

APM

CLIENT

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ARCHITECT

Architecture Inc.
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GENERAL CONTRACTOR

Harvey-Cleary
Engineers & Builders
Mr. Bill McCloud
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\$3.88 MILLION BUDGET

**7 MONTHS OF
CONSTRUCTION**

**120,000 SF
OFFICE BUILDING**

15-ACRE SITEWORK



Southgate Chantilly, Virginia

This project consisted of the construction of a one-story 120,000 SF warehouse building, as well as the sitework for a fifteen (15) acre site at a total estimated cost of \$3.88 Million.

- 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 reduce the construction budget.
- As a result of geotechnical issues discovered during preconstruction, APM coordinated the design documents and drafted the General Contractor RFP to address the required geotechnical corrective action. In turn, this coordination provided the General Contractor with alternatives to implement the geotechnical corrective action, while limiting the Owner's exposure.
- APM's procurement process delivered a general contract approximately 10% under the budget.
- During construction, the gas company elected to inspect its existing high-pressure gas transmission pipeline that crossed the site prior to the pipeline being paved over. The gas company's excavation of their line completely cut off access through and around the site. APM negotiated a second access point to the site with Fairfax County and the adjacent property owner. Ultimately, APM was able to coordinate the gas company's work with the General Contractor's to minimize the impact to the construction schedule.

