

BEN DINEEN

VICE PRESIDENT OF DEVELOPMENT



PROFILE

Benjamin Dineen has extensive development and construction management experience with government leased facilities, federal facilities, data centers, and urban office having managed base buildings and tenant improvements for more than 1 million square feet totaling in excess of \$500 million.

Ben started his career with HITT Contracting, Inc., where he successfully supported and managed projects valued at more than \$300 million. At FD Stonewater, Ben both supports and leads third-party construction management engagements, investment property due diligence and principal development project management.

DEVELOPMENT EXPERIENCE

U.S. DEPARTMENT OF STATE (DOS) - FOREIGN SERVICES INSTITUTE, ARLINGTON, VA

Ben led the design and construction management of a 90,000-SF tenant fit-out for DOS. The facility takes up 8 stories of an existing building and serves as an education center that supports DOS's overseas mission. The key design features include 153 general classrooms, 128 offices, and a multi-purpose conference room. The project delivered on time and on budget.

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

Ben was a key member of the FD Stonewater development team that successfully 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.

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

Ben is serving as lead development project manager for this 167,000-SF USCG Sector Headquarters build-to-suit facility. The facility 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. The project is under construction and is scheduled to deliver in 2017.

PREVIOUS EXPERIENCE

Project Management, HITT Contracting, Inc., Washington, DC 2007 - 2011

Ben served in many different project management, estimating, and field supervision roles during his time at HITT Contracting. Also, during college Ben served as a field superintendent and project manager for a heavy timber construction company.

EDUCATION

North Carolina State University, BS Management

CERTIFICATIONS

LEED AP - BC+D

Design Build Institute of America, Associate

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U.S. DEPARTMENT OF STATE (DOS), DENVER, CO

Ben was a Project Manager for this LEED Silver Design/Build project that encompasses a 120,000-SF Tier III data center with 11 acres of site development and sub-station expansion. The facility will have an initial capacity of 2mw 12,000 SF of white space. The facility is scalable to 12mw and 24,000 SF of white space. The project contains conference rooms, office space, data center computer rooms and data center infrastructure support space. The building will support DOS' domestic and overseas administrative, diplomatic and consular missions.

2900 FAIRVIEW PARK, FALLS CHURCH, VA

Ben held a lead role on this Class A office build-to-suit with underground parking. The 4-story, 174,000-SF building earned LEED Silver certification. The structure is cast-in-place concrete with precast, punched windows and a curtain wall for the building envelope.

GARRISON PORTFOLIO, RESTON, VA

Ben is the Project Manager for FD Stonewater serving as the third-party construction manager for this 600,000-SF suburban Washington, DC portfolio. Ben 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.

IMMIGRATION AND CUSTOMS ENFORCEMENT (ICE), MCALLEN, TX

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

SPECIAL PROJECT, DULLES, VA

Ben was a key member of the FD Stonewater development team on the first phase of a 57-acre campus, the project comprises a 418,000-SF office building and tenant fit-out with 370,000 SF of raised access floor area, a 34,000-SF central plant with 13.2 Kv power substation, four 2.8 meg gensets day one, two 2,500 Kva UPS day one, a 5,000-ton chilling tower and chilled water storage.

1255 22ND ST NW, WASHINGTON, DC

Ben has led and assisted in the physical repositioning of this nearly 30-year old asset back to Class A condition. Through collaboration with FD Stonewater's leasing and marketing team, he is overseeing nearly \$5 million of capital improvements including a new building entry and lobby, the recapturing of dated arcades/balconies into finished leasable office areas, a new base building HVAC system and fully renovated elevators and restrooms.

U.S. ARMY RESERVE, DENVER, CO

Ben oversaw the development of this 10,000-SF maintenance and logistics center with 4 acres of site development.

ONE NORTH STATE, CHICAGO, IL

Ben served as lead development and construction manager for this 523,000-SF historic office building located in the heart of Chicago's East Loop. FD Stonewater was tasked with repositioning the building to meet prospective tenant and market demands as well as executing specific building improvements to meet Chicago's Class L tax incentive ordinance. In all, the scope of work includes: lobby renovation, speculative suites, cooling tower and chiller replacement, new roof including 13,000 sf of green roof, HVAC controls upgrades, core restroom upgrades, and stairwell upgrades.

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.