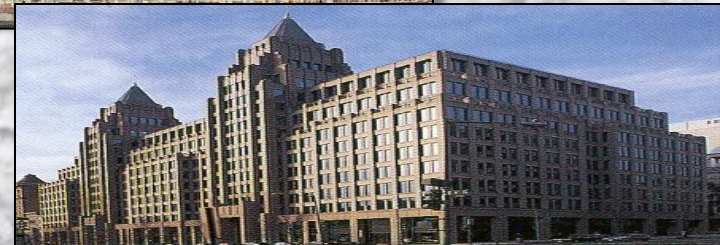


KEY CONSTRUCTION PROJECT PROFILES

By Michael McCormick
1983 - 2011





DD (Dulles Discovery) is a CIA office building campus in northern Virginia. There now are three buildings: Dulles Discover I, Dulles Discovery ACC, and Dulles Discovery Central Plant. DD is east of Route 28 (which is also named Sully Road), west of Centreville Road, and north of ASMP (Air and Space Museum Parkway). DD is across the street (Route 28) from IAD (Washington Dulles International Airport, KIAD).

DD's developer is The Peterson Companies and the architect is Wisniewski Blair & Associates.

MPCS - Winchester, VA

Michael McCormick, Construction Consultant – March 2006 – August 2007

MPCS provided a full range of technical and support services in the areas of Information Technology and Construction Project Management Services to the Federal Government, US Military, and Commercial companies.

CIA Client

MPCS/ Michael McCormick as the Project Executive/Client Representative reported to the project CIA Deputy Director. MPCS provided financial oversight and daily Project Management services for Phase 1 of a \$1 billion classified office campus project in Chantilly, VA. Task included Contract/Lease administration, monthly financial analysis and budget forecasting reports, design programming, pre-construction, base building construction, space planning & value engineering, access control, building automation, commissioning, construction payment requisition and change order review and approval. Manage project personnel and coordinate project resources (architects, engineers, environmental, kitchen designers, commissioning agent, USG IT and USG Security). Position required Top Secret clearance.

DD1 Phase

USG – \$1 billion 54 acre Multi-building Office Campus: \$350 million Phase-One included \$245 million 375,000 SF Office Bldg (completely SCIF) and \$65 million, 32 MW sub-station & N+1 Campus UPS, 10,000 Ton chill water with 50,000 gallon chill water storage tank Central Utility Plant and \$15 million Access Control Center building and \$25 million campus site infrastructure.

Key Achievements

- Delivered Phase 1 on-time (14 month construction schedule).
- Developed budget tracking database program that identified improper project expense allocations reducing change order cost by \$20 million and identified \$2.5 million in lease obligation allowances.
- Developed monthly financial forecasting reports reducing budget cost escalations by 30%.
- Reduced project design escalations by \$30 million
- Implemented program processes reducing USG review and approval process by 95%.



Michael McCormick received this CIA Coin Achievement Award for outstanding contributions and commitment to the agency goals and meeting the project critical completion dates.

Front Entrance View of DD1



Dulles Discovery achieves LEED accreditation on all three structures.

Project Name	Owner	City	State	Country	LEED Rating
PEABODY SCHOOL ADDITION	PEABODY SCHOOL	Charlottesville	VA	US	Certified
Dulles Discovery 1	THE PETERSON COMPANIES	Chantilly	VA	US	Silver
Navy Bachelor Enlisted Quarters Replacem	Navy	Lackey	VA	US	Certified
New Kent Safety Rest Area and Informatio	VDOT	New Kent County	VA	US	Gold
New Kent Safety Rest Area and Informatio	VDOT	Williamsburg	VA	US	Gold
Liberty Three	Liberty Property Trust	Chesapeake	VA	US	Silver
Dulles Discovery Central Plant	The Peterson Companies	Chantilly	VA	US	Gold
Dulles Discovery ACC	The Peterson Companies	Chantilly	VA	US	Gold
Natural Body - Ryan Park	Natural Body Spa & Shoppe	Ashburn	VA	US	Silver

Dulles Discovery Aerial Site View



Dulles Discovery Utility Plant Construction

32 MW Dual Feed Substation

4 - 2.8 MW Emergency Generators

6 – Future 2.8 Mw Emergency Generators

10,000 Ton Central Plant /4 – Trane 2,500 Ton Chillers

Campus N+1 S&C UPS

50,000 Gallon Chillwater Recovery Tank



Dulles Discovery Project





PROJECT SCOPE

Himes Associates, Ltd. has been hired to provide *Program Management* services to oversee the purchase and development of a new 40 acre Biomedical Campus located in Chandler Arizona.

Architecture

The 531,472 SF project is envisioned as a ***campus for research***. Each major function, Vivarium, Chemistry, Office and Support is zoned into individual building components allowing for each its own ***recognized identity***. The massing of the facility allows for a gradual increase in height as you proceed into the center of the site. The highest component is the research vivarium component at the south central area of the site. The structure is steel. The ***exterior materials integrate with the surrounding building sites*** and incorporate pre-cast concrete panels, glass, and metal panel.

Site Design

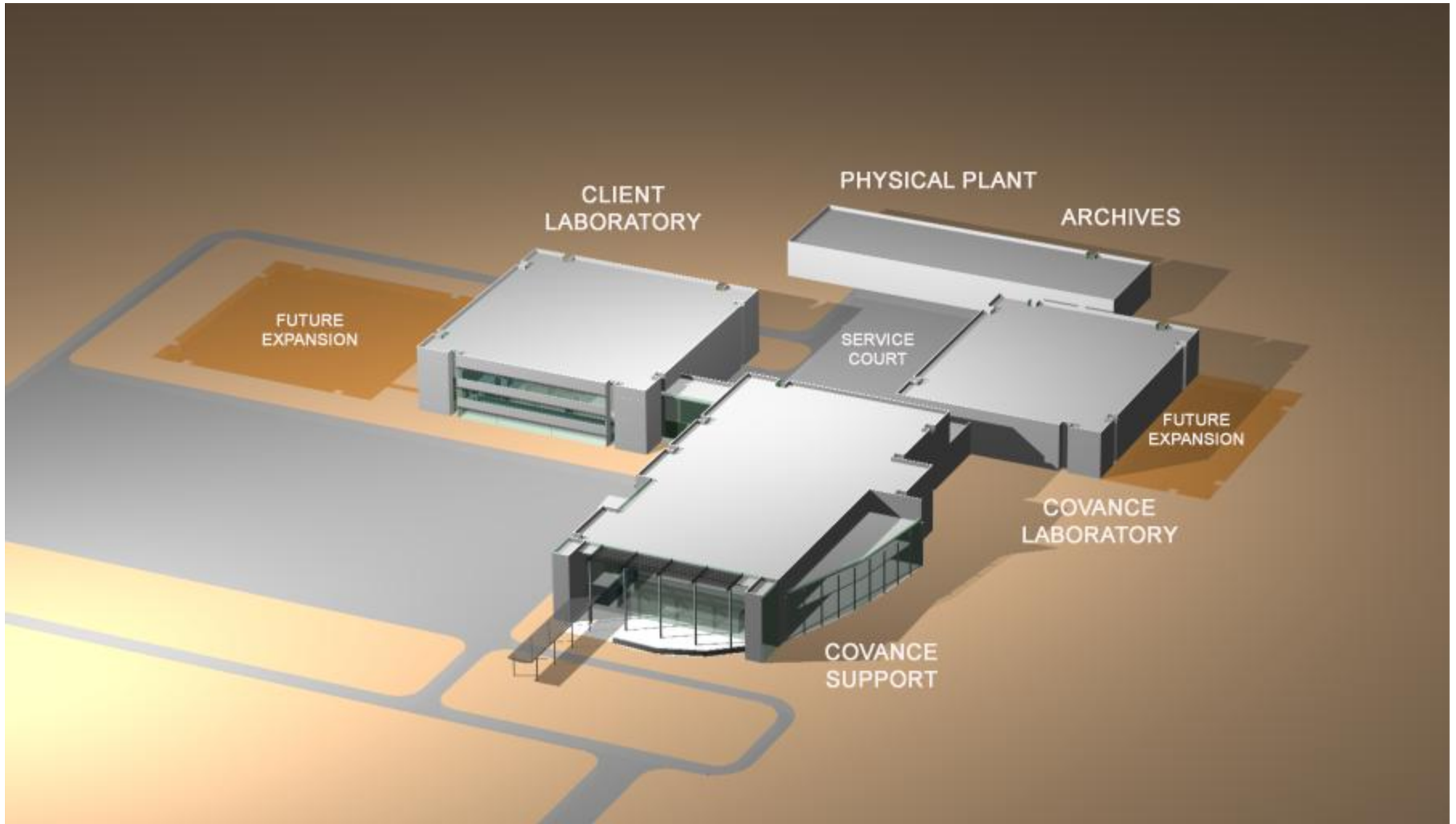
Site has two points of access: visitor entrance and a staff and delivery entrance. Each point of access has a security gate for controlled entry. Visitor entrance is aligned with the entrance across Price Road and shall have a traffic light. Site parking is zoned to the south of the main facility. The northern portion of the site is aligned with the staff cafeteria and is ***reserved for site amenities***, staff outdoor areas and retention. **Phase one parking allows 665 cars.**

Landscaping Theme / Design

Landscaping for the site is envisioned to allow for pockets of focus. It is integrated with the perimeter security fence. The frontage along Price road is enhanced with a landscape buffer and retention areas mirroring the Motorola site across the street.

Prepared by: Michael McCormick,
Project Executive







Shaping Solutions

Contact: Mr. Gary Broersma, Director, Facility Planning
2004 to 2006 – \$50 million New Construction Addition to Corporate Headquarters Facility



BENEFITS DERIVED

- Integrated diverse addition into one shared facility with NO INTERRUPTION to the main facility.
- Successfully completing the design and current construction AHEAD of SCHEDULE and UNDER BUDGET.
- Identified over \$350,000 in cost savings by eliminating 2nd chiller system and tied into main building back-up chiller system dedicated to laboratory areas.



PROJECT SCOPE

Madison, Wisconsin - Himes Associates, Ltd. provides Construction Management services to oversee the \$50 million build-to-suit of a new office/bio-analytical laboratory building for **Covance Labs North America**. The building serves as an expansion of Covance's existing Headquarters building with a dedicated employee entrance, 600 car parking structure and 242,397 SF of 40 animal rooms, cage wash and office space, and future new cafeteria/restaurant and fitness /daycare center.



Quincy Tower
2900 S. Quincy Street
Arlington, VA 22206

Ballston Tower
671 N. Glebe Road
Arlington, VA 22203

Monument Realty
New Construction
Projects
By Michael R. McCormick
2000 to 2003



Located in 's vibrant Village at Shirlington neighborhood, is an eight-story, Class A building with street-level retail and an attached parking garage. The project was developed by a partnership of Monument Realty with Apollo Real Estate Advisors.

The 233,000-square-foot building offers large floor plates with expansive bays and advanced mechanical systems. In addition to the many shops and restaurants nearby, is located near a Metrobus transfer station, and offers quick access to I-395, the Pentagon, and downtown.

The building is primarily leased to ANSER, a national research institute. In May 2002, the Monument/Apollo partnership sold the building, along with the three-building campus, to Transwestern Investment Company, LLC.

Property Use: Office
Status: Completed in 2001
Project Value: \$37,500,000
Size: 233,000 SF, 8 Floors
Office Space: 218,000 SF
Retail Space: 15,000 SF
Contractor: Centex Construction
Architect: Hickok Warner Fox Architects



An 11—story Class A office building constructed on top of Ballston Common Mall and fully leased to E*TRADE. In November 2002, Ballston Tower was sold to the Bernstein Companies.

Ballston Tower was developed by a partnership of Monument Realty, Apollo Real Estate Advisors, and Prudential Real Estate Investors. The 225,000 square foot office building is the tallest in Ballston and provides tenants with spectacular views of DC. The building features 20,200 square foot floor plates, 40'x 30' bays, 8'6' ceiling heights, and upgraded electrical capacity.

Ballston Tower provides direct access to the Ballston Metro station and a major Metro bus transfer station, the Ballston Common Mall's 125 stores and restaurants, the Regal Cinema complex, a Sport & Health Club, and the 2,950—space Arlington County parking facility.

Property Use: Office/retail
Status: Completed in 2003
Project Value: \$47,500,000
Size: 260,000 SF, 11 Floors
Architect: Davis Carter Scott
Awards: Architectural Precast Association Award, 2004

Crescent at Carlyle
1940 Duke Street
Alexandria, VA 22314

Monument Realty
New Construction
Projects
By Michael R. McCormick
2000 to 2003



A gateway development located at the main entrance to the 76.5-acre Carlyle development in Alexandria, Crescent at Carlyle is a six-story, 212,000-square-foot office building with street-level retail. The project was developed by a partnership of Monument Realty, Apollo Real Estate Advisors, and Northwestern Mutual Life. The building is fully leased to the intellectual property law firm Oblon, Spivak, McClelland, Maier & Neustadt through 2018; and was sold in early 2003 to Falcon Real Estate Investment Co.

The building features 207,000 square feet of office space and 5,000 square feet of retail space, with three levels of underground parking. A large roof deck provides views of the nearby U.S. Patent and Trademark Office and the Masonic Temple. Old Town Alexandria, with restaurants, shops, hotels, and historic landmarks, is within walking distance; and the property provides easy access to Metro, major highways, and Reagan National Airport.

Property Use: Office/Retail
Status: Completed in 2003
Project Value: \$58,500,000
Size: 212,000 SF, 6 Floors
Floor Plates: 37,000 SF
Contractor: James G. Davis Construction Corp
Architect: Smith Group

Ballston Tower
671 N. Glebe Road
Arlington, VA 22203



Presidents Park III is a five-story, Class A property and the third building to be completed in Presidents Park, a 600,000-square-foot office complex located in the Dulles Corridor of Northern Virginia. The park was developed by a partnership of Monument Realty and Apollo Real Estate Advisors.

Presidents Park III, which is primarily leased to Getronics, offers upgraded mechanical systems and generous floor plates with virtually column-free, 42' x 30' bays. The landscaped park has ample surface and structured parking and a variety of fitness amenities. All three buildings in the park were sold to Transwestern Investment Company in mid-2002.

Property Use: Office
Status: Completed in 2001
Project Value: \$34,100,000
Size: 201,000 SF, 5 Floors
Floor Plates: 42,000 SF
Contractor: James G. Davis Construction Corp
Architect: DVA Architects

Monument Two
12950 Worldgate Drive
Herndon, VA 20170



Monument Two @ Worldgate is an eight-story, Class A office building with prominent visibility from the in . The 204,903-square-foot building is the second in a series of four office towers located in the heart of the Dulles corridor. The project was developed by a partnership of Monument Realty with Apollo Real Estate Advisors and Prudential Real Estate Investors.

Monument Two is convenient to and a host of restaurant and retail amenities. Tenants include LaFarge North America and ECI Telecom.

Property Use: Office
Status: Completed in 2000
Project Value: \$36,700,000
Size: 204,903 SF, 8 Floors
Floor Plates: 26,870 SF
Contractor: Clark Construction Group
Architect: Hickok Warner Fox Architects

Monument Four
12900 Worldgate Drive
Herndon, VA 20170



The largest of four office buildings in the prominent Worldgate mixed-use office park, Monument Four is a 9-story, Class A building with 228,425 square feet of space. The property was developed by a partnership of Monument Realty, Apollo Real Estate Advisors, and Prudential Real Estate Advisors. Monument Four features expansive, 26,700-square-foot floor plates, advanced building systems, and efficient cores.

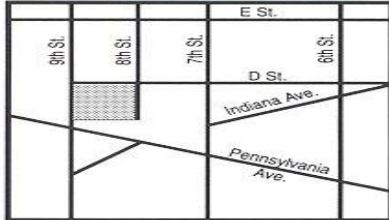
The building is convenient to Washington Dulles International Airport and a host of amenities in the Dulles Corridor of Northern Virginia. Monument Four was sold in August 2002 to JPMorgan Fleming Asset Management, and is fully leased to Fannie Mae through 2011.

Property Use: Office/retail
Status: Completed in 2003
Project Value: \$47,500,000
Size: 260,000 SF, 11 Floors
Architect: Davis Carter Scott
Awards: Architectural Precast Association Award, 2004

Monument Realty
New Construction
Projects
By Michael R. McCormick
2000 to 2003

**Trammell Crow Company
New Construction Projects
By Michael R. McCormick
1989 to 1995**

Combined Construction Cost: \$240 million



Market Square West

Town: Washington, D.C.

Market: East End

Map: Pg 44

Blt: 1990 **Ht:** 8 Flrs.

Arch: Hartman-Cox

Bldg Area: 290,000 sf

Elev: 6 pass., 1 ft.

Building Services

Open Mon.-Fri., 8-8; Sat., 9-5.

Restaurant. Card key access.

Indoor parking available.

Floor sizes

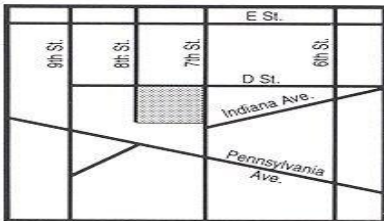
(Typical) 38,000 sf

**Market Square West - 801 Pennsylvania Avenue, NW
Washington, DC**



Owner

Avenue Assocs., L.P.
(c/o Trammell Crow Co.)



Market Square East

Town: Washington, D.C.

Market: East End

Map: Pg 44

Blt: 1990 **Ht:** 8 Flrs.

Arch: Hartman-Cox

Bldg Area: 394,000 sf

Site: 86,915 sf

Elev: 6 pass.

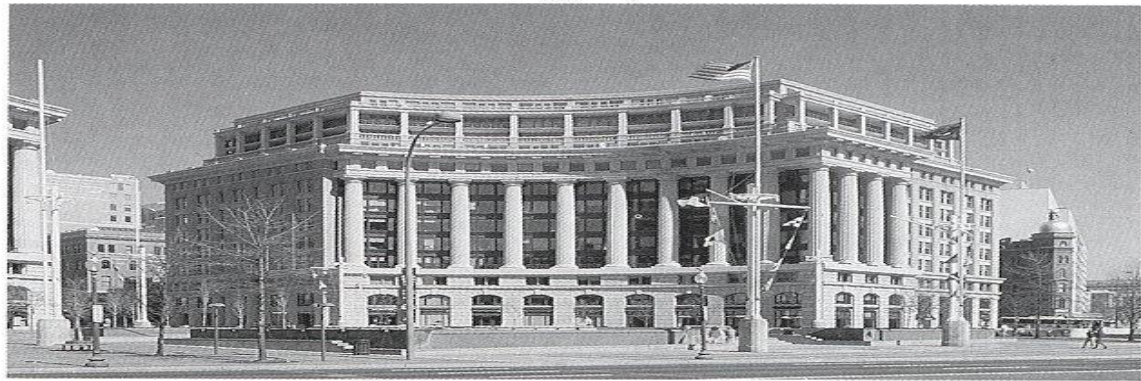
Building Services

Open Mon.-Fri., 8-8; Sat., 9-5.

Card key access. Security.

300 indoor parking spaces.

**Market Square East - 701 Pennsylvania Avenue, NW
Washington, DC**



Owner

Avenue Assocs., L.P.
(c/o Trammell Crow Co.)

Floor sizes

(Typical) 39,000 sf

**Trammell Crow Company
New Construction Projects
By Michael R. McCormick
1989 to 1995**

Construction Cost: \$172 million



**750 1st Street, NE
Washington, DC**

Floor sizes
(Typical) 35,000 sf

Owner
G Place, L.P.
Managing Agent
Trammell Crow Co.

Rental Agent
Trammell Crow Co.

Office Tenants

- American Psychological Assn. (6)
- Legal Services Corp. (2)
- National Assn. of Social Workers (2)

Town: Washington, D.C.
Market: Capitol Hill
Map: Pg 44
Blt: 1992 **Ht:** 11 Flrs.
Bldg Area: 351,000 sf
Elev: 8 pass., 1 frt.
1-11 (8 elevs)
Building Services
Open Mon.-Fri., 8-6; Sat., 9-5.
Card key access and security personnel. Deli.
218 indoor parking spaces.



Combined Construction Cost: \$160 million



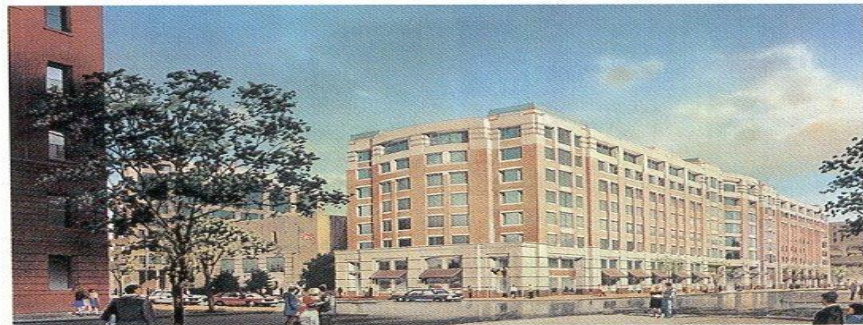
**10 G Street, NW
Washington, DC**

Floor sizes

(1)	20,191 sf
(2)	29,479 sf
(3-5)	33,855 sf
(6)	33,887 sf
(7)	33,903 sf
(8)	33,157 sf

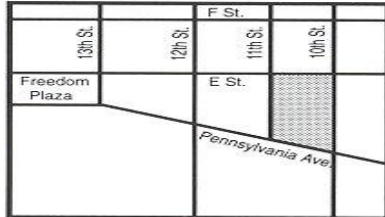
Owner
Square 677 Number 2, L.P.

Town: Washington, D.C.
Market: Downtown
Map: Pg 44
Blt: 1995 **Ht:** 8 Flrs.
Arch: The Weihe Partnership
Bldg Area: 252,000 sf
Elev: 6 pass., 1 frt.
P1-P2 (2 elevs)
2-8 (4 elevs)
Building Services
188 indoor parking spaces.



**Prentiss Properties Trust
New Construction Projects
By Michael R. McCormick
1985 to 1989**

Project Construction Cost: \$170 million



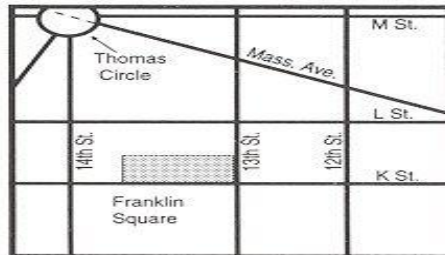
**1001 Pennsylvania Avenue, NW
Washington, DC**

Town: Washington, D.C.
Market: East End
Map: Pg 44
Blit: 1986 **Ht:** 14 Flrs.
Arch: Hartman-Cox
Bldg Area: 758,796 sf
Site: 85,000 sf
Elev: 16 pass., 3 frt., 4 gar.
2-7S (4 elevs)
7-13S (4 elevs)
2-7N (4 elevs)
7-13N (4 elevs)

Building Services
Open Mon.-Fri., 8-8; Sat., 9-4.
Card key access. Security personnel. Concierge. On-site management.
600 indoor parking spaces.
Floor sizes
(2) 59,000 sf
(3) 71,000 sf
(4-7) 60,000 sf
(8-10) 58,000 sf
(11-12) 44,000 sf
(13) 33,000 sf
(14) 30,000 sf
Owner
Lincoln Square Corp.

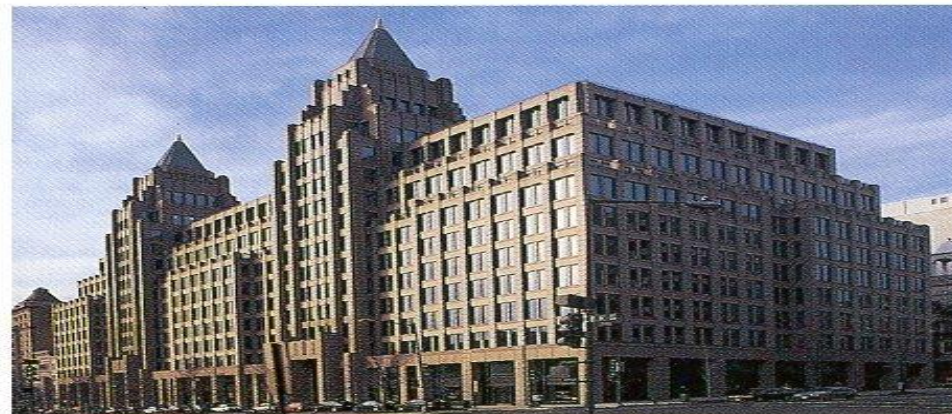


Project Construction Cost: \$190 million



**One Franklin Square - 1301 K Street, NW
Washington, DC**

One Franklin Square
Town: Washington, D.C.
Market: East End
Map: Pg 44
Blit: 1989 **Ht:** 12 Flrs.
Arch: Hartman-Cox
Bldg Area: 591,000 sf*
Elev: 12 pass., 2 frt., 4 gar.
Building Services
Open Mon.-Fri., 8-8; Sat., 9-4.
On-site management.
393 indoor parking spaces.
Floor sizes
(Typical) 27,000 sf**

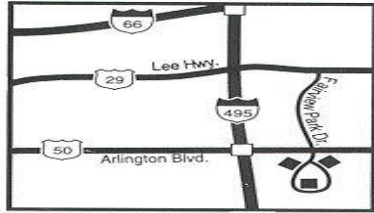


Owner
Franklin Square Assocs., L.P.
(Michael V. Prentiss)

Comment: *The building consists of east and west towers. **Per tower.

**Prentiss Properties Trust
New Construction Projects
By Michael R. McCormick
1985 to 1989**

Park & Building Construction Cost: \$150 million



Town: Falls Church
Market: Merrifield
Map: Pg 48, Key B4, Ref 121
Building Services
On-site management.

**Fairview Park
Falls Church, VA**

3110 Fairview Park Dr.

Blt: 1986 **Ht:** 14 Flrs.
Bldg Area: 252,776 sf
Building Services
Convenience store.
Indoor parking available.
Outdoor parking available.
Floor sizes
(Typical) 17,865 sf
Elev: 5 pass., 1 frt.
Owner
Cigna Investments
(c/o Spaulding & Slye)

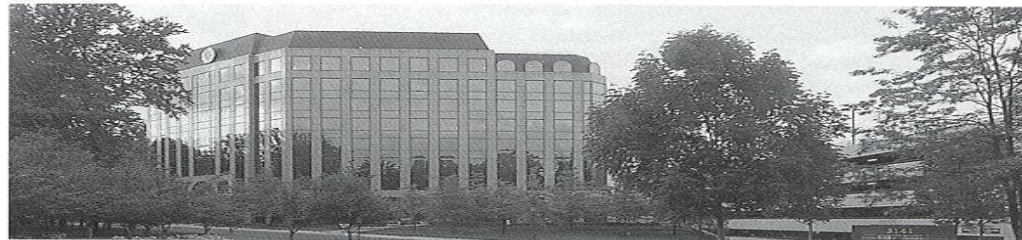


▲ 3110 Fairview Park Drive

3141 Fairview Park Dr.

Blt: 1989 **Ht:** 8 Flrs.
Arch: Dewberry & Davis
Bldg Area: 162,855 sf*
Building Services
Food court. Fitness facility.
Indoor parking available.
1117 outdoor parking spaces.
Floor sizes
(Typical) 21,477 sf
Elev: 4 pass., 2 frt., 2 gar.
1-8 (4 elevs)
Owner
Eleven Fairview Assocs.

Comment: *192,108 sf including retail and food court.



▲ 3141 Fairview Park Drive

3190 Fairview Park Dr.

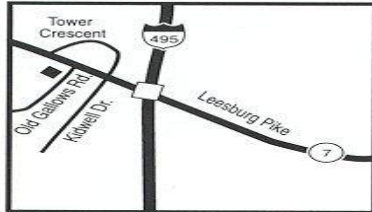
Blt: 1989 **Ht:** 10 Flrs.
Bldg Area: 228,537 sf
Building Services
FedEx drop-off.
827 outdoor parking spaces.
Floor sizes
(1-2) 21,000 sf
(3-5) 22,999 sf
(6-10) 23,073 sf
Elev: 4 pass., 1 frt., 2 gar.
1-10 (4 elevs)
Owner
Ten Fairview Assocs.



▲ 3190 Fairview Park Drive

**JT Lewis Development
New Construction Projects
By Michael R. McCormick
1983 to 1985**

Project Construction Cost: \$42 million

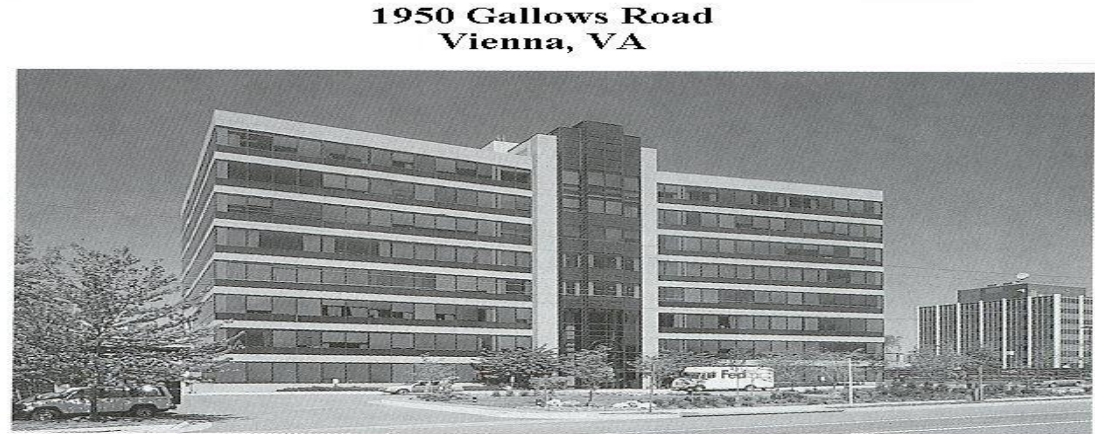


Tycon Frederick Bldg.

Town: Vienna
Market: Tysons Corner
Map: Pg48, KeyE1, Ref96
Blt: 1984 **Ht:** 8 Flrs.
Arch: Zinser & Dunn
Bldg Area: 120,088 sf
Elev: 3 pass.

L-8 (3 elevs)
Building Services
Cafe. On-site management.
Indoor parking available.

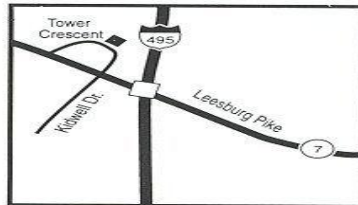
Floor sizes
(1-2) 9,000 sf
(3-8) 17,800 sf



**1950 Gallows Road
Vienna, VA**

Owner
Southern Management Corp.

Project Construction Cost: \$96 million



Tycon Tower I

Town: Vienna
Market: Tysons Corner
Map: Pg48, KeyE1, Ref82
Blt: 1985 **Ht:** 17 Flrs.
Arch: Johnson Burgee
Bldg Area: 479,348 sf
Elev: 12 pass., 1 ft.
14-17 (2 elevs)
10-14 (4 elevs)
2-9 (4 elevs)
LL-1 (2 elevs)

Building Services
Open Mon.-Fri., 8-6; Sat., 9-1.
On-site management.
Concierge. Cleaners.
Fitness facility.
1500 indoor parking spaces.
200 outdoor parking spaces.

Floor sizes
(1) 17,664 sf
(2) 20,744 sf
(3) 22,627 sf
(4-14) 24,252-24,813 sf
(15) 25,005 sf
(16) 27,075 sf
(17) 20,255 sf

Owner
Aldrich Eastman Waltch
(c/o Julien J. Studley, Inc.)

**8000 Towers Crescent Drive
Vienna, VA**

