



# PIERCE

## News & Notes

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Employee Newsletter

March 2011

## Job Spotlight: Bureau of Engraving and Printing

Pierce Associates has been chosen by Washington Gas and Energy Systems to upgrade the existing VOC exhaust at the Bureau of Engraving and Printing. This work is part of the Bureau's strategic plan to both reduce its energy consumption as well as improve the work conditions for its employees. The new system consists of two new exhaust fans, 600+ feet of ductwork, twenty dampers, a stand-alone control system, and the demolition of the existing VOC system. While the parameters of the work seem to be relatively routine, the high security of the building and the Bureau's continuous production schedule makes this an extremely challenging job.

PAI's crew of Dennis Fitzpatrick, Al Mathias, Justin Sheppard, Linwood Jones, Joe Mattia, Steve Chaffee, Tim Barnes, and Joe Pope has done an excellent job thus far. They have been additionally aided by the extensive coordination efforts of Danny White and Charles White, who initially drew the job, as well as Rob Crouch, who spent hours field measuring and adjusting to match the existing conditions. The project is currently scheduled for a June 1, 2011 completion.

## Corporate Reorganization

During the month of February 2011, Pierce Associates announced several exciting changes to our organization:

Brett Davis rejoined Pierce Associates as Steamfitter Superintendent, overseeing field and fabrication activities for our steam fitter department. Brett started with Pierce on July 2, 1979 as a steamfitter mechanic, and he has worked on and completed many high-profile projects for Pierce over the decades. Brett is also active with Steamfitters Local 602 where he is a member of the Financial Board.

Lou Spencer will now serve as Pierce Associates' Vice President of Piping: Procurement and Fabrication. In his new role, Lou will oversee the purchasing department, assist with construction details and spooling, and manage piping specialties through the coordination and fabrication processes.

Paul Thiel will serve as Pierce Associates' Testing & Balancing and Commissioning Manager. Paul has managed the TAB department for many years, but adding the Commissioning group to his department's list of core responsibilities should streamline the start-up, testing, and commissioning process on our projects.

Todd Wahler will now serve as Pierce Associates' QA/QC Supervisor. Todd joined Pierce Associates in August 2009 and has recently been supervising the QA/QC program at our NCE project. Todd has a Bachelor of Science Degree in Regional Planning and Architectural Design from Iowa State University, and has recently relocated his family to the area.



Things may come to those who wait, but only the things left by those who hustle.

~Abraham Lincoln



# EMPLOYEE highlights



**Tim Jimmo**

Tim Jimmo is a plumber foreman on the fitness center currently under construction at the MedImmune, Inc. campus located in Gaithersburg, MD. Tim began his tenure with Pierce a little over a year ago at New Campus East in Springfield, VA, and has subsequently worked on the Ronald McDonald House and DOI projects before joining the Pierce team

at MedImmune. Originally from Maine, Tim and his family moved down to the Washington, DC area when he was 7, where he has remained ever since. One year after his graduation from Robert E. Lee High School in Springfield, VA, Tim joined the Plumbers Local 5 union, where he has been plying his trade for nearly twenty "glorious years".

Tim currently resides in Manassas, VA, and when he's not busy at work, he especially enjoys spending time with his two boys, 12 year-old Kyle and 9-year old Josh. "We enjoy going on camping trips together. Our favorite places to camp are in the Front Royal area, and around Shenandoah National Park," Tim said. Tim's son Josh is involved in sports, and spends his winters on the basketball court. In the spring and fall, Josh plays baseball in the Greater Manassas Baseball League, where Tim is an assistant coach, and his other son, Kyle, takes on the role of bat boy.



**Joe Ferrante**

Steamfitter Joe "Tex" Ferrante came to Pierce Associates after a suggestion by his friend and roommate, current project manager Tristan Churm. Joe and Tristan met at the University of Maryland where they played rugby together for a short time while Joe was taking classes in College Park. Joe started with Pierce Associates as a helper in April of 2007,

applied to Local 602 in January of 2008, and began class that fall.

Joe spent the first 16 years of his life in Texas until his father changed jobs and his family moved to Maryland. Joe graduated from Urbana High School in 2003, where he was an active member of both the track and state champion football teams. Joe's brother, John, was also a football stand-out and continued his career playing for William and Mary. His brother and sister currently live with his parents in Wisconsin, while Joe continues to reside in Silver Spring.

Upon graduating from high school Joe worked as a doorman at various bars with his longest employment at the Thirsty Turtle in College Park, MD. After starting at Gaylord, Joe has worked at DOI, Constitution Center, MedImmune and, most recently, NCE. When not at work or school Joe likes to fix up cars and travel abroad. In the past few years he's traveled western Europe, including Spain, Portugal, Italy, France, and England.

## Toy Drive Brings Holiday Joy

For the third consecutive year, Pierce Associates, along with several other Mechanical Contractor's Association of Metropolitan Washington member contractors, participated in an annual toy drive benefiting a local orphanage. An email memo was sent out to all Pierce Associates employees encouraging them to donate an unwrapped toy with a value of \$10 or more.

Even during a less-than-desirable economy, the response was overwhelming. Pierce Associates contributed two truckloads of toys to the effort. In addition, the staff at NCE collected over \$800 worth of cash donations, which enabled the group to purchase toys and gift cards for the orphanage.

We would like to thank everyone at Pierce Associates who donated to this worthy cause, and we look forward to continuing this tradition for years to come.

# David L. Raulerson

The Pierce Associates family was deeply saddened by the unexpected passing of Dave Raulerson on January 29, 2011. Dave first joined PAI in April, 1986, on the Metropolitan Square Phase II project working as an on-site draftsman, and over the years he would work on many different types of projects including office buildings, hospitals, laboratories, athletic facilities, and hotels. Some of his notable projects include buildings like The Pentagon, The Ronald Reagan Building, NIH-Building#10, and The Gaylord Hotel & Convention Center at National Harbor.

Dave was a talented individual who served in various roles ranging from designer to draftsman, mechanic, foreman, and job superintendent over the years. Dave's accomplishments included two Washington Building Congress Craftsmanship awards for work at C-Span offices in 1996 and NIH/CRC-South Entry in 2000. Dave also participated in and oversaw most of the major renovations of PAI's offices and shops in 1999 & 2000.

Dave was a 42-year member of Sheet Metal Workers

Local # 100. He started his career as an apprentice in 1969 working for Hamilton-Spiegel after graduating from Cross Land High School in Prince George's County, Maryland. He graduated from the Sheet Metal Workers Local # 102 Apprenticeship Program in 1973 and, although he was a sheet metal worker by trade, Dave possessed considerable knowledge and practical experience with regard to piping systems and all types of general construction work. He had been assigned to the NCE project since 2007 which, thanks to his efforts, continues to progress with substantial completion slated for this spring.

Dave was a long-time resident of St. Mary's County, Maryland and leaves behind his wife, Anna, three daughters, Kelly, Dana, and Anee, and two grandchildren, as well as many other friends and family. He will be fondly remembered both as a person and as a professional by those who had the great fortune to know and work with him. We thank him for all he did for the Pierce Associates community.



## An Introduction to WMACSA

The Washington Metropolitan Area Construction Safety Association (WMACSA) serves the construction community in a number of ways. The association has existed as a fraternity for D.C.-area safety professionals since 1972, and it offers them a forum to discuss injury prevention, accidents, and to address shared problems and concerns. Meetings also allow contractor reps to interact with and form relationships with compliance officers and administrators from OSHA, MOSH, and VOSH.

Members meet on the second Wednesday of every month from September until June, and meetings feature training sessions over a luncheon. WMACSA also conducts regular outreach programs by offering free OSHA 10-hour training to individuals and employers. Additionally, WMACSA offers a scholarship program for students studying safety.

To find out more about WMACSA, visit [wmacsa.com](http://wmacsa.com) or reach out to Pierce's safety officer Larry Aley, a past WMACSA president.

## Omelette Breakfast

On December 20, 2010, Metropolitan Equipment Group, Inc. hosted an omelette breakfast (catered by The Omelette Chefs) at Pierce's office in Alexandria. Bob Bailey, our Metropolitan sales representative, oversaw the event and was on hand to greet everyone. Bob actively works with Pierce in pricing, engineering and furnishing products from the various manufacturers' Metropolitan represents. The breakfast was greatly appreciated and thoroughly enjoyed by all attendees. Our thanks go out to Bob and Metropolitan for their generosity and their continued contribution to our success.

“ A successful business is: People working together, to provide a product or service, of quality, at a reasonable cost, on schedule, at a profit. ”

Pierce Associates has made a few changes to our IT operations in the past couple of months, and we'd like to get you up to speed. 3C Solutions, Inc. has taken over IT services for us, but with several familiar faces we're sure the change will be a smooth one.

3C Solutions was founded more than 25 years ago, and it primarily provided custom software development to clients, including 23 agencies of the State of Maryland. Today, 3C Solutions is equally focused on network infrastructure and custom software development, and for Pierce, 3C Solutions has been involved in writing Submittal Builder, Document Control, PierceNet, Coordination TimeEntry, Field TimeEntry, and the upcoming purchasing program currently in testing.

Chris Thunell, Vice President of 3C Solutions, started his career with Pierce 11 years ago when he was hired as our information technology manager. As his responsibilities grew, he eventually became the chief administrative officer, overseeing IT, human resources, safety, and the administrative departments. Chris left Pierce to purchase 3C Solutions with his wife Amy in 2008, and he now returns to assist in managing our networks. In addition to Chris, Mike Robinson, who has been with Pierce heading up IT operations for the last three years, and Jose Beteta, our other in-house IT technician, have joined 3C Solutions as part of the 3C/Pierce Associates support staff.

So what's next?! A new terminal server is coming out, "Lunch n' Learn" training sessions for various IT topics are planned, and we are currently in testing for rolling out Windows 7. A new Exchange email server is also in the works. If you have any suggestions, areas that need improvement, IT ideas that will help you and those around you be more productive... let us know! Send your suggestions to [Chris@3Csol.net](mailto:Chris@3Csol.net).

Here's how to get in touch with 3C Solutions:

**New non-emergency support requests:**

Send an email to [support@3csol.net](mailto:support@3csol.net)

Portal: <http://support.3csol.net/support>

Call your dedicated support number: 703-665-0460

**For IT emergencies:**

Support Number: 703-665-0460

Chris Thunell: 703-785-7135 or home number: 540-338-7907

Mike Robinson: 703-930-5239

Jose Beteta: 202-423-7060

We're excited about the changes happening!!!

## Congratulations to our Apprentices!

Three of our apprentices placed at the Local JATC Apprenticeship Contest held December 11, 2010 at Sheet Metal Workers' Local 100 & SMACNA Mid-Atlantic Training Center in Suitland, MD.

Bradley A. Matulevich, Service Category – First Place

Timothy W. Glass, Testing and Balancing – Second Place

Charon A. Boyd, Industrial/Welding – Third Place

Bradley will be competing at the 39th Annual International Apprenticeship Contest at the Rio Hotel in Las Vegas, Nevada! Best wishes to his continued success, and congratulations to all three of you for your exceptional performances!

# Pierce Associates: Employee Notes

Christy Moriarty's son, Ryan, is deploying at the end of March for Afghanistan for one year. Our thoughts and prayers are with him for a safe return!

Porter Neese and his wife Dana traveled to New York City for a weekend vacation on February 12, 2011. They achieved a few seconds of television fame as part of the crowd outside of Rockefeller Center during a broadcast of the Today Show. (Please contact Porter directly to request an autograph).



Congratulations to Matt Hopke and Anne Brodfuehrer for attaining their LEED Green Associate certification!

Steve Wiggins became a grandfather January 29th! Born to Scott Wiggins & Cheryl Vogel, Silas Wyatt Wiggins weighed in at 10 lbs. and was 21 inches long.

Karl Miller's son Tyler is now engaged! On Christmas night, he asked Michelle Sibert to be his wife, and she said yes! Michelle and Ty have known each other since Ty was a sophomore at Radford University and Karl and Jane are very excited to see their family expand! Currently, Tyler is, at 29, beginning his career as a Marine in Palms, CA. As he is unsure of the length of the assignment, no date for the wedding has been set.

Congratulations to Tristan Churm on his promotion to Project Manager and for passing his PE exam!

Jim Pierce's son, David, and his wife, Laura, welcomed the newest addition to their family. James Hunter Pierce was born on March 17 at 12:37 PM weighing in at an even 8 lbs. and 20" long. James joins big sisters Gwendolyn, 4, and Emma, 2. Congratulations go out to David & Laura as well as Jim on the birth of his 1st grandson!

## Reliving a Commuting Nightmare

On January 26, 2011, the Washington Metro Region experienced a "perfect storm" of sorts, wherein fast accumulating snowflakes quickly brought the afternoon rush hour to a snarling stop. Thousands of motorists found themselves trapped on the roads and unable to get home, many forced to spend hours in their cars. Joe Lonchar, our Chief Financial Officer, tells us about his particularly bad commute:

"I left the Alexandria office at 4 PM on the day the big snow storm hit our area. I drove south on I-395 then onto the beltway towards the Tyson area. I arrived near the Brad-dock Road west exit 45 minutes later (one possible way home to Manassas) but decided to stay on the Beltway north in order to jump onto I-66. It seemed it would be smooth sailing at first but then my troubles started.

At 7 pm, I'm near the on-ramp to go west on I-66 but notice that it

is closed due to several vehicles unable to climb the ramp. Now, my only option to go west is to get onto the Dulles Toll Road. This 4 mile drive on the Beltway takes me another two hours, but I finally get on it. Smooth sailing from here on, baby!

Not exactly...the toll road is cursed with ice, a long ascent, and many sports cars with rear wheel drive. So, it takes another two hours to creep a few miles to get off on the next ramp. I immediately begin looking for hotel vacancies but have no luck. So, now I'm headed to McDonald's to grab a Mclicious dinner. I walk through the door and stand in line behind at least fifty people.

Now it's 12:30 am and time to grab some shut-eye in my wife's 2003 Ford Windstar. Thankfully, the kids don't clean out the car and I went to the gym that morning. So, I have a blanket, a pillow, a winter cap to pull over my eyes, and my

i-pod player to drown out the outdoor noise.

I awake at 2:30 am and decide to try the Dulles Toll Road west again. No luck; brake lights for as far as the eyes can see. So, I head back east on the toll road to hit the beltway south and ultimately get onto I-66. More misfortune. The ramp to go south on the beltway is closed, so now I am forced to go north on the Beltway.

Now where do I go? Bethesda, MD seems like a nice place - I've been there before to visit our CPA's. No vacancies in Bethesda at 3 AM, but at least there are more golden arches, so I settle in once again for a long winter's nap. Up again at 7 AM, I take 20 steps and order some coffee and pancakes. Done eating and now where to? The west side of the beltway is a mess, so I punch in the address 4216 Wheeler Avenue in Alexandria, VA, in my GPS, where I finally arrive at 9 AM."

# Job Update

## DOI Modernization Project, Option #4 (0905)

Owner: GSA/Dept. of Interior

GC: Grunley Construction

Architect: Shalom Baranes Associates

Engineer: GHT Limited

Phase 4 of The Department of The Interior Modernization Project is on track for completion in September, with the exception of a large child-care facility that is being added on the first floor. The mechanical level equipment has been installed, fan coil units have been set down to the 3rd floor, and finish work is currently being performed on the 6th and 7th floor. Of course, there are new challenges arising everyday, such as dealing with existing steam lines, trying to maintain temperature in the occupied spaces of Wing 1, and 175 roof drains that needed to be surveyed and unclogged.

The DOI project is currently being coordinated and managed by Lead Coordinator, Paul Ellis, Project Superintendent/Sheet-metal Foreman, John Cumberland, HVAC Piping Foreman, Ronnie Stokes, and Plumbing Foreman Brian Sonon.

## Howard University (1002)

Owner: Howard University

GC: Honeywell

Engineer: SRBR

Over the last few months, Pierce has successfully installed the last AHU and replaced three feed water pumps in the Howard University steam plant. It should be noted that the feed water pumps were installed with no down time to the plant thanks to the careful planning and scheduling of Nelson Peguero and Steve Aderholt. Representatives of Howard University have commented on how im-

pressed they have been with both the work and professionalism of our personnel during the project. Well done!

## MedImmune P95 - Area 6 Lab (0902)

Owner: MedImmune, LLC

GC: Tompkins Builders, Inc.

Engineer: Kling Stubbins

With overhead rough-in nearly complete, the focus at the MedImmune P95- Area 6 Lab now turns to the lab floors and casework. Various crews are on lab floors 1 through 4, closely coordinating their installation activities with the architectural trades. Once rough-in is complete, we will be in a position to install the lab outlets for the various gases including nitrogen, helium, argon, oxygen, compressed air, carbon dioxide, liquid nitrogen, and a vacuum.

Ceiling grid is also now being installed, allowing sheet metal to make the final connections to the air outlets. In addition, they are preparing to install air filters and provide final clean up in anticipation of air handling unit system startups. Steamfitters are busily finishing up final tasks in the basement and penthouse that will allow for boiler startup. This will be followed closely with a startup of the steam and condensate, as well as the heating hot water, tower water and chilled water systems.

## NCE (0706)

GC: Clark/Balfour Beatty – NCE, A Joint Venture

Architect: RTKL / Kling

Engineer: RTKL / Kling

NGA employees have begun moving in to their new Springfield, VA offices with the recent turnover of the south portion of New Campus East to the US Government. Construction work throughout the remainder of the building is finishing up for all trades. Steamfitters, under the leadership of Scott Sisk and Tony Davis, are busy setting the remaining finned tube on the

bridges of J segment, closing any remaining punchlist items in the north bar of the building, and piping out equipment connections to kitchen area. Jeff Horsmon's crew of plumbers are setting the remaining building fixtures, as well as finishing remaining kitchen area work, tagging valves, and labeling equipment.

Meanwhile, sheetmetal, led by Porter Neese and Mike Taylor, is hard at work repairing chilled beams, installing the remaining diffusers, and paring down all air handling unit punchlist items. Advanced Specialty Contractors' insulation work is wrapping up in the last few areas of the building, while management, CQC, and Commissioning continue to work with Clark-Balfour Beatty and the United States Army Corps of Engineers to close out any remaining punchlist and commissioning items in anticipation of an April 1st building turn-over date.

## St. Elizabeth's Tunnel Project (1005)

Owner: GSA

GC: Balfour Beatty

Architect: Perkins + Will

Engineer: Environmental Systems Design

Work at the St. Elizabeth's campus has begun to ramp up with the completion of coordination activities and the arrival of material for pre-fabrication. The work consists of underground piping, tunnel piping, and numerous vault assemblies that need to be installed to facilitate the conversion of the former psychiatric hospital to a new, modernized government campus. In conjunction with our General Contractor, Balfour Beatty, and our fellow subcontractors, PAI has already worked through several design and schedule related issues, and is now looking forward to installing our work.

## FRC ESPC III – FDA CUP Expansion (1004)

Owner: Honeywell Building Solutions

GC: Engineered Systems Alliance, LLC

Engineer: Hankins & Anderson, LLC

Engineered Systems Alliance, LLC (design-build partnership between PAI, Truland Systems Corporation and Hankins & Anderson) was recently awarded the prime contract for the FDA Central Utility Plant expansion with Honeywell Building Solutions. ESA will serve as the construction manager on this exciting project, overseeing PAI as

the mechanical contractor, Truland as the electrical contractor, H&A as the designer, Balfour Beatty as the general trades contractor, and Thermosystems as the process controls contractor.

The plant will serve as the primary source of electrical power, chilled water, heating hot water and steam for the FDA buildings that are currently under construction in the Southeast quadrant of the campus. The design of the CUP is approximately 50% complete and will feature two Solar Taurus T70 gas turbine generators (each with heat-recovery steam genera-

tors), one Solar Mercury 50 gas turbine generator (with HRSG), one Elliott steam turbine generator, four 2,500T chillers, seven cooling towers, one 750hp boiler, a 2M gallon thermal energy storage tank, gas compressors, pumps, heat exchangers and various other mechanical and electrical components.

The commencement of earthwork activities is right around the corner and ESA and Pierce Associates are looking forward to another successful project with Honeywell on the FDA campus.

## NASM (0806) Craftsmanship Awards

Pierce Associates would like to extend our hearty congratulations to the winners of the WBC's 2010 Craftsmanship Awards for the National Air and Space Museum Project (0806). These men showed that they can always be depended upon to deliver a high-quality product to our clients, even under difficult circumstances. Over the course of the project, all of these workers took great pride in their effort to deliver museum quality work, despite many challenges along the way. Among other accomplishments, they successfully installed 15" no-hub storm pipe 60 feet in the air, inserted 42" spiral duct in the structural joists as they were being installed, and performed compliment-inducing, high quality welds throughout the piping systems.

Please join Pierce in congratulating the following individuals for a job well done:

### Plumbers:

Ken Hollingshead  
Russell Austin  
Josh Pfeiffer  
Joe Royce  
Leon Stokes  
Scott Thompson

### Sheet Metal Workers:

Danny White  
Paul Bagent, Jr.  
Harry Biller  
Taj Diggs  
Chuck Gallagher  
Brad Matulevich

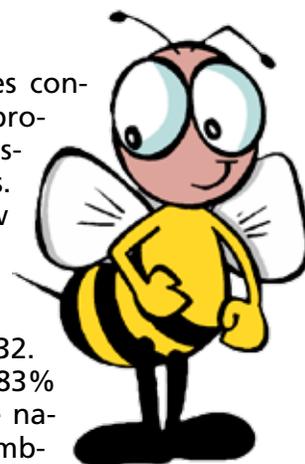
### Steamfitters:

John Tatro  
Jerry Kiplinger  
Tony Wilfong  
Benny Saville  
Mike McDonald  
Phil Cuellar, Jr.

## BEE safe

### Our Safest Year Yet

Everyone at Pierce Associates constantly strives to be more productive, aware, and professional every day, and it shows. Together, we have set a new standard in safety by achieving a Total Recordable Incident Rate of 2.74 and a Lost Time Incident Rate of 0.32. These rates are 55% and 83% better, respectively, than the national averages for the plumbing, heating and A/C industry. They also reflect our safest year ever here at Pierce!



Safe work doesn't happen by accident, and our success comes from the combined efforts of all members of the team. Safe work starts at the top, with all levels of management working to develop, refine, and oversee the implementation of all aspects of our safety program. Safety then is championed in the field, where each day we find new ways to overcome the challenges of building world-class heating, plumbing and air conditioning systems without any mishaps. We take pride in being an industry leader in the effort to make construction work as safe as possible, and we take to heart that the safety measures we take affect both ourselves and our families.

Let's keep the ball rolling and make 2011 another record-breaking year!

Pierce Associates, Inc.  
4216 Wheeler Avenue  
Alexandria, VA 22304

## Technical Tips **Piping Hangers**

While pipe hanger specifications vary from job to job, the directives issued by the Manufacturer's Standardization Society (MSS) are the accepted commercial industry standard. MSS standards govern the design, manufacturing, selection, and fabrication of pipe hangers and hanger assemblies, as well as provide contractors with installation guidelines eliminating the need for custom engineered hanger systems. While specific types of pipe hangers and supports are generally submitted at the start of the project, the means and methods of installing the supports are largely left up to the installer.

Care should be taken not to overlook seemingly minor details to insure the entire hanging assembly is MSS compliant. Common mistakes and overlooked details in hanger system design and installation include:

- For single rod hangers, 3/8" rods should only be used on pipe up to 2" in diameter. 1/2" rods are good up to 3 1/2" diameter pipe. 5/8" rods can be used on 4" and 5" pipe. 6" and 8" pipe require 3/4" rod. 7/8" rod is good up to 12" diameter pipe. When using a double rod hanger, rod size can be dropped down 1 size to a minimum of 3/8".
- No washer is required on holes 1/16" of an inch larger in diameter than the rod. A standard washer should be used on holes 1/8" larger than the rod. A plate washer must be used on differences

larger than 1/8". Washer hole diameter must always be 1/16" greater than the rod. Stacking of washers is not allowed.

- Rod holes in hangers for insulated pipe are often larger than the minimum diameter rod necessary. Best practice is to use threaded rod 1/8" less than hanger hole size, with standard washers. If smaller rod than that is used, have your foreman or manager consult the washer schedule available on the J drive for plate washer sizing.
- MSS standards list sizes for insulation shields based on band type hangers. When designing for larger pipe on roller hangers, where point or line loading occurs on the shield, a thicker shield could be required. It is best to consult an engineer to appropriately size insulation shields for these applications.
- Hangers should be installed close to changes of direction, valves, and flanges.

When designing the layout of hangers, be sure that piping weight loads on each hanger are within building structural loading and product limitations. Pay special attention when larger pipe is attached to lightweight concrete over metal decking with drop-in inserts.

By keeping these standards in mind, PAI can avoid a lot of headaches and rework down the road. As always, if you are unsure what needs to be used in a given application, stop and ask your supervisor. Better a short delay and a correct install, than a quick install that requires rework.