

# HIMES HIGHLIGHTS

HAPPY NEW YEAR 2024

With the new year, we would like to reflect on all we are grateful for, like our partnership with our clients and project teams. We appreciate working with each of you and hope that the coming year brings you happiness and success



*Himes Holiday Employee Celebration*

# EMPLOYEE UPDATES



## ALLIE LEMBERGER WELCOME TO THE TEAM!

Allie recently joined the Himes Team as a Project Manager with experience specializing in Healthcare, Senior Living, Education, and TI. Most recently, she has managed hospital and ambulatory construction projects to electrical installations for a start-up across the country. Allie's alma mater is the University of Maryland and she enjoys cheering on the Terps on gamedays! In her spare time, Allie loves to travel, try new restaurants in DC with her friends, go to f45 class, and hang out with her two labradoodles.



## KIRK BOWERS ONE YEAR ANNIVERSARY

**Is there anything, good or bad, that you didn't expect that you've experienced your first year at Himes?**

I absolutely cherish and appreciate the togetherness the team has from top to bottom. My voice is heard and my opinion(s) matter. It feels right.

**What were some of the challenges you had in the first year with Himes?**

Learning how a client operates and how to navigate the multiple stakeholders involved in the various projects that I get to work in. It has been a fun challenge to be part of and learning different aspects of Project Management done with the Himes way. Very appreciative of the BGE/Exelon Team that I get to work with day-in-day-out.

**What are you looking forward to over the next year?**

Continued growth individually but most importantly making sure I help our clients achieve their goals on time, under budget, best quality possible and safely.

**After your year with Himes, what have you learned about your team, clients, and the projects you've lead?**

Team: GSD is a culture that exuberates all over the team. The team genuinely cares about the clients we get to serve. There is integrity and a true sense of pride in upholding the Himes values. Solution-oriented professionals.

Client: They trust Himes and the professionalism that they can count on. A very direct line of communication whether the news is bad or good. Relations matter and they value those.

Projects: Multifaceted with each one imposing its own challenges - fun, complex but very much desired for the end user. Makes one to always have the creative and thinking cap on. Grateful to be able to part of the team to execute these projects.



# WELLTOWER GAITHERSBURG



*Exterior Photo of the Welltower Senior Living Community in Gaithersburg, MD*

The Himes team recently helped to complete a Welltower Senior Living project in Gaithersburg, MD. This building began construction at the end of 2021 and was completed at the end of 2023.

This project is approximately 538,000 square feet and is comprised of 2 levels of structured parking and 7 stories of Independent Living units and commons areas. In a separate wing of the building are 5 stories of Assisted Living and Memory Care, each with supporting common areas and service spaces. This project includes a total of 296 units that includes 184 independent living units, 89 assisted living units and 23 AL+/Memory Care units.

The unit layouts include Studios, One, Two, and Three Bedroom units. A total of 241 parking spaces are provided. The garage parking also includes EV charging capabilities for fuel efficient vehicles.

The community also contains commercial kitchen, bar/lounge, dining room, fitness room, indoor pool, salon, management offices, family room, commercial laundry, resident storage, and community rooms. The structure will be constructed of reinforced concrete with post tension floor slabs. The exterior façade of the building consists of veneer masonry and EIFS clad walls with various roofing systems including TPO, PVC and EPDM.



*View of a Senior Living Apartment Under Construction*



*Aerial View of the Community*



# BGE – GAS & ELECTRIC BUILDING



*Cafeteria at GEB*



*Cafeteria/Pantry area at GEB*

The Himes Team has partnered with BGE for many years and has been the Project Manager of Choice since 2017 on every floor of the Gas and Electric Building as well as a number of infrastructure projects. These projects are nearing completion as of the end of 2023.

We are thrilled to share the successful completion of a monumental construction project that has transformed our headquarters into a state-of-the-art facility, exemplifying innovation and functionality. Over the past few years, our dedicated team, led by Chris Kelly, has meticulously orchestrated the redevelopment of the 16-story building, encompassing a staggering 180,000 square feet.

The project, spanning from 2017 to the present, involved a comprehensive overhaul of every aspect of the structure. The endeavor included a full gut and tenant interior fit-outs, resulting in an entirely new and modern environment.



*Outdoor Terrace*



*Conferencing Room*



## BGE – GAS & ELECTRIC BUILDING



*Kitchenette on the 15th Floor*



*Phone Booth*



*15th Floor Innovation Area*

Despite the challenge of working within an occupied building, our team seamlessly executed a phased approach, addressing a couple of floors at a time to ensure minimal disruption.

Notably, the construction included the installation of all-new mechanical, electrical, and plumbing (MEP) systems, providing the building with cutting-edge infrastructure. The HVAC, boilers, and heating/cooling systems were entirely replaced to enhance efficiency and sustainability. Additionally, the project featured a complete upgrade of furniture and fixtures, elevating the overall aesthetic and functionality of the workspace.

One of the highlights of this redevelopment is the addition of a cafeteria and outdoor terrace on the fourth floor, offering the on-site team a vibrant space to collaborate and unwind. The fifth floor features conferencing rooms and a fitness center.

Throughout the construction process, we were committed to maintaining operational continuity within this BGE site. A meticulous move management strategy was implemented, overseeing logistics and swing spaces to facilitate a smooth transition.

As we reflect on this construction journey, we are proud to have assisted in this large project over the last 6 years with an extremely successful outcome.