

APM

CLIENT

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\$16.2 MILLION BUDGET

**14 MONTHS OF
CONSTRUCTION**

**310,000 SF
TENANT IMPROVEMENTS**



20 Massachusetts Avenue - Tenants Washington DC

APM managed the development of this 310,000 SF interior project that houses a branch of the Department of Justice. With the Government reacting to the 9/11 crisis, APM successfully managed not only an aggressive schedule, but a Government client that was adapting to the new role of Home Land Security. We completed the project on time despite that four weeks prior to completion, the tenant requested approximately \$670,000 in special security requirements be incorporated and completed simultaneously with construction. The design and construction was separated into five phases.

- Phase 1: This phase consisted of the design and construction of approximately 31,000 SF at a total construction cost of \$2.2 Million. The space included hard wall offices and SCIF spaces, file rooms, and computer facilities for the Department of Justice. Phase 1A included the design and construction of approximately 7,000 SF space at a total construction cost of \$0.96 Million. The space included a visitor center, security offices, guard stations, a locker room facility, and a computer room for the Department of Justice and U.S. Citizenship and Immigration Services.
- Phase 2: This phase consisted of the design and construction of approximately 108,000 SF at a total construction cost of \$5.4 Million for the Department of Justice and U.S. Citizenship and Immigration Services.
- Phase 3A and 3B: These two phases consisted of a total of 150,000 SF of tenant improvements at a total construction cost of \$6.3 Million.

