

APM

CLIENT

Northern Virginia Association of Realtors®
Ms. Maggie Mueller-Tyler,
COO
703.207.3240

ARCHITECT

PSA Dewberry
Ms. JoAnna Pillis Legarreta,
Director - Real Estate Services
703.849.0318

GENERAL CONTRACTOR

L.F. Jennings, Inc.
Mr. Bob Rucks, President
(703) 241-1200

\$9 MILLION
CONSTRUCTION BUDGET

11 MONTHS OF CONSTRUCTION
48,438 GSF

LEED OBJECTIVE: REGISTERED
WITH THE CERTIFICATION GOAL
OF SILVER CORE & SHELL

OFFICE BUILDING,
UNDERGROUND GARAGE,
GREEN ROOF PLAZA



Northern Virginia Association of Realtors® Fairfax, VA

This registered LEED CS (core & shell) with a goal of Silver certification will be the new headquarters for Northern Virginia Association of Realtors®. NVAR has set very high sustainable objectives for this project as they feel it should be an example for their membership and a teaching tool to the public. Because of the zoning restrictions on height and set backs, daylighting and views were inhibited for the lower level spaces, but the loss of these sustainable amenities was offset by a large green roof plaza on either side of the building creating a park-like setting. This building has an exemplary open space ratio that links the nature preservation area adjacent to the site with the green roofs and a central plaza.

- This office building will offer 23,551 square feet across three floors of office space, as well as a 24,887 underground parking garage.
- Challenges: This project is to be built on a constrained site and is subject to a number of zoning and covenant conditions that make it challenging from design and cost effectiveness standpoints. APM developed effective methods for delivering this building without affecting ongoing operations of the compact occupied site, and while squeezing the building between a utility corridor and a sensitive preservation area. APM is managing the LEED Silver certification program for the core and shell with emphasis on return on investment for all sustainable applications.

- Status: Completed Summer 2010.

