



# ABC USERS SUMMIT

HEALTH CARE • INDUSTRIAL • MULTISITE

Hotel Crescent Court, Dallas | May 10-12, 2023

RESOURCE GUIDE  
**2023**



[userssummit.abc.org](https://userssummit.abc.org)





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## Welcome to the ABC Users Summit!



The ABC User Summit is now in its 10th year—a tribute to the value the event has delivered to both project owners and contractors over the years.

Since 2013, the Summit has evolved from being solely focused on the industrial market to now including health care and multisite owners and

contractors working in those segments. The topics have changed based on market conditions and the impact of a global pandemic, but the steadfast focus on collaboration and communication has remained a centerpiece of the Summit.

This year, the Summit has evolved again to create even greater synergy among owners and contractors, by bringing the groups together in an all-general session format to promote communication and collaboration across market segments to address similar challenges and learn from one another.

Thank you to the steering committee members for their leadership, and to the sponsors, presenters and moderators for sharing their time and talent.

I would also like to thank our attendees—contractors and users alike—for taking time out of your schedule to be here. We will make the most of your time here and look forward to another great event.

If you need anything while on site, please reach out to me or a member of the ABC National staff team.

Sincerely,

Kevin Sell, CVO  
United Group Services  
ABC Users Summit Chair

### ABC Users Summit Chair

Kevin Sell, *United Group Services*

### STEERING COMMITTEE

Peter Dumont, *AG&P Americas Inc.*

Byron Edgmon, *Sevan Multi-Site Solutions*

Tim Elmore, *Alkermes*

Steve Kuhn, *Sevan Multi-Site Solutions*

Ed Luckenbach, *Universal Industrial Gases*

Omar Maali, Ph.D., PMP, *University of Kansas*

Ryan Odendahl, *Kwest Group*

Joe Powell, *University Research Institute*

David Pugh, *Bradley, Arant, Boult Cummings LLP*

Tony Rader, *National Roofing Partners*

Barbara Wagner, *Clark Construction Group*

Lowell T. Woods Jr., *Taft Law*

### WI-FI INFO

**Network:** Hotel Crescent Ct Meetings

**Passcode:** ABCUsersSummit23

**Please feel free to contact ABC staff anytime.**

#### Madeleine Dashiell

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#### Betsy Strock

*Director of  
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- Rail Siding/Intermodal
- Clearing and ROW Maintenance
- Site Demolition
- Cathodic Protection





# Sessions

## Wednesday, May 10

5-6 p.m.

**Meet and Greet** *Garden Room Courtyard*

6 p.m.

**Dinner on Your Own**

## Thursday, May 11

9 a.m.-5 p.m.

**Registration Open** *Crescent Ballroom Foyer*

10:15-10:30 a.m.

**Welcome and ABC Update** *Crescent Ballroom*

**Speaker:** *Mike Bellaman, ABC National*

10:30 a.m.-12 p.m.

**Show Me the Money [Supply]** *Crescent Ballroom*

Soft landing? Something harder? Whither inflation? Get in-depth analysis of the major factors shaping economic outcomes, including central bank policymaking, worker attitudes, business confidence and geopolitics, plus a forecast for the year to come highlighting the major risks that economic stakeholders will likely encounter.

**Speaker:** *Anirban Basu, Ph.D., ABC Chief Economist*

12-12:30 p.m.

**Lunch** *Crescent Ballroom*

12:30-1:45 p.m.

**Riding the Rollercoaster of Inflation and Resource Constraints**  
*Crescent Ballroom*

Project budgets and schedules have become difficult to maintain, and the economic environment post-COVID-19 continues to challenge facility owners, project owners and contractors. A panel of experts will engage the audience in a discussion on the evolving business landscape, from lingering supply chain concerns and labor shortages to cost increases, inflationary forces and the impact of higher interest rates. Learn tried-and-true methods your peers are using to maintain financial sustainability and mitigate the impact of the current economic environment.

**Moderator:** *Pete Dumont, AG&P Americas Inc.*

**Panelists:** *Eric T. Burk, Covalus; Bill Egger, FMI Consulting; Stacy Ritchey, PPL Corp.; Jorge A. Vanegas, Ph.D., Texas A&M University*

1:45-2:15 p.m.

**Break**

2:15-3:30 p.m.

**Taking "Ownership" of Health and Safety** *Crescent Ballroom*

While users have arguably moved the needle to improve health and safety results across all disciplines of the construction industry, there are many opportunities for improvements to reduce safety-related accidents, save lives and achieve success. Newer program models show a remarkable margin of success when users set the tone for each job, mandate collaboration for a true 360-degree approach and ensure their contractor partners can effectively prevent and manage injury and illness. Learn how to get more successful project and contractor results, reduce your project risk and increase productivity.

**Moderator:** *Kevin Sell, United Group Services*

**Panelists:** *Tim Elmore, Alkermes; Paul Labriola, Nucor; Ed Luckenbach, Universal Industrial Gases; Dr. Rick McShane, Occucare; Jeff Mullins, Taft Law*

3:30-3:45 p.m.

**Break**

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# Sessions

## Thursday, May 11 (continued)

3:45-5 p.m.

### Project Delivery Methods: Why It Matters *Crescent Ballroom*

Learn the importance of project delivery method selection and how it can lead your capital project to success—or significant disruption. Explore the benefits and potential pitfalls of the various methods and learn how to select the one best suited for your project and organizational goals. Delivery methods addressed include:

- Traditional design-bid-build
- Construction management agency
- Construction management at risk
- Design-build
- Integrated project delivery
- Design assist

**Moderator:** Mark Kinnare, *Sevan Multi-Site Solutions*

**Panelists:** Jason Cantey, *Walmart*; Jim Gabriel, *MODLOGIQ*; Michael Herman, *Starbucks*; Ed Luckenbach, *Universal Industrial Gases*; Walt Massey, *Covalus*

6:15 p.m.

### General Reception *Crescent Club Main Bar*

7:15-9 p.m.

### Dinner *Crescent Ballroom*

Sponsored by



9-10 p.m.

### Post-Event Reception *Crescent Club Main Bar*

## Friday, May 12

7-8:15 a.m.

### Facility Condition Data Gathering for Effective Capital Budget Planning *Crescent Ballroom*

Attend this session to better understand the need for more thorough facility condition data and how to obtain that information. This panel will explore the importance of gathering and managing accurate facility conditions and as-built data for budgeting and planning capital improvement projects and programs. Learn how technology trends such as point cloud cameras, drones and artificial intelligence can aid in this effort.

**Moderator:** Byron Edgmon, *Sevan Multi-Site Solutions*

**Panelists:** Alex Bunda, *Southwire*; Ronald K. Bye, *Capital Planning Associates*; Andrew Dettmann, *At Home*; Jason Gray, *Sevan Multi-Site Solutions*; Cameron Wahl, *Balfour Beatty*

8:15-8:30 a.m.

Break

8:30-9:45 a.m.

### Got Design Issues? *Crescent Ballroom*

In the past, design parameters could safely be expected to remain relatively stable both during construction and throughout the operational life of a structure. That is no longer the case.

With supply chain challenges, unprecedented price volatility and severe workforce shortages wreaking havoc on the ability to predict project costs and schedules accurately, collaboration throughout the design process has never been more important to maintaining budgets and achieving project goals. Learn which tools and processes owners, designers and contractors are implementing to optimize project design, with an added emphasis on enhanced security—but in an inclusive environment—sustainability and increased building service life.

**Moderator:** Joe M. Powell, *University Research Institute*

**Panelists:** Rachel Knox, *AIA*, *ACHA*, *EDAC*, *LSSGB*, *LEED AP*, *HKS Inc.*; Roark R. Redwood, *AIA*, *NCARB*, *PMP*, *National Institute of Building Sciences*; Jae Shim, *Southwire*; Clayton Smith, *Children's Health System of Texas*



# Do More With ABC

Founded on the merit shop philosophy, Associated Builders and Contractors helps its more than 22,000 members develop people, win work and deliver work safely, ethically and profitably for the betterment of the communities in which ABC and its members work. From best-in-class safety programs to educational events, accreditation and award programs, ABC has the solutions for merit shop companies nationwide. [abc.org](https://abc.org).

## Measure, Strengthen and Build Your Safety Culture



ABC's STEP Safety Management program provides contractors and suppliers with a robust, no-cost framework for measuring safety data and benchmarking with peers in the industry to measure, strengthen and build their safety culture. Through a checklist comprised of key components proven to be effective at improving health and safety performance, the self-assessment tool helps participants identify real opportunities for scalable growth in their safety programs to lower their Total Recordable Incident Rates. [abc.org/step](https://abc.org/step)

## Commit to a Higher Standard as an Accredited Quality Contractor



The AQC credential provides national recognition to construction firms that demonstrate their commitment to corporate responsibility in quality, safety, craft and management education, talent management—including inclusion, diversity and equity—and community relations. Contractors that have earned STEP Gold, Platinum or Diamond and have been in business for more than three years are eligible to apply. [abc.org/aqc](https://abc.org/aqc)

## Stand Out as an ABC Top Performer



The annual Top Performers lists recognize ABC members' achievements in safety, quality, diversity and project excellence. ABC Top Performers enjoy broad recognition they can share with current and prospective clients, fellow contractors, employees, the media and the local community. Members who have earned the elite Accredited Quality Contractor credential and STEP Gold or higher are considered for Top Performers status. [abc.org/topperformers](https://abc.org/topperformers)

## Construction Management Competition

2024  
Construction  
Management  
Competition



The ABC Construction Management Competition is a hallmark competition that promotes careers in construction management. The competition is designed to challenge construction knowledge, organization, time management and presentation skills, giving the nation's top construction management students a glimpse into the real world of construction and an opportunity to showcase their talents. [abc.org/cmc](https://abc.org/cmc)

## National Student Chapter Network



The ABC National Student Chapter Network connects local ABC chapters to colleges and universities with construction-related degree programs, with the ultimate goal of building the construction management pipeline and mentoring future leaders of the construction industry. [abc.org/studentchapter](https://abc.org/studentchapter)

## National Craft Championships



ABC's annual National Craft Championships celebrates lifelong learning in the merit shop construction industry. Craft trainees from chapter and member education programs across the country compete for national recognition in more than a dozen crafts in an intense two-day event during ABC's annual convention. [abc.org/ncc](https://abc.org/ncc)

# Do More With ABC

## Construction Workforce Awards

### CONSTRUCTION WORKFORCE AWARDS

2024  
Craft  
Instructor  
of the Year

2024  
Craft  
Professional  
of the Year

2024  
Young  
Professional  
of the Year

Each year, ABC presents the Craft Instructor of the Year, Craft Professional of the Year and Young Professional of the Year. These individuals play critical roles in shaping the future of the construction industry by highlighting construction as a meaningful lifelong career, emphasizing safe work practices and expanding education opportunities. [abc.org/cwa](https://abc.org/cwa)

## Construction Executive

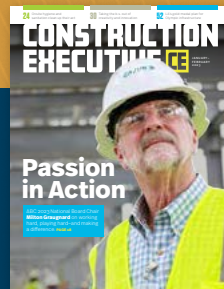
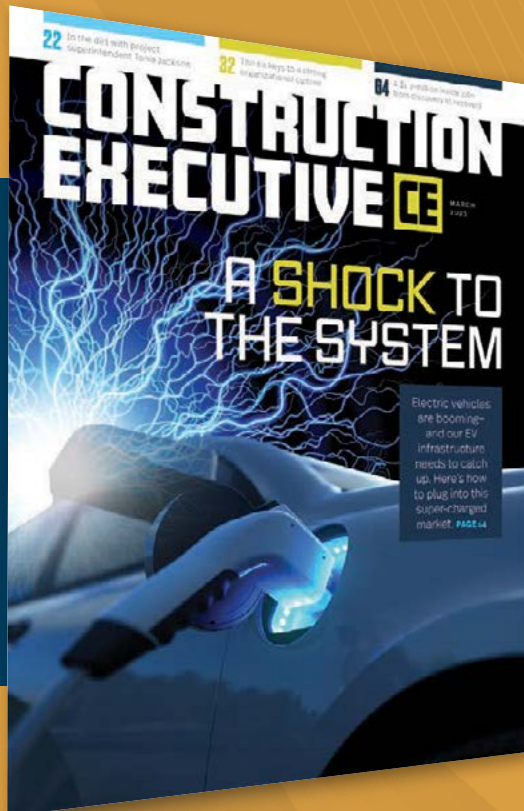
# CONSTRUCTION EXECUTIVE **CE**

ABC's award-winning magazine *Construction Executive* is the leading source for news, market developments and business issues affecting the construction industry. Designed to help readers run more profitable and productive businesses, each issue reaches more than 50,000 contractors and construction-related business owners. [constructionexec.com](https://constructionexec.com)

## Excellence in Construction® Awards

34<sup>th</sup>  
Annual  
National  
Excellence in  
Construction®  
Awards

ABC's National Excellence in Construction Awards recognize the industry's most innovative and high-quality construction projects across the nation, as well as firms that have demonstrated world-class safety and diversity excellence and the Contractor of the Year. Winning contractor firms are joined at an annual black-tie awards gala by their project team—owners, architects and engineers—to celebrate these prestigious achievements. [abc.org/eic](https://abc.org/eic)



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# Do More With ABC

## Peer Groups



ABC's peer groups give like-minded business owners an environment conducive to sharing ideas and discussing opportunities and challenges—all with the goal of improving their businesses. Peer groups consist of six to 10 ABC member companies within a trade or interest area and with similar annual revenues. Members in the same peer group do not operate in the same competitive market, which fosters trust and an open exchange of information. [abc.org/peergroups](http://abc.org/peergroups)

## Project Management Institute



The ABC Project Management Institute is a premier education and professional development opportunity for future project leaders. Developed by experienced contractors and Kirk Alter, a nationally recognized subject matter expert with decades of project management experience, this course is designed specifically to meet the needs of today's contractors. [abc.org/pmi](http://abc.org/pmi)

## The Voice of the Merit Shop



For more than 70 years, ABC has been the leading voice for the merit shop philosophy in construction, defending the principles of fair and open competition. The merit shop message is a philosophy that encourages open competition and free enterprise in the construction industry. ABC encourages its members to get involved with legislative, political and regulatory proposals that impact the construction industry and provides resources for members to better understand, support and voice opinions on legislation. ABC's Action app is an advanced advocacy tool that enables members to become a vital part of ABC's grassroots advocacy efforts and allows members to make their voice heard. [abc.org/politics-policy](http://abc.org/politics-policy)

## ABC Business Partners



ABC members receive special pricing and member-exclusive discounts on products and services from an extensive network of ABC business partners. Discounts may apply to both employers and employees. [abc.org/discounts](http://abc.org/discounts)

## ABC Tech Marketplace



ABC's Tech Marketplace partners provide construction technology and innovative digital solutions for ABC contractor members to advance and grow their technology strategies, offerings and abilities. These companies cover the areas of focus identified for contractor's needs and provide exclusive discounts for members. [abc.org/techmarketplace](http://abc.org/techmarketplace)

## ABC Strategic Partners—Your Allies in Success



ABC's strategic partners are hand-selected to help our members win and deliver work. Each of ABC's eight strategic partners contributes unique insights and valuable expertise on a variety of subjects and issues that affect our industry. Engage with the strategic partners and take advantage of the many ways they can improve your business and deliver value to your clients and employees. [abc.org/strategicpartners](http://abc.org/strategicpartners)

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# Meet the Speakers



**Anirban Basu** is chairman and CEO of Sage Policy Group Inc., an economic and policy consulting firm in Baltimore. He is chief economist for Associated Builders

and Contractors. The *Baltimore Business Journal* named him one of the region's 20 most powerful business leaders in 2010. His radio show can be heard weekdays on WYPR, 88.1 FM Baltimore. Basu teaches History of Economic Thought at Goucher College as Distinguished Economist in Residence.



**Alex Bunda** leads Southwire's Spark Innovation Center, positioned in the heart of Midtown Atlanta's Tech Square. During his time with Southwire, Bunda

has worked closely with executive stakeholders to develop, author and cascade the organization's strategic plan; been instrumental in acquisition and integration planning and execution; and frequently represents Southwire through innovation thought leadership at a variety of summits, conferences and panels.



**Eric Burk's** career spans more than 29 years. His experience in public-private partnerships, integrated project delivery, collaborative project delivery

and design-build delivery methods encompasses \$5 billion in projects. He champions providing real-time construction cost model updates for clients while implementing the tools of lean construction. In his role, Burk provides leadership, focusing on execution of early preconstruction and design management efforts, and in creating high-functioning, collaborative, project teams.



**Ronald Bye** is the founder and principal consultant for Capital Planning Associates. Prior to establishing Capital Planning

Associates, he was the global capital planning practice lead at Jones Lang LaSalle with full responsibility for developing the process, technology, methodologies and prioritization algorithms. He managed teams to provide capital project planning services to vet scope, budget and perform business case analysis for over 25 global clients with a combined annual capital spend in excess of \$5 billion.



**Jason Cantey** is director of design and project management at Walmart Realty. He has over 25 years of experience in real estate

development, project management and complex building and retail design. At Walmart, Cantey has been responsible for annual development and execution of new stores and fuel stations, hundreds of store remodels and the implementation of 10,000-plus strategic operational and merchandise initiatives.



**Andrew Dettmann** is senior director of design and construction for At Home Stores, leading the construction, design and development

teams. Dettmann has been a part of At Home since 2018 when he joined to help lead the ground-up development program. Since then, he's directly overseen the design and construction of over 100 of the 250 At Home stores across the country.



**Peter Dumont** is CEO of PrairieDog and chief innovation and digitalization officer and managing director for AG&P. He has 30 years of domestic and

international engineering and construction experience in developing and executing capital projects globally. Dumont has worked in all phases of delivery, from early planning through

detailed engineering, procurement, construction and maintenance on assets up to \$30 billion in capital cost.



**Byron Edgmon** is a multisite program and project delivery specialist focusing on portfolio-wide program solutions involving design, construction and

development expertise at Sevan Multi-Site Solutions. As vice president of operations, Edgmon works with corporate and retail real estate executives, entrepreneurs and franchise businesses. He brings innovation, process and management solutions with proven market success.



**Bill Egger** is a senior consultant with FMI, providing executive and thought leadership to help build high-performing leaders, teams and cultures.

With expertise in family-owned, publicly traded and private equity-backed companies, from 10 to 10,000 employees and from single-site to those with global operations in more than 20 countries, he has worked with many diverse companies, advising on leadership, corporate development, strategic planning and execution, mergers and acquisitions and process innovation.



**Tim Elmore** is director of project services for Alkermes Inc., a global pharmaceutical development and manufacturing company. He started

with Alkermes 20 years ago, after working in management roles for various engineering, procurement and construction firms. Elmore is accountable for the project portfolio management process, which includes responsibility for project strategization, contractor prequalification, construction management and associated environmental health safety and security.



# ABC'S ROADMAP TO **TOP PERFORMER** RECOGNITION



AQC is one of the most notable recognitions in the construction industry, signaling that your company excels in quality, safety, craft and management education, talent management—including inclusion, diversity and equity—and community relations.



3

Companies honored as ABC Top Performers enjoy broad recognition they can share with current and prospective clients, fellow contractors, employees, the media and the local community.

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STEP is a self-assessment of your company's commitment to safety, it is the foundation of all ABC programs that recognize companies that excel in safety.

[abc.org/topperformers](http://abc.org/topperformers)

# Meet the Speakers



**Jim Gabriel** has more than 30 years of modular construction and construction industry experience in diverse sectors, including health care, education, energy,

hospitality, government and retail. He is considered a visionary off-site construction leader with extensive sales and business development experience and a demonstrated history of developing high-performing teams and strong leaders.



**Jason Gray** is a project executive with Sevan Multi-Site Solutions. He brings 20 years of construction, design and management experience,

specializing in data and analytics. Gray focuses on innovation and performance excellence to develop solutions tailored to the individual needs of each client while striving to provide the most value to each project. He has been an integral part of the Surveys & Facility Assessments Line of Business development.



**Michael Herman** is director of construction, Central Division for Starbucks. He leads a team that manages construction across the 27 states in

the Central Division, covering new store builds and existing store renovations. Before joining Starbucks, Herman spent a decade with Walt Disney Imagineering, leading many construction efforts domestically and internationally. He has served on regional boards for Habitat for Humanity as well as the Lean Construction Institute.



**Mark Kinnare** is senior vice president of operations for Sevan Multi-Site Solutions. He is a multisite industry veteran, with over 25 years of leadership

experience in planning, development and construction in the retail, health care, restaurant and grocery sectors. At Sevan, Kinnare leads the real estate and development services line of business.



**Rachel Knox** is the pediatric practice leader and a partner at HKS. Her goal is to lighten the load of parents with hospitalized children by creating an

environment that is warm, welcoming and supports a sense of normalcy. Knox also understands the daily work life and stress of caregivers and strives to listen and incorporate their input throughout the process. Using lean planning and design techniques, she gains an understanding of each client's needs and translates that into an operationally efficient and positive physical environment.



**Paul Labriola** is safety manager of construction at Nucor Steel, a Fortune 100 company and North America's most diversified and sustainable steel

and steel products company. He has over 15 years of experience in the manufacturing and construction industry. Labriola holds a bachelor's degree from the University of Illinois at Urbana-Champaign, various certifications in occupational safety and has spent time serving on the VPPPA Region V board.



**Ed Luckenbach** is a project manager at Universal Industrial Gases (a subsidiary of Nucor Steel). He previously worked at Air Products and Chemicals and

was the manager of construction and commissioning. Luckenbach has spent more than 32 years in industrial gas plant engineering, design and construction, and his career includes project, construction and commissioning management. His passion is promoting craft health and safety, project leadership and

collaborating with contractors who wish to make projects successful.



**Walt Massey** is a founder and principal of COVALUS, a consulting firm that provides strategic planning and implementation services for building

owners. Prior to Covalus, Massey led the health care market sector for Balfour Beatty Construction and served as president of its consulting division. During his 30 years in the industry, Massey has led the planning or construction of more than 12 million square feet of institutional buildings valued at over \$10 billion.



**Dr. Ricky McShane** has been practicing occupational medicine for nearly 25 years. He is the owner and director of Occucare International, which

operates multiple occupational medicine clinics throughout Texas and provides a wide array of occupational medical services worldwide. McShane serves as the corporate medical director for many large construction-based corporations in North America as well as internationally.



**Jeff Mullins** practices in the areas of health care, construction and labor and employment law. He has spent more than 25 years building a successful practice

by providing private and public organizations with creative, practical and proactive advice on how to run a successful operation while complying with a myriad of complex legal requirements.



**Joe M. Powell** is executive director of the Institute for Healthcare Infrastructure Research, a program of the University Research Institute

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# Meet the Speakers

in Washington, D.C. A registered architect, Powell has spent his 40-year career researching the relationship between corporate strategy, human behavior and the built environment. He is the author of *The New Competitiveness in Design & Construction*.



**Roark Redwood** is senior vice president of technical and government solutions with the National Institute of Building Sciences. He is responsible

for overall performance by ensuring innovative execution and delivery of services and expanding new business development opportunities. Redwood is an architect, with 24 years of experience as a leader of diverse teams of professionals for a variety of clients and project types.



**Stacy Ritchey** is director of generation procurement & warehousing at the PPL Services Co. She has 18 years of utility industry experience, with a background

in budgeting and procurement for a multisite fleet of coal, natural gas, solar and hydroelectric generating facilities. Ritchey has experience in large capital construction projects and long-term operating, material and service agreements. Her focus is on aligning procurement strategies to meet business plan goals.



**Kevin Sell** is chief visionary officer of United Group Services, a Cincinnati industrial construction firm that works throughout the country. He

also provides corporate oversight for Elite Welding Academy, Core Crew, PMS and Innovative Mechanical Services. In addition, Sell serves as a U.S. Department of Labor special government employee.



**Jae Shim** is director of real estate at Southwire Co. He has over 20 years of experience in real estate, development and construction management

industry. In this role, he is responsible in leading Southwire's real estate strategy and managing the company's enterprisewide real estate portfolio. Prior to joining Southwire, Shim served as director of corporate real estate for XPO Logistics, senior real estate development project manager for W.W. Grainger Inc., project manager for Lendlease and project manager at Kenny Construction.



**Clayton Smith's** background includes 16 years of experience in health care facilities management as well as 10 years in construction

management and design. He currently is vice president of facilities operations for Children's Health System of Texas in Dallas. Smith is also a fellow in the American College of Healthcare Executives and a senior member of the American Society for Health Care Engineering.



**Jorge Vanegas, Ph.D.**, studied architecture in Colombia and civil and environmental engineering/ construction engineering and management at

Stanford University. He worked at Purdue University and Georgia Tech before joining Texas A&M University in 2006 as a professor in the College of Architecture. He then served as dean from 2008 to 2021. His scholarly activities focus on built environment sustainability in infrastructure and facilities and on advanced strategies, methods and tools for integrated delivery of capital projects.



As senior technology specialist for Balfour Beatty's buildings operations in Texas and Arizona, **Cameron Wahl** focuses on technologies that

add value to the company's teams, clients and industry partners. Wahl joined Balfour Beatty in 2020. As a recognized industry technology expert with a specialty in reality capture, he explores leading-edge tools like OpenSpace and cmBuilder. Wahl also serves on multiple industry advisory boards and as a frequent guest speaker and panelist.



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## **Children's Health**

Clark Construction Group

## **COVALUS**

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Hensel Phelps Construction Co.

HKS Inc.

## **ICM Inc.**

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## **LG&E and KU**

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MODLOGIQ

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National Roofing Partners

## **Nucor Steel Corp.**

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## **PPL Corp.**

RC Stevens Construction Co.

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## **Southwire Spark**

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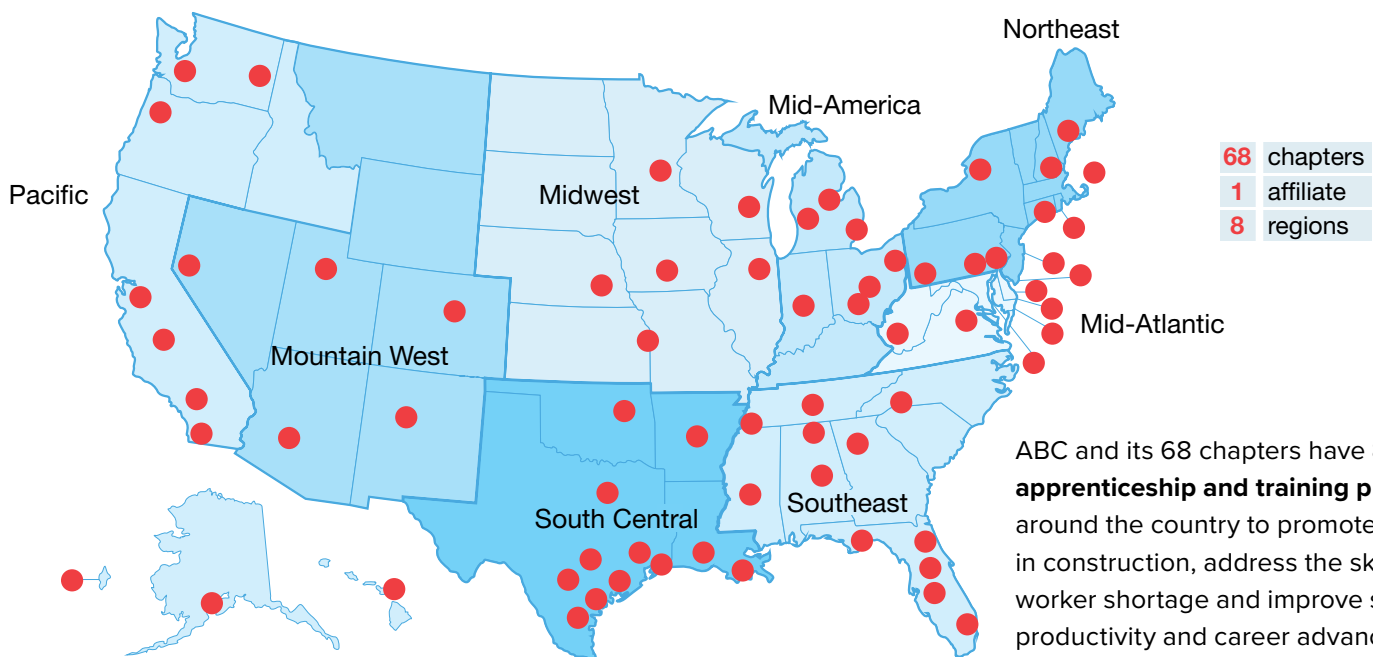
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