience in the construction industry, he has successfully managed key projects in Hawaii, Guam, Kwajalein, Puerto Rico, Virginia, and Florida. Prior to his move to Guam, Theron was responsible for the $330 million Hawaii Regional Security Operations Center for NAFVAC Pacific.

Richard Allen
joined dck as Vice President of Global Healthcare Services. Mr. Allen has 25 years of senior executive experience in all phases of hospital operations, strategy, master facility planning, ambulatory center design and development, and millions of dollars of renovation and new construction at major hospital systems. Rick brings to dck and its clients a unique and value-added perspective with his in-depth understanding of the needs of hospital/healthcare executives as they plan, design, build, and occupy renovated or new facilities and can provide support and advice in program planning, design, schedule, cost, equipment planning and procurement, and transition and occupancy. Rick has been instrumental in dck’s Guam Regional Medical City project currently under construction.

Frank Falciani
was recently welcomed to dck worldwide as Senior Vice President within the company at-large and the Managing Director of the new dck worldwide company, dck/FWF. With nearly 40 years of construction experience, Frank is a LEED® Approved Professional and a CMAA Certified Construction Manager. Prior to joining dck, Frank spent the last 20 years working with Skanska USA Building. In addition to leading the effort to secure and construct the $1.2 billion New Meadowlands Stadium project in East Rutherford, New Jersey, he was responsible for securing and constructing nearly $1.5 billion in other contracts, covering 20 major projects in eight states. Frank’s initial assignment will be to manage the $300 million worth of projects that he has brought to dck.

Jeff Stone
The most recent addition to the dck team is Jeffrey Stone, Founder and President of Summit Builders and now a Senior Vice President of dck worldwide and President of the new Summit dck. Jeff has more than 30 years of success in the construction industry. Immediately after college, he joined the staff at Community Builders as lead superintendent and was promoted to president of the company at age 24. Within four years, Jeff purchased the company’s construction division and formed Summit Builders in 1986. Under his direction, Summit Builders has grown to be an ENR Top 400 company that has completed nearly $3.5 billion worth of construction projects across 10 states during its 26-year history.
On September 10, 2012, dck worldwide purchased Summit Builders to form Summit dck. Summit is a general contractor based in Phoenix, Arizona, that has successfully provided preconstruction and construction services for the last 26 years to markets such as hospitality, retail, commercial, education, healthcare, and multi-family for private, public, and federal clients. Summit has consistently generated annual revenue in excess of $200 million, including $180 million of revenue in the last 12 months. Summit dck’s employee base includes approximately 125 proven professionals that possess a wealth and diversity of project experience. Other offices are located in Irvine, California; Denver, Colorado; Houston and San Antonio, Texas; and Albuquerque, New Mexico.

“We are excited to have the opportunity to acquire a well-respected, client-focused, quality organization such as Summit Builders and look forward to continuing to provide quality services focused on exceeding client expectations,” said Stephen D’Angelo, CEO and President of dck worldwide.

This acquisition unites both dck's and Summit’s capabilities and market reach through their combined resources and allows Summit dck to focus its efforts in the southwestern U.S. region where Summit has been establishing a strong presence and culture.

Visit www.Summitdck.com for more information on Summit dck's projects and experience.
**Completion**

**GUAM**

**FITNESS CENTER**

**dck pacific guam** recently completed the design-build construction of the new $33.2 million fitness center at Naval Base Guam. Working together with the Navy, the dck team created an innovative design incorporating functional requirements to integrate the existing two-story Charles King Gymnasium with this new addition. The facility is designed for a self-certified LEED Silver rating.

The scope of work included the construction of:

- new consolidated indoor fitness facility with:
  - lobby/reception area
  - basketball/volleyball courts with spectator seating
  - fitness equipment spaces/group exercise areas
  - locker rooms
  - support spaces including laundry, storage, and bathrooms
  - administrative spaces
  - activity spaces including snack/vending machines
  - multipurpose room
- outdoor 50-meter, 10-lane swimming pool with change house
- lighted outdoor synthetic playing field
- outdoor running/jogging track

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**Project:** Fitness Center, Naval Base Guam

**Owner:** NAVFAC Marianas

**Architect/Engineer:** RIM Architects

**Project Value:** $33 Million

**Completed:** April 2011

**dck Project Team:** Colin Peoples, Grant Loveridge, Carlos Suing, Kurt Wustig, Eileen Flanagan, Jun David, Barnabe Emboltura, Sally Rama
Upgrade of Schofield

In 2011 dck pacific, though its dck-ecc joint venture, was awarded a design-build contract from the U. S. Army Corps of Engineers for the construction of four military projects at South Range in Schofield Barracks, Hawaii. The project is important for the future of the Schofield military community as many units are currently scattered on base in overcrowded and aging facilities.

“We’re building this campus to put world-class facilities on the ground for world-class soldiers, so they can fulfill their mission in Hawaii and around the world,” said Honolulu District Commander Lt. Col. Douglas B. Guttormsen at the project Ground Blessing held in November 2011.

The $128 million South Range project is the largest contract awarded to date by the Honolulu District. dck-ecc is responsible for design and construction of 25 new buildings and facilities totaling 200,000 square feet, as well as infrastructure expansion, a road system for access to campus projects, a sewage pumping station, an electrical substation, a water tank, and a remote switching center for the new campus. Major buildings include brigade and battalion headquarter buildings, company operations facilities, and tactical equipment maintenance facilities.

The infrastructure project is a major part of this contract. It establishes a utilities backbone structure for future buildings on this campus. dck pacific forces are performing the sitework that involves mass grading of 110 acres. Dozers were equipped with Trimble machine controlled GPS equipment to perform the grading operations. The use of this system not only saves time, it also eliminates having a grade setter for each equipment to manually measure/check the vertical cuts required for each area. The infrastructure includes the placement of approximately 4.1 miles of roadway, 3400 LF sewer, 50,000 LF water, and 17,000 drain lines.

“We are proud to be a part of USACE’s future on this base.” said Eric G. Tessem, Sr. VP and General Manager of dck pacific. “Our project team’s objective is to build a first-class facility for our soldiers so they can efficiently train and maintain unit readiness to fulfill their missions.”

dck pacific, in partnership with Environmental Chemical Corporation and lead designer Stanley Consultants, anticipates completion of the project in 2014.

Project: South Range, Schofield Barracks

Lead Designer: Stanley Consultants
Project Value: $128 million
Estimated Completion: 2014

dck Project Team: Elton Au, Roxanne Birch, Steve Burton, Troy Bumangleg, Wai Lik Chan, Ruby Canakis, John Dagdag, Brandon Goo, Victoria Lau, Keith Loo-Chan, Norman Makalena, Allan Matthews, Eliseo Manmano, Vernon Miller, Mitch Mizokami, Leroy Ng, Tom Oshita, Mark Rau, Iz Sapigao, Sebastian Siaki, Wen Stafford, Randal Tanaka, Henry Tanoue, Jovy Turman, Todd Weller, Andrew Zimmerman
FUTURE OF MARCELLUS & UTICA SHALE

From Dan Garcia, dck Business Development Manager
Dan Garcia joined dck worldwide last fall. Mr. Garcia is an attorney who has a background in the Energy Market, specifically the Marcellus Shale and pipeline industries. Based in dck’s corporate office, Dan’s focus is on those industries to expand on dck’s recent energy and pipeline experience and the opportunities that are here within its headquarters region.

MOVING EARTH
The Marcellus and Utica Shales have certainly created a great amount of wealth in Pennsylvania and Ohio. Areas that have been dormant for decades are finally seeing measurable economic activity and many landowners are now wealthy thanks in large part to production companies staking their leasing claims. Much of this activity has been driven by the Exploration & Production (E&P) efforts in the upstream by companies like Chesapeake, Range Resources, Talisman, and Shell. While this economic activity is certainly welcome to the region, it will be short lived unless there is a comprehensive strategy to address the infrastructure needs of Pennsylvania and Ohio. This is where dck worldwide comes in. dck has a very unique opportunity to become a driving force for energy-related construction in Western Pennsylvania.

OIL & GAS OVERVIEW
The Marcellus and Utica Shales are Devonian-age shales located in the north east part of the United States, impacting the economies of New York, Pennsylvania, West Virginia, Ohio, and Maryland. These areas of shales produce both wet and dry gases, both of which are highly desirable and demand for them will surely increase over several years.

DCK SERVICES TO THE OIL & GAS INDUSTRY
Moving earth has been the foundation of many dck projects both domestic and international—a major benefit for midstream operators. Midstream operators require construction management that is sensitive to strict timelines and budgets while understanding the intricacies of moving earth in diverse terrains. Midstream companies act much like toll-roads, they earn when they transport natural gas; any disruptions in service may lead to catastrophic losses. To prevent losses, midstream operators have partnered with dck in a number of pipeline construction projects.

Midstream and E&P companies will depend on dck to provide comprehensive construction management programs throughout the life of their projects. For producers, well pad sites will require construction that can withstand the pressure and weight of a drilling rig in addition to a vast network of access roads, gathering lines, retention ponds, and other miscellaneous facilities. Much like midstream operators, producers are sensitive to strict timeframes. They must produce and transport gas to market or risk becoming unprofitable. By partnering with dck, gas producers can focus their resources on producing natural gas rather than construction projects.

CONCLUSION
dck is presented with a game-changing opportunity. While dck is a global company, its roots are firmly planted in Western Pennsylvania, the epicenter for Marcellus and Utica shale operations.

For just under 90 years, this company has moved countless tons of earth for thousands of projects all over the world and now dck has the opportunity to provide a suite of services to a still growing industry. By reaching out to upstream natural gas producers and midstream operators, dck can cover its bases for many more years to come.
The 74,000 SF space will provide a centralized facility for the Information Technology Services department that currently has systems scattered in other buildings located on campus. It will include a Data Center with a machine room of approximately 8,000 SF, meeting and training rooms, the University’s information technology Help Desk, modern workspace for the ITS staff, facilities for faculty to develop and produce engaging digital media content for education and research, and advanced teleconferencing and collaboration environments for members of the UH community to work with colleagues and peers around the world. This building will also be the site for the University’s first emergency situation room, which will provide space with available power and communications suitable for UH administrators and emergency personnel to manage disasters and other crisis situations.

The six-level concrete building structure is clad with an aluminum and glass window wall on its exposed facades, and painted concrete where it faces the existing five-story Bilger Hall. An exterior sun shading system and catwalk will help to control direct sunlight and solar heat gain. Outdoor lanais and landscaped roofs occur at the intermediate floors, and a steel and glass canopy provides shelter for the building entrance and pedestrian arcade.

Designed to achieve LEED Silver certification, which is considered rare for a building with a data center, sustainable green design strategies include energy-efficient building orientation, daylighting strategies including horizontal light shelves, displacement ventilation to reduce energy consumption, a water catchment system, vegetated roofs and lanais to mitigate storm drainage, healthy indoor air quality, systems commissioning, conservations of resources, and recycling.

Building partners on the project include Ferraro Choi and Associates as project architect, and Bowers + Kubota Consulting as construction manager.

**Project: UH IT Center**

- **Owner:** State of Hawaii, University of Hawaii
- **Architect:** Ferraro Choi & Assoc.
- **Project Value:** $41.7 million
- **Estimated Completion:** April 2013
- **dck Project Team:** Jennifer Sakaba, Perry Fernandez, Joel Vallesteros, Cory Sakata, Seth Siaki, Kristine Irvine, Mike Wethered

The photo below, which was taken by a dck engineer from the top of the UHIT project crane (red), shows downtown Honolulu and another dck project (Bingham Parking Structure) in the distance.
Bishman Continental Services (BCS) is the Mechanical, Electrical, and Plumbing (MEP) division of the dck pacific guam operation. The organization has approximately 50 employees and provides comprehensive services for the MEP disciplines. In addition to having skilled craft workers for all of the traditional MEP trades, BCS also has full BIM drafting capabilities for shop drawing development and design coordination and a complete duct fabrication shop including one of the few round duct machines on Guam.

BCS offers a complete range of MEP services and experience. They are the authorized Alerton Controls distributor for Guam and provide complete direct digital control (DDC) services, including design, installation, and maintenance. BCS also provides HVAC maintenance services with qualified technicians for both private and Government clients.

A U.S. Department of Labor-registered apprenticeship provider, BCS currently has two classes of apprentices: Refrigeration Mechanic and Electrician. Both classes should complete their apprenticeship within a year when they complete their requirements for on-the-job training hours.

Notable BCS projects this year include Port of Guam Container Yard Lighting, Guam DOE Fire Alarm Replacement at Five Schools, Army National Guard Readiness Center MEP, Submarine Learning Center, Polaris Point MEP, BankPacific Renovation MEP, and two large hospital projects—Guam Regional Medical City Mechanical and Plumbing and Peebles Hospital MEP in Tortola, British Virgin Islands.

BCS has earned numerous Excellence in Construction awards as well as consistently earning Platinum STEP (Safety Training Evaluation Process) awards through the Associated Builders & Contractors/Guam Contractors Association. Shown below is the most recent round of awards won by BCS and dck pacific guam at the 2011 Guam Contractors Association Excellence in Construction Awards banquet.

BCS WON EIGHT AWARDS IN THE FOLLOWING CATEGORIES:
• Tinian Dorm Renovation - Specialty Contracting – Interiors – Acoustical, Drywall, Millwork, or Plaster – First Place
• Saipan Dorm Renovation - Specialty Contracting – Electrical: Commercial – Less than $2 Million – First Place
• Saipan Dorm Renovation - Special Contracting – Mechanical: Commercial – Less than $2 Million – First Place
• Navy Fitness Center - Specialty Contracting – Electrical: Commercial - $2 to $10 Million – First Place
• Navy Fitness Center - Specialty Contracting – Electrical: Commercial - $2 to $10 Million – First Place
• Mobil Guam Terminal Upgrade - Specialty Contracting – Mechanical: Commercial - $2 to $10 Million – First Place
• Mobil Guam Terminal Upgrade - Specialty Contracting – Mechanical: Industrial - $2 to $10 Million – First Place
• Mobil CNMI Terminal Upgrade - General Contracting / Construction Management – Industrial - $5 to $15 Million – Merit Award

DCK PACIFIC GUAM WON THE FOLLOWING CATEGORY AWARDS:
• U.S. Naval Base Guam, Potable Water System Recap Phase I - Design Build Award
• U.S. Naval Base Guam, Fitness Center - Excellence in Construction MERIT Award
• U.S. Naval Base Guam, Potable Water System Recap Phase I - Excellence in Construction Category Award
• U.S. Naval Base Guam, Potable Water System Recap Phase I - 3rd Place Overall Award

dck employees include: (L to R front) Mike Calhoun, Annie Quilantang, Rick Leone, Lou DeMaria, Carmelo Ledesma (L to R back) Cres Doria, Colin Peoples, Todd Johnson, and Theron Holloway.
SAFETY FIRST

“EXCELLENCE IN SAFETY”
DCK PACIFIC WINS FIRST PLACE AWARD
On April 17, 2012, at the 12th Biennial Governor’s Pacific Rim Safety and Health Conference, dck pacific was awarded the “Excellence in Safety Award” First Place, Medium Employer-Construction. The award was based on safety record and implementation of effective safety management systems throughout the region.

BEST IN CATEGORY AWARD
In June, dck pacific was honored by the GCA Hawaii with a Best in Category - Zero Incident Rate in the Heavy/Industry Division.

SAFETY LUNCHEON
At dck’s Yuma Hangar & Infrastructure Improvements project site in Arizona, a Safety Stand-down meeting was held last fall. All craftspeople and office staff working onsite were invited to attend, as well as the staff from NAVFAC’s construction management office. A barbeque lunch was served. Various safety luncheons continued throughout the project this year.

CERTIFICATE OF ACCOMPLISHMENT
Congratulations to dck’s South Range Schofield Barracks project on their recent award of a Certificate of Accomplishment presented to the dck-ecc pacific team by the U. S. Army Corps of Engineers in recognition of working in excess of 100,000 manhours on a very complex project without a lost time accident. JOB WELL DONE TEAM!

MISSION ACCOMPLISHED AT MONTGOMERY COUNTY MEMORIAL HOSPITAL

Oakview dck provided pre-construction and construction management services for a 53,500 SF addition to Montgomery County Hospital in Red Oak, Iowa, which consisted of outpatient clinic, emergency rooms, operating rooms, and business offices. Oakview dck also renovated 10,000 SF of pharmacy, wellness, and physical therapy facilities. The comments below from Ronald G. Kloewer, Chief Information Officer and Director of Campus Development at Montgomery County Memorial Hospital show that the client was well-satisfied and Oakview dck’s mission was accomplished.

“…I want to extend this owner’s heartfelt thanks to… the individuals at Oakview-dck who played a role in the success of this project. The professionalism and dedication of the entire organization was on display throughout the project and you can be proud of [your] work.”

“…our project was completed under its original estimated budget; a rare event given the project’s complexity… This fine facility is a crowning achievement for the medical community dedicated to serving the patients of Montgomery County and beyond…”

“[Oakview dck employee Jerry Baker] played a key role… and his knowledge of the construction industry and its many trades, combined with this ability to work cooperatively… were valuable attributes resulting in the successful project we now enjoy.”

“[Oakview dck employee Chad Nickolisen] performed at the highest possible level. His attention to detail, while at the same time never losing sight of the total project scope, is noteworthy and provided this owner with a high-quality project at completion. His interaction with our staff, as we maintained hospital operations through an intensely complex addition and remodel project, provided them with confidence and reassurance that the highest quality patient care would be maintained; it was.”

MIOSHA PARTNERSHIP
On June 27, 2012, dck’s Walbridge dck Joint Venture signed a formal partnership with the Michigan Occupational Safety and Health Administration (MIOSHA), the Michigan Building and Construction Trades Council, and the Partnering Contractors to protect workers at the $220 million Wayne County Consolidated Jail Facility Project in downtown Detroit. The MIOSHA program is part of the Michigan Department of Licensing and Regulatory Affairs (LARA). Its goal is enhanced safety and health protection and zero injuries for workers. Pictured below are Michigan OSHA, Walbridge, dck employees, and local union business agents at the signing.
Looking Ahead...

dck LOOKS FORWARD to these recent WINS

- $30.1 million contract for the New Peebles Hospital Internal Fit-Out Works project in Tortola, British Virgin Islands.
- $7.2 million contract to build Troxel Hall at Iowa State University in Ames, IA.
- $46.6 million contract to build an operations complex with an aircraft fire and rescue station at Marine Corps Base Hawaii at Kaneohe Bay. This project is a task order under dck’s previously awarded multiple award construction contract with our JV partner, ECC.
- Construction of the state-of-the-art 880,000 SF Mall at University Town Center project in Sarasota, FL.
- $6.1 million contract to build a new water treatment plant for the city of Harlan, IA.
- Three new preconstruction contracts were awarded to dck by DeVry Inc.—one of which has already gone to the construction phase: an $18.6 million project for a new Campus Center at American University of the Caribbean in St. Maarten, Dutch Antilles.
- Construction of a $12.5 million, 98,515 SF school in Des Moines, IA—Woodland Hills Elementary.
- $38 million contract for Honolulu Seawater Air Conditioning (HSWAC) for construction of a cooling station, which will supply commercial and residential buildings in downtown Honolulu with chilled water.
- 40th and 41st projects for Wal-Mart. One is a remodel of a 213,000 SF store in Papillion, NE; the other is a new 132,000 SF, $8 million Supercenter in Lincoln, NE.
- A $1.8 million contract for the rebuild of two dormitories at Southwest Community College in Creston, IA, damaged by a tornado in April 2012.
- More repeat business: 18th Kool Smiles project—a 19-chair dental office located in Rock Hill, SC; 7th Buffalo Wild Wings restaurant in Dothan, AL; and 5th Champps Restaurant—an 8,408 SF sports restaurant/bar in Louisville, KY.
- A $1.6 million contract to upgrade the Centerville, IA, Wastewater Treatment Plant—a plant Oakview dck worked on 26 years ago.
- A contract by the City of Omaha to repair the Grace Street ditch screen and conveyor damaged during the 2011 Flood of the Missouri River.

Congratulations to dck Sr. Vice President and dck/FWF Managing Director Frank Falciani, who chaired the Joe Namath March of Dimes Celebrity Golf Tournament at Bethpage State Park on Long Island. dck was also a proud sponsor of this annual event, which raised $850,000 this year alone and included an all-star line-up of 80+ sports and entertainment celebrity golfers that generously volunteered their time to this cause that helps thousands of babies and their families in the New York area.

Summit dck Charities

Dck is excited to get involved with Summit dck Charities—an employee-run, volunteer group that donates time and energy to non-profit children-focused organizations. Formed in 2000 to give back to the communities that helped foster Summit Builders’ success, the group has raised over $2 million. Annual fundraising events have included golf tournaments, a chili cookoff, and donating construction services for 33 little league fields around Arizona.

dck Helps CMU Students

Dck assisted Carnegie Mellon University students in various ways this past year. Dck employees worked with architectural students on a design competition project, donated power tools, and instructed students on building techniques and mentoring.

Dck also participated in CMU’s ‘Take a Tartan to Work Day’ by providing engineering and architectural students with the opportunity to meet and interact with various dck personnel to learn about their areas of expertise.

Newspapers in Education Program

Dck Pacific Guam sponsored the Newspapers in Education Program at the Astumbo Elementary School on Guam. For the 2011-12 school year, the school received 60 newspapers per week to serve as educational tools for students to explore numerous boundaries in reading, current events, history, geography, economics, and other lesson plans.

St. Baldrick’s Shavee

Dck Pacific Guam Vice President Louis DeMaria became a St. Baldrick’s Shavee in 2011 as part of the 4th annual St. Baldrick’s Day benefit to fight childhood cancer. Amid cameras, TV anchors, and hundreds of people watching, Lou volunteered to have his head shaved and in turn his co-workers, friends, and dck worldwide donated to St. Baldrick’s on his behalf. In total, Lou raised about $11,500! “dck solutes Lou in his efforts and appreciates his personal commitment to the kids!”

19th Annual Oahu Heart Walk

Dck Pacific participated in the American Heart Association’s 19th Annual Heart Walk in Honolulu, Hawaii. The company raised over $4,000 and had over 65 walkers!