

# CLAIBORNE WILLIAMS

## PRINCIPAL



### PROFILE

Claiborne Williams has extensive development experience with government leased facilities, urban office, retail, apartment and condominium projects, having managed base building and tenant improvements for more than 2.5 million square feet of space in excess of \$600 million. Claiborne has the skills and knowledge to aptly manage any project, instill effective leadership for each development team and provide efficient communications necessary to deliver space to every client and/or user. His organizational aptitude and ability to solve problems allow him to manage multiple projects and tasks simultaneously while keeping all parties accurately informed and all projects moving forward toward successful completion.

A principal at FD Stonewater, Claiborne serves as the head of development and third party construction management. He is charged with establishing our development strategies, financially structuring our principal development transactions and managing the overall development and construction process for all company projects.

### DEVELOPMENT EXPERIENCE

#### DEPARTMENT OF HOMELAND SECURITY - U.S. COAST GUARD, CORPUS CHRISTI, TX

Claiborne is the development principal in charge for this 167,000-SF USCG Sector Headquarters build-to-suit facility. The project will consist of a hangar and maintenance shops, office space, support space, mission critical command facilities, data centers, berthing for ready crews, and amenities such as food service area, gymnasium and outdoor courtyard. The project will meet interagency security committee level 3 requirements and will achieve LEED Silver certification. It is expected to deliver in 2017.

#### FEDERAL BUREAU OF INVESTIGATION (FBI), ATLANTA, GA

FD Stonewater has been awarded a \$101 million, 20-year lease contract by the U.S. GSA for the development of a 151,000 SF build-to-suit facility for the FBI Atlanta Regional Field Office. Construction is underway and the project will be delivered in 2017. The project will earn LEED Silver certification.

#### GARRISON PORTFOLIO, RESTON, VA

FD Stonewater serves as the 3rd party construction manager for this 600,000 SF suburban Washington, DC portfolio. Claiborne has led the design, budgeting and build-out of approximately \$10 million of capital improvements, intelligently invested to reposition the assets, and has overseen more than 100,000 SF of tenant construction projects at the properties.

#### U.S. DEPARTMENT OF STATE (DOS), LORTON, VA

FD Stonewater delivered this mission critical, logistics facility for the DOS in 1st quarter 2013. This LEED-NC Silver, 112,500 SF office and warehouse provides support to the diplomatic readiness of DOS by meeting its overseas customers' needs through the timely delivery of high quality, best value goods. Claiborne, as the principal development lead, delivered the project on time and budget.

### PREVIOUS EXPERIENCE

#### Development Project Manager, Stonebridge Associates, Washington, DC 2003-2007

Claiborne served as a development project manager for Stonebridge Associates in Bethesda, Maryland, overseeing several mixed-use projects comprised of office, retail, apartments, hotels and grocery stores within the DC area.

#### Brokerage Associate, Ackerman & Company, Atlanta, GA 2000-2002

As a tenant representative, Claiborne advised clients with key real estate decisions such as site selection, property disposition, portfolio management, project management and lease negotiation. During his tenure, Claiborne represented an array of companies ranging from Fortune Five Hundred companies to start-ups across the southeast United States.

### EDUCATION

University of North Carolina at Chapel Hill, BA Industrial Relations

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## U.S. CUSTOMS AND BORDER PROTECTION (CBP), HOUSTON, TX

Claiborne was FD Stonewater's principal in charge of this highly-specialized build-to-suit forensics laboratory. The CBP Southwest Science Center was designed and constructed as an innovative, efficient, and contemporary laboratory facility that reflects the needs and objectives of the unique program it houses. This project was successfully completed in spring 2009.

## IMMIGRATION AND CUSTOMS ENFORCEMENT (ICE), MCALLEN, TX

FD Stonewater was awarded this lease with the GSA in April of 2011 and delivered the 24,063 SF LEED-CI Silver building in 1st quarter of 2012. This facility will serve as the ICE Office of Investigation, a critical part of the agency's mission due to its proximity to a highly-trafficked border crossing.

## U.S. CUSTOMS AND BORDER PROTECTION (CBP), MCALLEN, TX

As FD Stonewater's development principal in charge, Claiborne managed the successful delivery of this 68,000 RSF LEED-NC Silver build-to-suit border control station. Claiborne managed all elements of this challenging project, which included a high-tech Command Center, administrative office spaces, processing areas and multiple special-use areas, including a separate warehouse-vehicle maintenance facility. This 24/7, mission critical CBP facility delivered in 2009 and provides service and support for the numerous surrounding border stations across this region.

## U.S. DEPARTMENT OF ENERGY (DOE), MORGANTOWN, WV

Claiborne led FD Stonewater's development of this build-to-suit archival facility for the DOE Office of Legacy Management. Claiborne's role as the development principal in charge required meticulous involvement in order to complete this state-of-the-art NARA (National Archives and Records Administration) compliant office and storage complex. Claiborne closely managed the development process to ensure that the project design responded directly to the DOE's programmatic and mission goals and became the state's first "double gold" facility through obtaining both LEED CS & LEED CI Gold certification. The project was delivered in September of 2009.

## THE CHEVY CHASE CENTER, CHEVY CHASE, MD

Claiborne was the project manager for the Chase Center redevelopment, a project that transformed an existing 8-acre site consisting of a 98,000 SF office/retail building into a 300,000 SF mixed-use project, including Class A office space and neighborhood retail with more than 1,400 parking spaces. The speculative, 8-story, multi-tenant building design was modified after construction commencement to better suit the single user tenant that leased the space. The resulting changes included modifying many of the floor plate designs, creating a top-floor outdoor patio, redesigning the main lobby, and introducing a grand staircase between two of the upper floors. The 30-month construction schedule, totaling 850,000 square feet of development, was completed on time in 2006.

## THE COLLECTION AT THE CHEVY CHASE CENTER, CHEVY CHASE, MD

As the project manager, Claiborne oversaw the construction of two high-end retail and office buildings, known as The Collection at the Chevy Chase Center, totaling 112,000 square feet. Both buildings are constructed out of structural steel and allow the retail tenants to display individual facades along the street front. The north building (36,000 square feet) is a multi-tenant two-story luxury retail building. The south building (76,000 square feet) is a multi-tenant three-story luxury retail and office building. These buildings were completed on schedule in October 2005 after 22 months of construction.