



THE INSIDE CORNER

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Gallery

General Contractor:

Grunley Construction

Architect:

Skidmore, Owings & Merrill

Estimator:

Carolyn Slocum

Project Manager:

Paul Gallagher

Key Personnel:

Frank Cannon
 Tommy Berrios
 Tony Cassette
 Dave Urban
 David Ventura
 Freddy Veizaga
 Miguel Navarro
 Sergio Santiesteban
 Robert Turner

INTERNATIONAL MONETARY FUND HEADQUARTERS 1 RENEWAL PROJECT By Paul Gallagher

Monumental. Technical. Complicated. Cool. Challenging. Just some of the adjectives for this project that is a large and complex space in all aspects of construction and management. The building hosts some 1.9 million square feet of space. With all this expanse being renovated, the project was certainly not without challenges. The building has remained occupied during construction so phasing had to be choreographed around occupants without interruption to the daily needs of this high profile and important space. Work for C.J. Coakley Co., Inc. started in 2013 and at this point we are all but complete through Floor 7 and have about two more years to go.

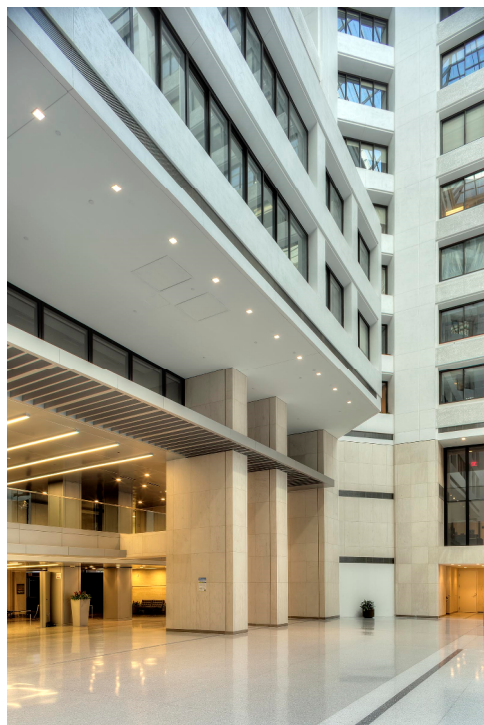
This project required using all the skills and disciplines in our construction portfolio. This

was compounded by countless project changes, project delays, scope additions and changes in personnel. The goal of the renovation was an overall system upgrade for mechanical and electrical systems, life safety and sustainability with an original project budget of \$430 million. Our scope included drywall, acoustical panel ceilings, extensive metal panel ceilings, wood panel ceilings, acoustical wall and ceiling plaster systems, gypsum plaster, insulation, specialty metal shapes, stainless steel installations, expansion joints, Unistrut systems, structural framing, plywood and specialty studio installations.

The main atrium required an acoustical plaster applied to the existing structure. The atrium was some 130' high and due to construction restrictions was unable to be accessed with conventional scaffolding. We spearheaded engineering, design and installation of an interior Fraco scaffolding that required reshoring and specialized machinery to facilitate erection. Scaffolding and plaster work was performed at night to prevent disturbance to occupants.

A large 5'x5' panel module aluminum panel system was used in high profile spaces. Installation and coordination of design for these panels was further complicated by the inclusion of multiple MEP design elements. These elements included specialty lighting, smoke and fire curtains, lighting support and multiple A/V features. Approximately 18,000 SF of this system was installed.

The primary structure of the project is a 'waffle' slab design. These waffles are concealed by installing some 260,400 square feet of aluminum panels. The architectural concept detailed a customized aluminum 50" x 50" panel to serve this purpose. The existing radial waffle corners and opening size variation posed design hurdles. A large cus-



Main Atrium

This project required using all the skills and disciplines in our construction portfolio.



Meeting Room



hard hats that make sense

INTERNATIONAL MONETARY FUND Continued

tomized machine tool was specifically engineered and fabricated for this purpose. This was used to press panels to accommodate the project design and schedule. Coordination of these panels with a changing MEP design caused multiple logistical challenges. The installation of these panels proceeded on schedule and has been a project highlight. These feature panel ceilings are so extensive that they may dwarf the other acoustical features of the project that need to be considered in this effort: 110,000 SF of acoustical ceilings in office spaces; 60,000 SF of fiberglass



5x5 Steel Ceilings Inc. Panels in Bistro

plank ceilings in corridors; 12,000 SF of 2' x 2' metal panel ceilings; wood ceilings; and other acoustical plaster systems. To say that this project was challenging would be an understatement. The scale and complexity cannot be captured in photographs and narrative. Our manufacturers and field staff, are to be commended for their efforts in making this project a success. Our **Frank Cannon** was a standout ambassador for Coakley and his efforts have not gone unnoticed. The project recently received the Gold Award at the CISCA 2017 awards ceremony for the category of Civic—Over 50,000 Square Feet - East Region.



50"x 50" Panels by Steel Ceilings Inc.

HARD HATS By Michael Coakley

Our hard hats have been an area of concern for the company for a while. One of the things that has bothered us the most is when we come to the scene of an accident, the hard hat is usually nowhere near the injured person. The first thing that happens in a fall is the hard hat falls off and sails across the floor. One of the main items we do on projects are ceilings. How many times do our employees find themselves holding onto their hard hat so they can look up at their work? It has never really made sense that we don't do anything about it. Recently we worked with **Clark Construction** on the Rosslyn Central Place project. Clark was conducting a volunteer program with Kask to evaluate a new hard hat. It fit a person's head better than a traditional hard hat and it had a chin strap to make sure it stayed on the worker's head in the event of an accident. After trials of several types of hard hats this summer we made the decision to move away from



the traditional hard hat and into hats that are harnessed to the person's head. We have been working with two manufacturers to get hats that would meet our new criteria. We have come up with two styles that we feel will satisfy our needs moving forward. One of the hats is from JSP and the other is from Kask. After our safety meeting on April 20 we will be rolling out the new hats to our field personnel. The new hard hats are a significant investment in our employees. It is not something that is required, but what we think is the best thing we can do for our workers to keep them safe.

CONGRATULATIONS ARE IN ORDER By Michael Coakley

As many of you know, **Paul Gallagher** took an executive position with the company in 2014. We were pleased that he was willing to take on the expanded role of Vice President. Paul has been one of the finest members of our team and we are lucky to have had his talent for almost 25 years. What you may not know is that Paul also accepted a position on the Ceilings and Interior Systems Construction Association (CISCA) Board of Directors at the same time. CISCA is an organization that C J Coakley Co., Inc. has been associated with since the 1980's. Paul is now on the Executive Committee of the association and will become the President in June of this year. We have a long history with this association and are proud to be active members. He will be the third President of the association from our company. **Doug Ayers** was the President of CISCA in 1990 and **Michael Coakley** served as President in 2005. We know Paul will do a fantastic job helping the association achieve its goals and we are very proud of his efforts.

This year we have won another WBC Craftsmanship Award for our plaster work at 1789 Massachusetts Avenue, the new home of the American Enterprise Institute. This building was originally built in 1917. The building was renovated to bring it up to the current code for electrical, mechanical, and elevator relocation. The owners kept the building true to its original finishes and put everything back in traditional plaster. It is a truly remarkable project. Our craftsmen were recognized at a special dinner at the Marriott Wardman Park Hotel on March 31. This project also received a Gold Award from CISCA in the Office - Over 50,000 Square Feet - East Region category. Congratulations to our craftsmen **Moises Hernandez, Orlando Rivera, Zandro Villarroel, Windzor Arebalo, and Carlos Escobar. Jorge Quezada** headed up our efforts for the job, and was instrumental to its success. **Oscar Guevara** took on the project management role. Thanks to everyone for a fantastic effort!



Orlando Rivera, Windzor Arebalo, Carlos Escobar, Zandro Villarroel, Jorge Quezada, Michael Coakley, Doug Roach, Cesar Cisnado, Javier Henriquez, Oscar Guevara

Our IMF renovation project received a Gold Award from CISCA in the category of Civic - Over 50,000 SF - East Region. The IMF project is a multiyear renovation of the IMF Headquarters complex. There are many unique features to the building. One of the most interesting features is that most of the ceilings are made up of 50" x 50" custom ceiling panels installed in the building's concrete waffle slab openings. We also renovated one atrium and added another one to the project. Every area in the building seems to have its own one of a kind finish. It is definitely one of the most complex projects that our company has built. Thanks to **Frank Cannon** and his team including **Dave Urban, Tony Cassette, Tommy Berrios, and David Ventura.** You guys have turned in a tremendous effort. Six more floors to go!



Rick Sandor of Steel Ceilings Inc. with the C. J. Coakley Co., Inc. team

Congratulations Paul!



In 2015 C. J. Coakley Co., Inc. won the **WBC Star Award for Technical Excellence** for our efforts on the plaster at the Virginia Theological Seminary Chapel. This is the award given to the craftsmen who demonstrate outstanding skills for work in their trade on a job that requires the highest degree of technical expertise. Congratulations to:
Limber Lazarte-Castro
Carlos Escobar
Merrill Poe
Orlando Rivera
Robert Turner
Landon Walker



C. J. COAKLEY CO., INC.

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ADDRESS CORRECTION
REQUESTED

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SAVE THE DATE



**SAFETY AND
EMPLOYEE
APPRECIATION
PICNIC**

**SEPTEMBER 23,
2017**

EMPLOYEES OF THE MONTH By Michael Coakley

We never have enough opportunities to thank the hardworking employees of our company. Year in and year out they install millions of dollars' worth of materials. That material goes up one piece at a time through the cold of winter and the heat of summer. We feel we have one of the strongest teams in the Washington DC metro area and have decided to thank some of the efforts of our workers through an Employee of the Month program. Each month our Foremen will recommend to our Superintendents employees that they feel have made outstanding contributions to our company's success. The Superintendents will meet each month and determine which two employees will be selected. The Employees of the Month will be recognized in this newsletter and at one tool box talk each month across the company. We appreciate all the hard work each employee puts forth to make the company successful, and we look forward to honoring those who will be selected for their efforts.

January 2017



Gabriel Estevez



Jimmis Cruz

February 2017



Lucas Torres



Isidro Diaz