

# APM

## CLIENT

REIT Management and Research  
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## ARCHITECT

Leo A. Daly  
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## GENERAL CONTRACTOR

James G. Davis Construction  
Mr. Jim Davis

**\$11.9 MILLION BUDGET**

**3 MONTHS OF CONSTRUCTION**

**350,000 SF OFFICE BUILDING**

**1.2-ACRE SITEWORK**



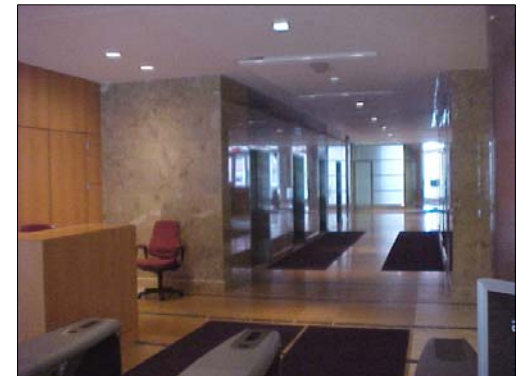
## 20 Massachusetts Avenue - Base Building Washington DC

This project consisted of the façade and core renovation of an existing 350,000 SF building and streetscape at a total construction cost of \$11.9 Million. A new curtainwall system was installed on the first two floors of the street frontage and on eight floors of the east side façade replacing the existing precast. The building's life safety systems were replaced and the elevators refurbished to meet the present day Code requirements. APM also oversaw the design and managed the procurement and construction process of approximately 300,000 SF of tenant improvements of this building.

- APM administered the bid process and preparation of the general contract that was approximately 14% under budget.
- APM was able to surmount potential delays related to the District of Columbia's protracted and cumbersome permitting process. Despite permit delays of ten weeks and other potential delays associated with the District's bureaucracy, the building renovation was on schedule to be completed in time for the projected tenant move-in date.
- The building is located in the District's Downtown Streetscape Zone requiring review and approval by the District's Streetscape Commission. In spite of the District revising the streetscape requirements mid-submission, APM managed the plan amendments and application resubmission leading to approval by the Streetscape Commission.
- More than half way through the project schedule, APM incorporated and managed the addition of \$250,000 of special change order work stipulated by the tenant, which was required to be completed in time for the projected tenant move-in date in advance of the building completion.



*20 Massachusetts Avenue Building Renovations*



*Building Interior: Reception Area*