

APM

CLIENT

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GENERAL CONTRACTOR

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\$5.4 MILLION BUDGET

**9 MONTHS OF
CONSTRUCTION**

**75,000 SF
OFFICE BUILDING**

3.0-ACRE SITEWORK



1925 Isaac Newton Square Building E-2 Reston, Virginia

This project consisted of the demolition of an existing 45,000 SF building and the construction of a four-story class A office building of 75,000 SF and sitework for a 3.0-acre site at a total estimated cost of \$5.4 Million. The parcel is part of a thirty-year old office park that is planned for redevelopment; this building is the second of seven currently planned for redevelopment by Peter Lawrence of Virginia, Inc.



- APM organized the procurement of the site plan and managed the presentations and approvals of the Reston Architectural Review Board and the Zoning Permit from Fairfax County.
- APM coordinated the relocation of existing and the installation of new utilities in easements around the dozen mature trees that were required to be protected on the site. This work was successfully performed without unscheduled outages with the utility companies' cooperation.
- Since the existing building precluded complete and accurate geotechnical testing, APM established two separate bid scenarios for the foundation system in order to limit the Owner's exposure. Upon demolition of the existing building, additional geotechnical testing was performed to further refine the foundation design. APM negotiated the cost and schedule duration of revised foundation system with the general contractor to bring the project in on budget and on schedule.
- This project required construction within the occupied condition of the busy office park. APM was instrumental in developing the construction approach that allowed the construction and the other office park tenants to coexist.

As a result of the anticipated increased traffic flow into the Business Park, the construction of two new turn lanes was required. This requirement was made near the end of the site plan approval process. APM coordinated the design to satisfy VDOT's requirements for the turn lanes while protecting several mature trees required to be saved by the Fairfax County