



# THE INSIDE CORNER

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Consumer Finance Protection Bureau

### **General Contractor:**

Grunley Construction

### **Architect:**

RTKL Associates, Inc.

### **Estimator:**

Russell Crean

### **Project Manager:**

Deiby Castiblanco

### **Key Personnel:**

Pablo Flores

Guido Vallejos

Joe Carlisle

Michael Swearingen

Joaquin Villatoro

Jaime Bonilla

Jesse Carlisle

Jose Ortiz

David Ventura

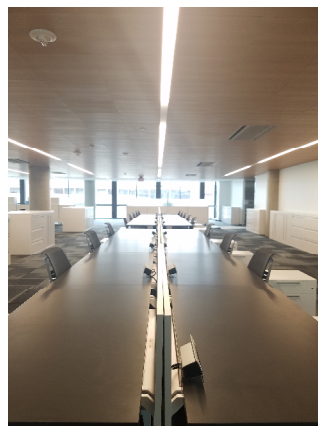
Cesar Cisnado

Javier Henriquez

## CONSUMER FINANCE PROTECTION BUREAU BY DEIBY CASTIBLANCO

Originally built in 1976, the CFPB Headquarters project is a renovation of an existing six story, 503,000 sf Federal office building. The floor slabs and some exterior façade was all that remained after demolition. Our job was to transform the interior back to a habitable, modern space. Renovation projects always prove to be complicated due to the imperfect nature of the original project drawings. The old 1976 design does not marry well to 2017/18 engineering advancements. This causes problems with tolerances and the project team had to react to a multitude of field issues.

Our scope included installation of new high end architectural finishes such as custom metal panel ceilings. The Owner had to be very cost conscious and this required the early involvement of our estimators to provide design alternatives. The ceiling system was an obvious choice due to the extensive quantities of ceiling finishes. The Owner required a wood look ceiling and through extensive value engineering this was accomplished. Our VP of Estimating, John Skeffington, remembers sifting through multiple manufacturers and options to get the Owner a ceiling worthy of the building. After submitting a variety of products for review, a perforated metal panel with a wood veneer finish by **Ceilings Plus** was finally chosen.



A priority for the design was a continuously uninterrupted modular ceiling. Full size essential and cutting these metal panels was not an option. To accommodate the patterning,

we used our CAD layout and engineering hardware to pre-layout the ceilings. Prior to walking onsite, we had the engineering in place. Subsequent to this, the partitions were laid out so that the interface of walls and ceilings were precise. When the layout alignments are taken into conjunction with 1976 floor slabs, dimension control was paramount. The end result was as intended. A round of applause goes to our layout engineers who made this ceiling a success.

Due to unforeseen issues, the project was delayed,

but the completion date was not extended. The Owner had hard transition dates and under



the careful direction of **Grunley**, the dates were met. To help expedite the project schedule, we provided pre-fabricated engineered drywall panels. These were used in ceiling locations. As well as providing a schedule benefit, they are dimensionally precise and look sharp.

C. J. Coakley started work at this site in March of 2016 with foreman **Pablo Flores** supervising, and leading construction of perimeter walls. In November 2016 we brought one of our more experienced individuals in specialty ceilings to the site, **Joe Carlisle**. Joe successfully finished all metal ceilings, acoustical ceilings and transitions on floors 2-6 before leaving for another project. Currently **Guido Vallejos** is in charge of all ongoing work in the basement, and the childcare center, and will be the one closing our cycle at CFPB.

CFPB was a challenge and required our best and brightest to make it a success. Congratulations to all involved!

## C.J. COAKLEY AWARD OF EXCELLENCE BY MICHAEL COAKLEY

### Past Recipients

Karin Krothe  
 Ron Wahl  
 Ovila Paquet  
 Paul Gallagher  
 Gene Mayausky  
 Jim Bowman  
 John Skeffington  
 Randy Poe  
 Doug Roach  
 Thomas Hurlock  
 Frank Cannon  
 Joey Seal  
 Carolyn Slocum

The Award of Excellence was created to honor employees who share Cornelius J. Coakley's passion for excellence in construction. It is awarded to employees who show hard work and commitment to our company, that exemplify the qualities that our father embodied. The award is an acknowledgement of people who are role models for others in our company. We have been very fortunate to have some of the finest people in the greater Washington D.C. area working on our team. They have helped make us a strong and successful company.

The list of recipients is pretty impressive, but when you think about the people who helped make our company what it is today, there is definitely one name missing. This year's winner is Doug Ayers. Of all the people in the company who embody our father's love of construction, Doug Ayers is one of the most deserving members of our staff ever to receive this award. For 47

years we have been able to count on Doug for anything that was required. He took the helm of the company when our father became ill and passed away, and guided the business until Liam and I were ready to lead. We have been very fortunate to have his services for all these years and we hope to continue to have his guidance in the years to come.

Congratulations Doug - it is long overdue.



## EMPLOYEES OF THE MONTH



**Congratulations!**

Each month our Foremen recommend to our Superintendents employees they feel have made outstanding efforts that contribute to our company's success. The Employees of the Month are recognized in this newsletter and at one tool box talk each month across the company. We appreciate the hard work each employee puts forth to make the company successful, and we are proud to honor those who are selected.

### October



**Cristian Chavarria**  
 Carpenter  
 Apprentice



**Roberto Hernandez**  
 Carpenter  
 Apprentice

### November

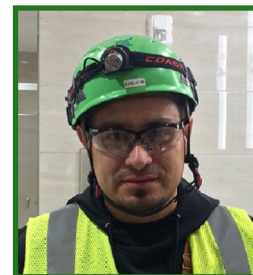


**Jose Rodriguez**  
 Finisher



**Jesse Carlisle**  
 Carpenter

### December



**Nelson Argueta**  
 Carpenter



**Windzor Arebalo**  
 Plasterer

**A person who feels appreciated will always do more than what is expected.**



## GIVING BACK BY DOUG AYERS AND MARIA COAKLEY DAVID

C. J. Coakley Co., Inc. was the 2017 Silver Horseshoe Sponsor for the Kenneth R. Ayers Memorial Foundation Golden Horseshoe Classic. Kenny Ayers, brother of Doug Ayers, current Chief Operating Office of the company, was a long-time employee of Dominion Applicators, a former Coakley family business. Kenny died in May of 2006 of pancreatic cancer and the foundation was established in September of that year. Since its inception the foundation has funded several specific interests, but the central focus of the foundation was to provide an engineering scholarship at Virginia Tech. The goal was successfully achieved after several years of fundraising and has already awarded four scholarships to engineering students.

In 2014 **Maria Coakley David** current CEO and CFO along with her husband **Jim David** co-founded a charity gala known as **DC's Dancing Stars Gala**. This Black-Tie Gala is modeled after the hit ABC TV show *Dancing with the Stars*. Local celebrities and corporate executives are paired with professional ballroom dance instructors who compete to win a Mirror Ball Trophy and a cash award for the charity of their choice. Celebrity dancers, emcees and judges have included some amazing talent such as: ABC's *The Bachelor* **Dr. Andy Baldwin** and **Chris Bukowski**, NFL veterans **Charles Mann**, **John Booty**, **Doc Walker**, **Chris Cooley**, **Clinton Portis** and **Gary Clark**, *Dancing with the Stars* cast members **Chelsie Hightower** and **Jonathan Roberts**, former White House Press Secretary **Sean Spicer**, The Washington Ballet's Artistic Director **Julie Kent**, Miss USA 2016 **Deshauna Barber** and TV Journalists, **Laura Evans**, **Kevin McCarthy**, **Larry Miller**, **Andrea Roane**, **Jummy Olabanji**, **Mike Hydeck**, **Mikea Turner** and **Markette Sheppard**.

Maria and Jim hosted the 4<sup>th</sup> Annual Gala this year on Veteran's Day at the Sheraton Tysons. This Annual Gala has resulted in many generous donations going directly to an outstanding list of charities. Some of those charities include: The Leukemia and Lymphoma Society, Marymount University Scholarships, Operation Renewed Hope Foundation, The Jennifer Bush-Lawson Foundation, and Code of Support Foundation. C. J. Coakley Co., Inc. has been the presenting sponsor for the Gala all four years and **Liam Coakley**, **Michael Coakley** and **Caroline Coakley** (Liam's wife) have served on the executive committee.



2017 Celebrity Dancers and Co-Chairs Maria and Jim David with Celebrity Judges Sean Spicer, Julie Kent and Chelsie Hightower as well as Emcees Charles Mann and Larry Miller.

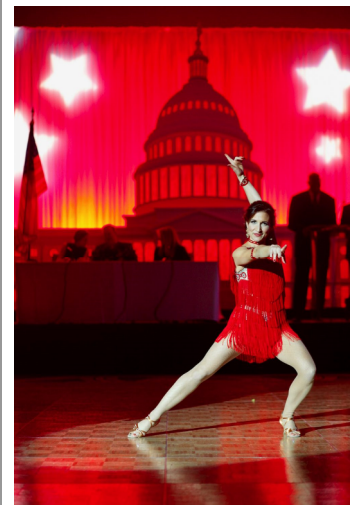
America, Seabee's Scholarship, Inova Hospital and the American Cancer Society's Prostate Awareness program.



Maria Coakley David and Jim David



Michael and Liam Coakley



Caroline Coakley

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Falls Church, VA 22042

ADDRESS CORRECTION  
REQUESTED

This newsletter is published by the management of C. J. Coakley Co., Inc. to inform our employees about important developments in our company. We reserve the sole discretion to exercise editorial control over this publication and the contents should not be reprinted without our permission.

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## EMPLOYEE NEWS AND RECOGNITION

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In December the following employees received recognition for their years of service:

- 05 Years** - Santos Bermudez, Martin Brown, Clarence Hutchinson, Teodolinda Martinez, Jorge Molina, Reynaldo Navarro, Luis Perez, Rudy Realegeno, Fausto Romero Villatoro, Sergio Santiesteban, James Smith, Orlando Turcios
- 10 Years** - Santiago Soto, Michael Swearingen, Landon Walker, Miguel Neri Rivera
- 15 Years** - Jesse Carlisle, David Jordan
- 20 Years** - James Coakley
- 25 Years** - Michael Coakley, Sigfredo Del Cid, Paul Gallagher
- 35 Years** - Jim Bowman, Frank Cannon
- 45 Years** - Douglas Roach

### Cornelius J. Coakley Award of Excellence - Douglas Ayers

Welcome to our new employees! Our newest Project Manager is **Kerry Burch**. **Elaine Doody** has joined the office staff as a Market Research Analyst and **Lisa Wu** is our Contract and Client Development Manager.

**SAVE THE DATE**

**CJC  
ANNUAL SAFETY  
& EMPLOYEE  
APPRECIATION  
PICNIC**

**OCTOBER 20,  
2018**

