

A NEWSLETTER FOR DRYVIT DISTRIBUTORS AND CONTRACTORS

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## Dryvit Helps Deliver Positive Returns For New Technology Center. Massive project to help IRS modernize operations.

Talk about a potentially very taxing project. The Internal Revenue Service (IRS) needed to modernize their computer operations. A global information technology company was awarded the contract to help the IRS get the job done. But the company needed a new build-to-suit facility to consolidate and house the 1,200 employees who would be devoted to the massive project. They selected Maryland developer Vingarden & Associates to develop the new property in New Carrollton, Maryland.



In June 2001, after a customary groundbreaking ceremony, work soon began. Fast-forward approximately a year later and the project is nearing completion. The 12-story, 325,000 square foot Maryland Technology Center will soon be opened for

that has ever been done in the Washington DC metropolitan area. The fact that such a large building is going to be completed under such a tight schedule is a testament to the partnership and talent of all the parties involved," said Dale Serroka of Capitol Building Supply.

"The project is ahead of schedule," reported Ron Lamb, Chief Estimator for Gilford Corporation, the General Contractor. Mr. Lamb had high praise for Pillar Construction, the EIFS contractor. "Pillar is doing an excellent job. They are managing the job properly and staffing it with people with the right skills. For us, the decision to use EIFS came down to two simple reasons — time and money. The developer also loved the look afforded by the Ameristone finish. We've had a very positive experience with Dryvit and everyone involved in this project," said Mr. Lamb.

Gary Berman, Vingarden & Associates point person on the \$37 million project, agreed that time

and money were factors in the decision to use Dryvit. "As a developer, the sooner a project is done, the sooner you get the rent. In this case, the tenant has a contract with the IRS to modernize their operations; and they needed a building close to the IRS building in New Carrollton as soon as possible."

Mr. Berman said that the energy efficiency afforded by using EIFS over other cladding options was a big factor. He confirmed how impressed Vingarden was with the aesthetics achieved using Ameristone. "It is beautiful. Using EIFS allowed us to do a lot architecturally. It looks great and we have the benefit of a very energy-efficient building."

"We worked with a tight budget. Using Dryvit really accelerated our ability to deliver the building," said lead architect Tom Aylward of Stephen Aylward and Associates. "Because the building is located in a transit district development zone, the local planning officials had input on the final design. We got excellent

technical support from Dryvit. We had absolutely no problems, not even a hiccup, getting the building design approved."

"We originally were going to use precast concrete on the lower floors. But the owners liked the look of Ameristone". The savings we realized by using EIFS allowed us to upgrade

inches of granite at the bottom and the rest is Ameristone," added Mr. Aylward.

According to Bill Perry, Project Manager for Pillar Construction, the project's status is "Excellent. We are on a very tight schedule; and so far, we are a week or so ahead of schedule, which is great."