

APM

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\$15.5 MILLION BUDGET

**12 MONTHS OF
CONSTRUCTION**

**156,000 SF
OFFICE BUILDING**

8-ACRE SITEWORK



Dulles Gateway Center Office Building I

This project consisted of the construction of a six-story office building roughly 156,000 SF and sitework for an eight (8) acre site and limited off site work at a total estimated cost of \$15.5 Million. The parcel is part of an eleven (11) acre site planned for four buildings, three garages, and located on Route 28 in Fairfax, Virginia.

- APM managed the infrastructure development needed for future buildings during the initial phase of the project.
- APM was selected when design was 90% complete. APM organized the procurement of the site plan and implemented strategic design changes to improve the operation of the building and to reduce the construction budget.
- Despite the Washington area's wettest winter in years and considerable rock removal challenges, the project was on schedule for delivery and under budget.
- APM was commissioned to prepare master plan studies to develop the construction sequence and overall budget for this 600,000 SF development with an estimated cost of \$73 million.
- APM is involved in the development of the design for Phase II on this site.

