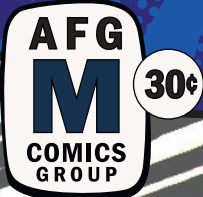


# SUPERHEROES OF AFG

18  
DEC

★ ★ ★ ★ ★  
APPROVED  
BY THE  
INTERNATIONAL  
MARKETING  
COUNCIL  
★ ★ ★ ★ ★



**INSIDE:**  
THE EARTH 616 TIMELINE OF  
**AFG GROUP**  
IN  
**2024!**

## POWERING UP FOR THE NEW YEAR

### AFG 2024 YEAR END RECAP

WHEN THE  
ENTIRE  
PROGRAM  
NEEDS TO  
BE MANAGED,  
YOU BETTER  
CALL IN  
AFG GROUP!



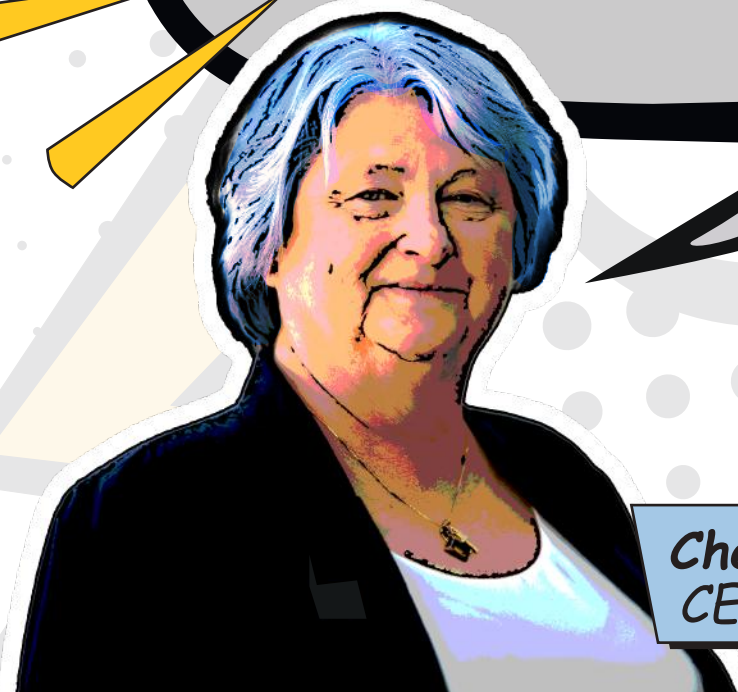
**MATT OVIATT**  
DIRECTOR OF STRATEGIC  
GROWTH AND DEVELOPMENT

★ ★ ★ ★ ★  
**SPECIAL  
EDITION**  
#1



**TO ALL THE SUPERHEROES  
WHO MAKE OUR MISSION  
POSSIBLE, THANK YOU.**

**WE COULDN'T CHANGE THE  
WORLD WITHOUT YOU.**



**Cheryl O'Connor**  
CEO

## PROJECT AWARDS

# AWARDS

**IN 2024, AFG'S TEAM OF  
SUPERHEROES EARNED  
11 INDUSTRY AWARDS!**

**CMAA-NATIONAL  
PROJECT OF THE YEAR**  
NPS Historic Sheriff's House

**CMAA-NCC  
PROJECT OF THE YEAR**  
GSA Andrew W. Mellon Auditorium

**CMAA-NY/NJ-CHAPTER  
PROJECT OF THE YEAR MERIT**  
NPS Castle Clinton National Monument

**smps**

**DC Post**  
1<sup>st</sup> Place, Special Events  
**National**  
Merit Award, Special  
Events

**zweig group**

**Marketing Excellence  
Award**  
3<sup>rd</sup> Place, Holiday

**BUILDING DESIGN  
+ CONSTRUCTION**

**#34**  
**TOP 90 CM FIRM**

**GSA  
CONSTRUCTION AWARDS**

**Honor in Craftsmanship & Merit  
in Capital Projects**  
Dwight D. Eisenhower Memorial

**Merit in Engaged Customer Project**  
James A. Bryne U.S. Courthouse  
Elevator Modernization

**Merit in Outstanding Subcontractor**  
Andrew W. Mellon  
Auditorium Restoration

**PENNSYLVANIA HISTORIC  
PRESERVATION AWARD**

**preservation**  
PENNSYLVANIA

**GSA Robert Nix Federal  
Building & U.S. Courthouse**

**AFG WAVE  
RUNNERS**



**\$2,318**

**TOWARDS  
SPECIAL OLYMPICS MARYLAND**

**FOR THE DC  
GOLF TOURNAMENT  
& OKTOBEEFEST**

**\$3,500  
DONATED**



**TO THE  
SEABEE  
FOUNDATION**

**AFG STEPPERS  
RAISED**



**\$1,750**

**FOR THE  
AMERICAN HEART ASSOCIATION**

**SAME/TEAM RIVER RUNNER  
KAYAKING POTLUCK  
RAISED**

**\$1,000**



**IN 2024, AFG SUPERHEROES DONATED**

**\$11,693**

**WOW!**

COMMUNITY OUTREACH



**HELENA HASSAN**  
as Team Lead  
&  
**EDOUARD MARTIN**  
as Designer

**LORENA ALVAREZ   KAI GOODRICH**  
**DAWN WALTERS   TONY LOPACKI**  
**CRAIG LEARY & WIFE**  
**JOHN NEWLIN & SON**  
**SALLY CLARK CAITY O'CONNOR**



## INDUSTRY LEADERSHIP

**JANUARY OPENING CEREMONY**  
with NSA & Arcadis



**JULY LEADERSHIP LESSONS**  
with Stephanie R. Frizzo, PE  
Deputy Base Civil Engineer USAF  
316th Civil Engineer Squadron



**MARCH BOOK REVIEW**  
"The Heart of Leadership"  
by Mark Miller



**SEPTEMBER NETWORKING NIGHT**  
with NSA & Arc Environmental



**OCTOBER TREE PLANTING**  
with Columbia Association  
Open Space team



**DAN VATANDOOST, CCM**

**SAME MD LMP 2024  
GRADUATE**



**NOVEMBER LEADERSHIP TALK**  
with Brig. Gen. John  
Lloyd, USACE North Atlantic  
Division Commander



Kai Goodrich, VP  
**CMAA NATIONAL  
LEGISLATIVE  
COMMITTEE &  
CMAA NCC  
PAST PRESIDENT**



AFG maintains Corporate &  
Individual Memberships with  
the following associations:

**SAME, CMAA,  
SMPS, APMP,  
FRPA, LA.IDEA DC,  
AIA, SHRM, IIDA**

**SAME SMALL BUSINESS  
COMMUNITY OF INTEREST, CHAIR**

**SAME EXECUTIVE COMMITTEE**

**SAME MARYLAND LEADERSHIP &  
MENTORING PROGRAM  
FACILITATOR**

**SMPS DC MENTORING  
PROGRAM**

Sally Clark,  
VP



Society of  
**SAME**  
American Military Engineers  
Hampton Roads Post  
**POST  
PRESIDENT**

John Crossen,  
Sr. Director



Elevate Marketing,  
BD & Marketing  
Cohort



**LA.IDEA**  
LATIN AMERICAN INTERIOR DESIGNERS ASSOCIATION  
**PAST CHAIR**

Lorena Alvarez,  
Construction Manager  
Madelaine Akers,  
Proposal Manager



## PROJECT UPDATES



## NPS HISTORIC SHERIFF'S HOUSE AT FIRST STATE NATIONAL HISTORICAL PARK - \$10.2M

As the CMAA, AFG oversaw the transformation of the historic Sheriff's House into a cutting-edge National Park Service visitor center, complete with museum-quality exhibits, holding cells, and office spaces. Like true pros, the team tackled everything from critical façade repairs, structural reinforcements, and systems upgrades, all led by our fearless CM leader, Tom Johnson.

With 360-Digital Twin scans, we presented an up-close look at the preservation magic that was in the works to our stakeholders.

The team's contributions were crucial to making this mission a success. Despite countless obstacles, the team crushed it in just 20 months—right in time for the First State National Historical Park launch.

And guess what? We didn't just finish— we won the CMAA Project of the Year Award for Government Construction under \$50M!

Incredible work, everyone!

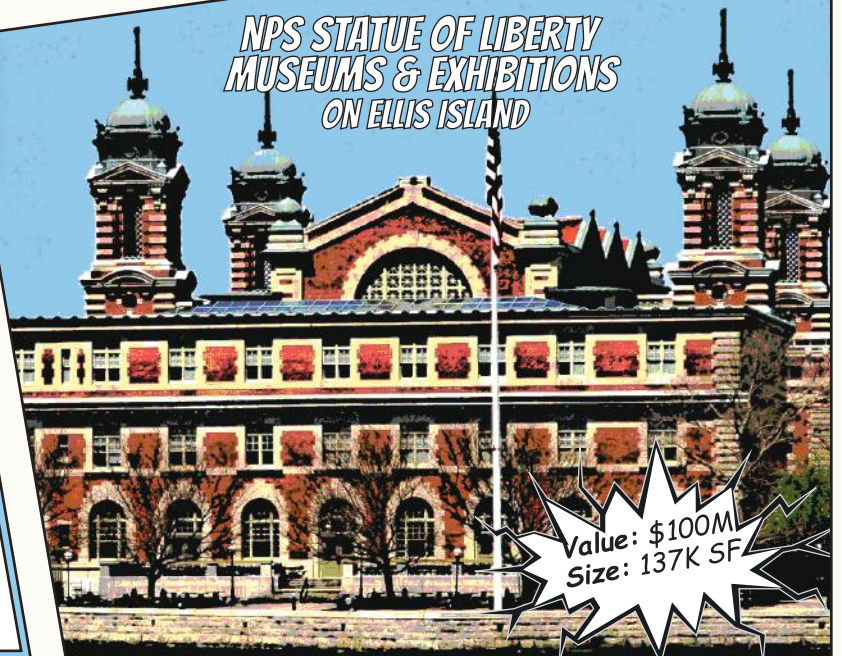


AFG secured the contract for an incredible undertaking: overseeing the revitalization of the Statue of Liberty Museums and Exhibitions on Ellis Island!

Our work includes managing the overhaul of 100,000 SF of exhibits, addition of new public spaces, creation of a temporary exhibit gallery, & making structural and accessibility upgrades to this 125-year-old iconic landmark—where over 12M immigrants passed through between 1892 & 1954.

Funded by the Statue of Liberty Ellis Island Foundation (SOLEIF), the 'Ellis Island Reimagined' project is being phased so most of the museum will continue to be open to the public during construction. Let's make history!

## NPS STATUE OF LIBERTY MUSEUMS & EXHIBITIONS ON ELLIS ISLAND



## DIVISION UPDATES

"I don't understand why AFG is not utilized on every project. Moving forward, I will be requesting your services on all projects."

Tony Lee, NIH PO



The HSI Division really hit its stride this year:

- Won the NIST CMA Services, Gaithersburg Campus BPA
- Won new work through A/E partners at NIH
- Recognized with NIH Director Awards on multiple projects where AFG provided QA Services
- Continued existing contracts at NIH, NIST, NCI, and the Census Bureau
- Gave back to the community during Tree Planting Event for Columbia, MD Association

DEPUTY DIRECTOR  
JEFF TAYLOR

PROJECT DIRECTOR  
DAN VATANDOOST

DIRECTOR  
MARCOS MIRANDA

## HEALTH, SCIENCE & INSTITUTIONS

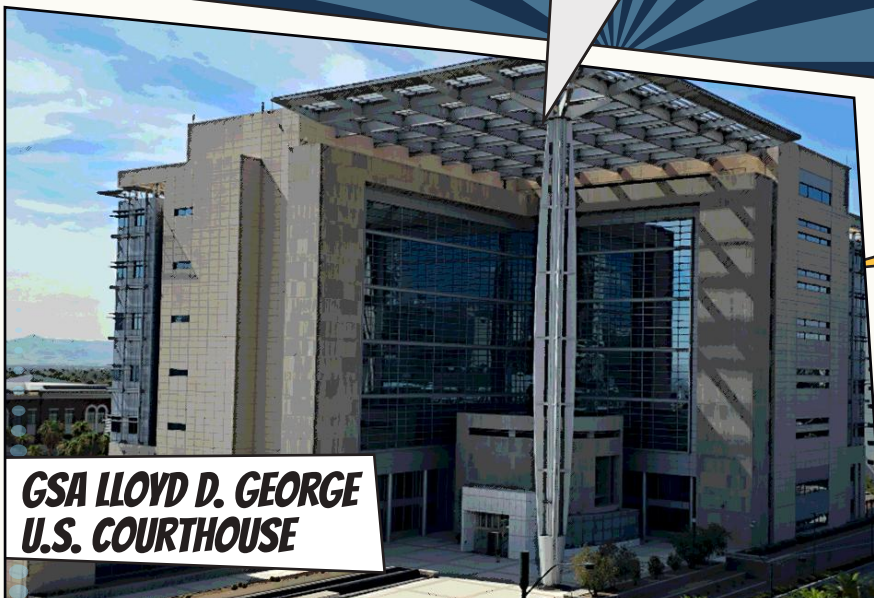


We're breaking into Las Vegas with AFG's first project in Nevada!

The GSA R9 LDG U.S. Courthouse First Impressions Project was awarded this fall, with AFG providing CM services for the renovations and consolidation.

## WE HAVE EXPERTISE IN

|                    |            |
|--------------------|------------|
| Architectural      | Plumbing   |
| Civil              | Electrical |
| Mechanical         | Elevators  |
| Water   Wastewater |            |



GSA LLOYD D. GEORGE  
U.S. COURTHOUSE

## DoD & SOUTHEAST

DoD DIRECTOR  
JOHN CROSSEN

SE DIRECTOR  
DEAN ROWELL

## DIVISION UPDATES

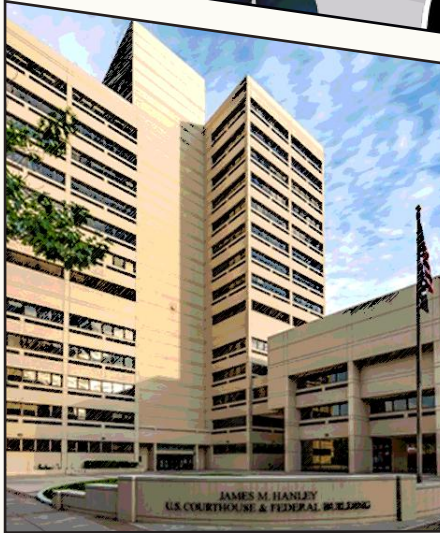
### NORTHEAST



**PROJECT DIRECTOR  
KELLY WILLIAMS**



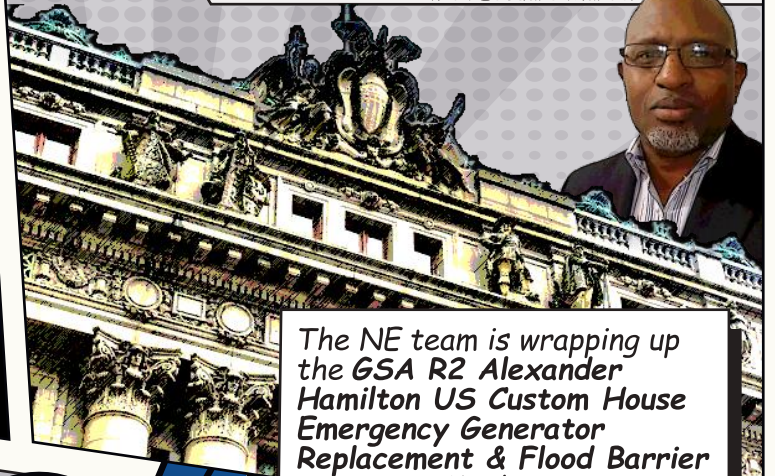
**DIRECTOR  
LEW AYERS**



**MEGA CONTRACT WINS**  
**OASIS<sup>+</sup>**  
**SB & WOSB**

### ALEXANDER HAMILTON CUSTOM HOUSE

with Edouard Martin

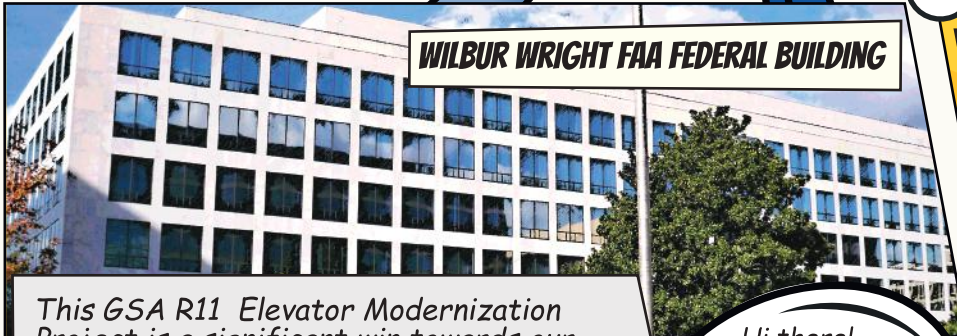


The NE team is wrapping up the GSA R2 Alexander Hamilton US Custom House Emergency Generator Replacement & Flood Barrier project in Manhattan.

Last year, AFG successfully completed interior renovations in the Custom House. We are proud of our team's ability to provide a great product and be invited back to keep improving GSA R2's federal buildings.

Great client relationships make for successful projects!

### WILBUR WRIGHT FAA FEDERAL BUILDING



This GSA R11 Elevator Modernization Project is a significant win towards our growing portfolio!

As the CMA, AFG will oversee the design & construction of 6 elevators that are critical to providing safe and reliable service to building occupants.

Hi there!  
I'm your friendly  
NPS Expert,  
**PETER SOLOR, CQM,  
PROJECT DIRECTOR**

### EXCEPTIONAL CPARS

for the GSA CMA 2024 Presidential Transition Team at the GSA HQ

- "Quality of services received was exceptional"
- "Met, and often exceeded, project quality goals and objectives"
- "Was extremely responsive"
- "Level of performance was very consistent over time"

### FEDERAL & MID ATLANTIC



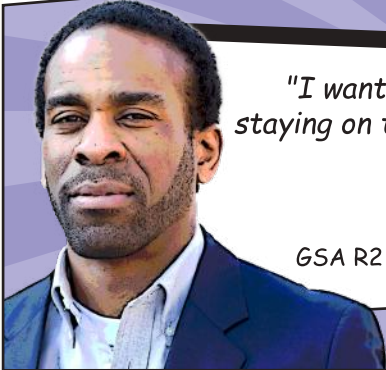
**DIRECTOR  
KAI GOODRICH**



### GSA HEADQUARTERS



# KUDOS



*"I wanted to thank you **Kelly Williams** for staying on top of things. You're doing a great job."*

**GSA R2 Turnstiles Replacement**  
Patty Robles-Uffre, Acting Branch Chief,  
GSA R2 Project Management Division - NJ/BQLI Branch

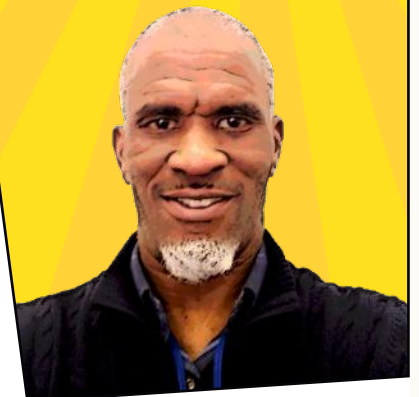
*"It was great working with **Bill Williams**, and you definitely satisfied SSA's needs and met my expectations, so I will definitely give "high marks" regarding this project!"*

*"Sr. Project Manager **Jeff Taylor** has led the team through difficult and complex construction issues while remaining fair to the construction contractor and with the Government's best interest at hand. AFG has been a great partner to the Government and would recommend them for similar and greater project requirements in the future."*

**Confidential Project, Confidential Location**  
Contract Specialist



**GSA Project Manager/Estimator**  
Professional Support Services for R4  
Rick Rederick,  
Support Services Specialist  
Social Security Administration



*"Please commend **Emanuel Pessima** for the Very Satisfied customer feedback on the Dublin, GA project. KUDOS to Emanuel overall."*

John E. Palmer I, Program Manager  
Program Management Office, OSE,  
GSA, PBS, Southeast Sunbelt R4

*"**Emanuel**, Great job on your Dublin Social Security Administration (SSA) project in keeping it on schedule!"*

Michelle Price, Branch Chief  
GSA PBS, Southeast Sunbelt R4 (4P)  
Leasing Division, Project Management  
Branch (4P1L1E)



# KUDOS

"I wanted to extend my appreciation for **Chris Slopka**'s outstanding efforts in maintaining seamless communication throughout our recent 7th-floor projects.

Chris's proactive approach to communicating potential issues, anticipating challenges, and providing timely solutions has been invaluable in ensuring that our building operates smoothly and that our tenants feel supported and valued. I wanted to recognize Chris specifically for his communication and care for the tenants in the building during this project."

GSA R2 Lee O'Brien  
Federal Building  
Jim Paige, Property Manager  
GSA Albany Office

"**Philip Brown** addressed GSA's Kahua Project Management Team today. KPMs from each region were in Atlanta and Philip, along with 3 other regional PMs, participated in a Q/A session. They shared their experiences with Kahua - good and challenging and with candidness and professionalism. Philip was the only panelist who attended the session in person. I am appreciative of Philip's continued support of Kahua and assisting the Southern Branch as well as his agreeing to take part in this panel."



Tamara Render-Johnson, Management Analyst  
GSA R4 - PBS | Atlanta Regional Field Office  
Office of Strategy and Engagement (4P5)

"Thanks, **Lorena Alvarez**,  
for your good reporting!"

Archana Bhasin, RA,  
FAC-P/PM III,  
FAC-COR III  
Project Officer, NIH



"Both **Philip Brown** and **Morris Gordon** have both done very good work at the Tuttle Courthouse."

Lisa Aveton  
GSA R4 - PBS | Atlanta  
Regional Field Office  
Southeast Sunbelt Region  
4P1SAB

"AFG has done a great job on this project, including assisting with the verification of all construction codes for the design and construction. AFG project manager, **Edouard Martin**, has consistently taken the lead in coordinating project team meetings, establishing, and managing agenda, facilitating full team input, and following up on issues.

Ed has established a leadership role that has led GSA and the Courts through identifying and resolving issues that range from strategic to technically detailed and has also done a great job establishing and maintaining the project Risk Matrix. I look forward to working with **Dean Rowell** and Ed on future GSA projects."

GSA PBS R7 Abernethy  
Federal Courthouse  
Carrie Haman, GSA  
Contracting Officer  
GSA PBS R7 AMD



## HR & OPERATIONS

**IMPORTANT**

# NEW HIRES

21

### MILESTONE ANNIVERSARIES



10 years



5 years



**HAPPY RETIREMENT**  
**FRED CLEMENTS**

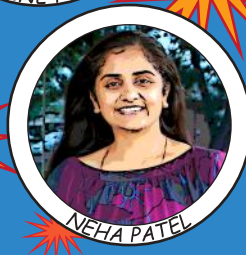
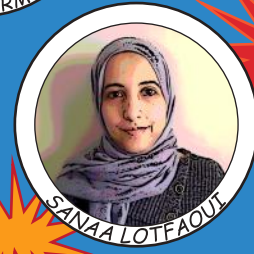
**PROMOTIONS**



# HR



DIRECTOR  
**THERESA BALINTFY-LEE**



Managed Deltek Vision PM/Contract Mgmt for new contract & change order mods

Established new projects under Deltek Vision Contract Management for updating overhead rates for projects, & tracking billing rates for changes of new option years

Provided pertinent invoice info/supporting docs daily

**450+**

purchase orders to vendors/subconsultants

**100+**

active accounts and projects

**800+**

accounts payable invoices from vendors

...and much, much, more!

# OPERATIONS

## MARKETING

Starring:

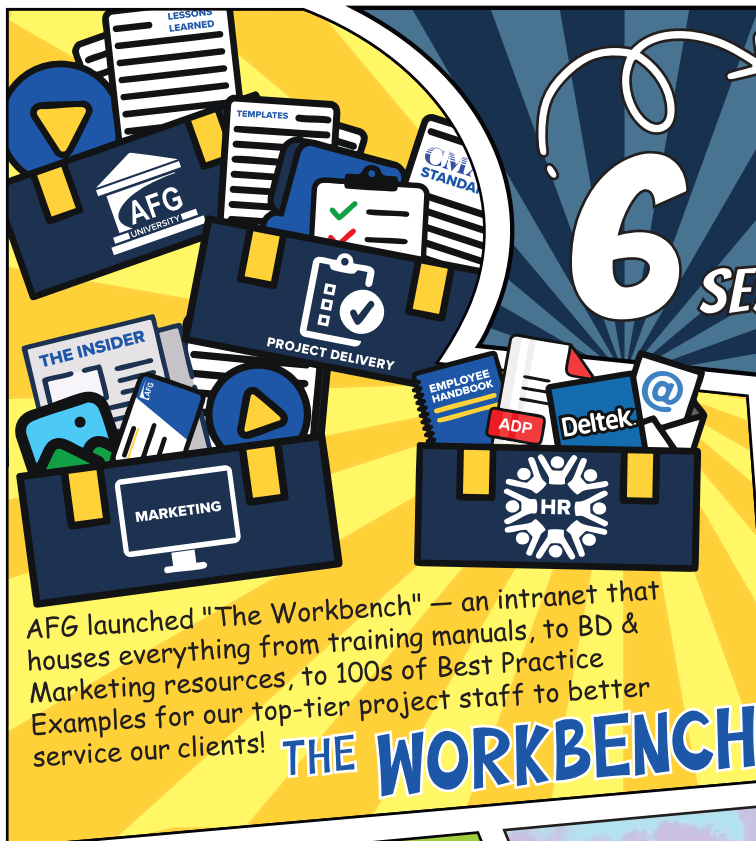
**MADELAINE AKERS**  
TARGET ACQUISITION

AND SPECIAL GUEST:

**HELENA HASSAN**

**CAITY O'CONNOR**  
COMMS

**DIRECTOR**  
**S. CLARK**



**6 SESSIONS**

**AFG UNIVERSITY**

**AFG ONLINE STORE NOW OPEN!**

**2 CMAA NATIONAL WEBINARS**

'Historic, Complex, Collaborative: NPS Castle Clinton National Monument Case Study'  
'Honoring 1776: NPS Independence National Historical Park's Chilled Water Plant'

AFG launched "The Workbench" — an intranet that houses everything from training manuals, to BD & Marketing resources, to 100s of Best Practice Examples for our top-tier project staff to better service our clients!

**THE WORKBENCH**

**1 OPEN HOUSE**  
**7 SPONSORSHIPS**  
**CMAA MEMBERSHIP FOR ALL**



## ABOUT AFG

AFG Group, Inc. is a woman-owned firm focused on multi-disciplined program, construction, and relocation management, with a national portfolio of work in healthcare, laboratories, courthouses, educational facilities, and government buildings.

With over 30 years of business acumen, AFG has earned a reputation for providing strong expertise, responsiveness, and project execution that helps owners navigate through complex design, procurement, construction, and activation processes.

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CAGE CODE | 1W3X8

GSA MAS SCHEDULE | 47QRAA20D009J

GSA OASIS+ SB | 47QRCA25DS138

GSA OASIS+ WOSB | 47QRCA24DW02

# Contact Us

[www.afgcm.com](http://www.afgcm.com)

[contact@afgcm.com](mailto:contact@afgcm.com)



# COMING UP...

FEBRUARY 1<sup>ST</sup>

THE 'AFG WAVE RUNNERS' ARE  
SHOWING UP TO SUPPORT

## THE 2025 MSP POLAR PLUNGE

BENEFITTING SPECIAL OLYMPICS MARYLAND



 **SANDY POINT  
STATE PARK**  
1100 E College Pkwy  
Annapolis, MD 21409



DONATE HERE

Join us for a  
good time &  
a good cause!

**TOM JOHNSON**  
CONSTRUCTION MANAGER

PLUNGE



MADE IN U.S.A. | AFG COMICS GROUP

