



# HEADER

*Construction, Preconstruction, and Design-Build Excellence Since 1965*

Volume 38, Number 3

BALTIMORE / WASHINGTON / PHILADELPHIA

October 2011

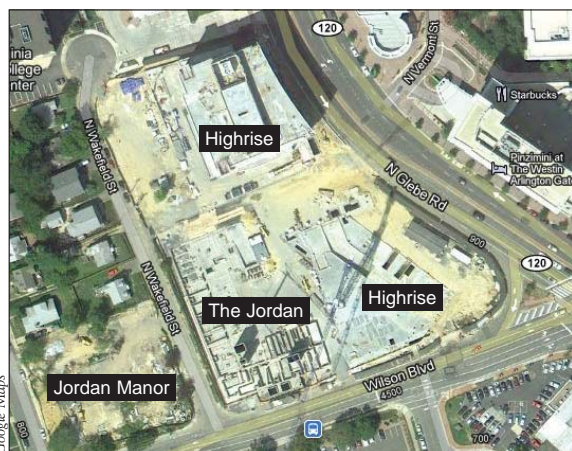
## Project Diversity

Commercial  
Mission Critical  
Mixed Use  
Multifamily  
Renovation  
Senior Living

By Russell Tipton, Project Engineer

Density is the mother of cooperation. The downtown Arlington, Virginia site for this 90-unit affordable housing building gave birth to extraordinarily cooperative relations and creative solutions during both the development and construction stages of this project.

AHC Inc., our client since 2005, was the owner of Jordan Manor, a 24-unit complex on the west side of N. Wakefield St. and Wilson Boulevard (across the street from The Jordan). AHC's original plan was to redevelop that property into a large multifamily building. At the same time, The JBG Companies had plans to build a highrise office building and a townhome development on the site of the used car dealership at the corner of Wilson Boulevard and N. Glebe Rd. Both projects were having difficulty receiving approval by Arlington County. The community residents were strictly opposed to the arrangement of the highrise, townhomes, and multifamily buildings being in



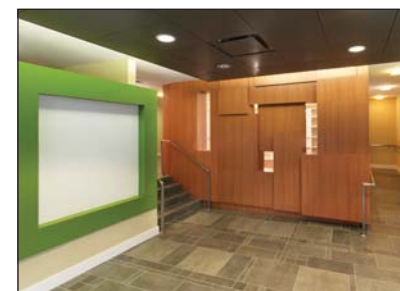
Placement of The Jordan on the same site as JBG's development was the key to the project moving forward.

that order. In an extraordinary act of creativity and cooperation, AHC and JBG worked out a land swap agreement that allowed AHC to build their multifamily building as part of JBG's development, and allowed JBG to use the site of the old Jordan Manor for the townhomes. This satisfied the community's desire for a physical step-down of the building heights. The addition of the 90 new affordable housing units to JBG's development plan helped secure the county's approval and push the project into becoming a reality.

Construction on The Jordan began on July 29, 2010. It was a unique start to a building of this kind, as the entire project is built on top of an existing three-story underground parking garage. The garage is shared with the two highrise office buildings being built on the same block by two other construction managers. The site access and staging were a challenge through-

# THE JORDAN

Owner: AHC Inc.  
Architect: Bonstra | Haresign Architects



Photography by Anice Hoachlander

out the project, as it is a zero lot line job surrounded by streets on three sides and one of the highrises on the fourth. Close coordination with the construction teams from the other two CMs was required on a daily basis, as all three buildings on the site shared one street for construction traffic access. To deal with the lack of access and staging space, Harkins employed a self-erecting tower crane through the vertical construction stages. This 140,000 pound crane was staged in the courtyard on top of the existing 12" reinforced concrete slab of the garage below. The crane required extensive additional shoring through all three levels of the underground garage.

The interior of the building has a compact yet elegant lobby and ample public spaces for the tenants. The building has also achieved Earthcraft certification, passing rigorous standards and testing for energy efficiency and air infiltration. Getting a building of this size to comply with the Earthcraft and Energy Star standards required some creative solutions. For example, the building's hot water system is a series of 10 large tankless gas water heaters that have been tied in tandem to operate as one energy-efficient system.

The building facade, in keeping with Arlington's stylish architecture, is made of an attractive and color coordinated blend of contrasting color bricks, cast stone, aluminum panels, and modern railings and canopies. The design and construction of the project's courtyard was one of the most exciting and challenging areas of the project. Harkins and the design team carefully coordinated the design of the construction details for the courtyard early on in the project and worked with the design firm, Bowman Consulting, to bring the courtyard drawings from conceptual stages to the detailed construction documents necessary to build it. The courtyard contains a splash park, winding colored concrete and stamped concrete sidewalks, a paver stone patio, colored concrete and colored ground face CMU walls with cast stone caps, an artificial turf area with a trellis, and a multitude of trees and landscaping beds, all supported by over 40,000 cubic feet of Geofoam. The courtyard, like the entire building, was built on top of the three-story underground parking garage, the top of which slopes more than two feet from one end of the building to the other. Blocks of Geofoam were used to raise the elevation of the courtyard by more than seven feet in some locations, thereby reducing the weight on the existing sub-structure. There are also extensive surface and subsurface drainage and waterproofing systems in the courtyard as it is essentially a very large green roof.

Access to the courtyard was extremely challenging. The courtyard is defined by the U-shaped building on three sides, and is

Continued page 14

Harkins team: Mike Ebrahimi, Jerry Smith, Tom Benson, Russell Tipton, Omar Black, Dave Griffin, Sam Hashemi, Jay Johnson, Reggie Hall, Colin Cook, Kyle Bowser, Lawrence Jones, Scott Mandichak, Anibal Salguero (Spanish Mike), Blake Loftus, Torie Wilson, Jan Rider, Leitie Cobb, Desi Snyder.

## Commercial

### BEECHTREE COMMUNITY RECREATION CENTER

Owner: Ryko Development  
Architect: Morris & Ritchie Associates  
**UNDER CONSTRUCTION**

Harkins has just started this community recreation center that will include a resident meeting area, office space, and exercise room. The center also includes a pool and pool house. Estimated completion: 5/12

Harkins team: Dave Borkowski, Ray Spradling, Steve Bell, Chuck McCann, Casey Hughes, Tracey Chapman, Michelle Wright, Tina Morris.



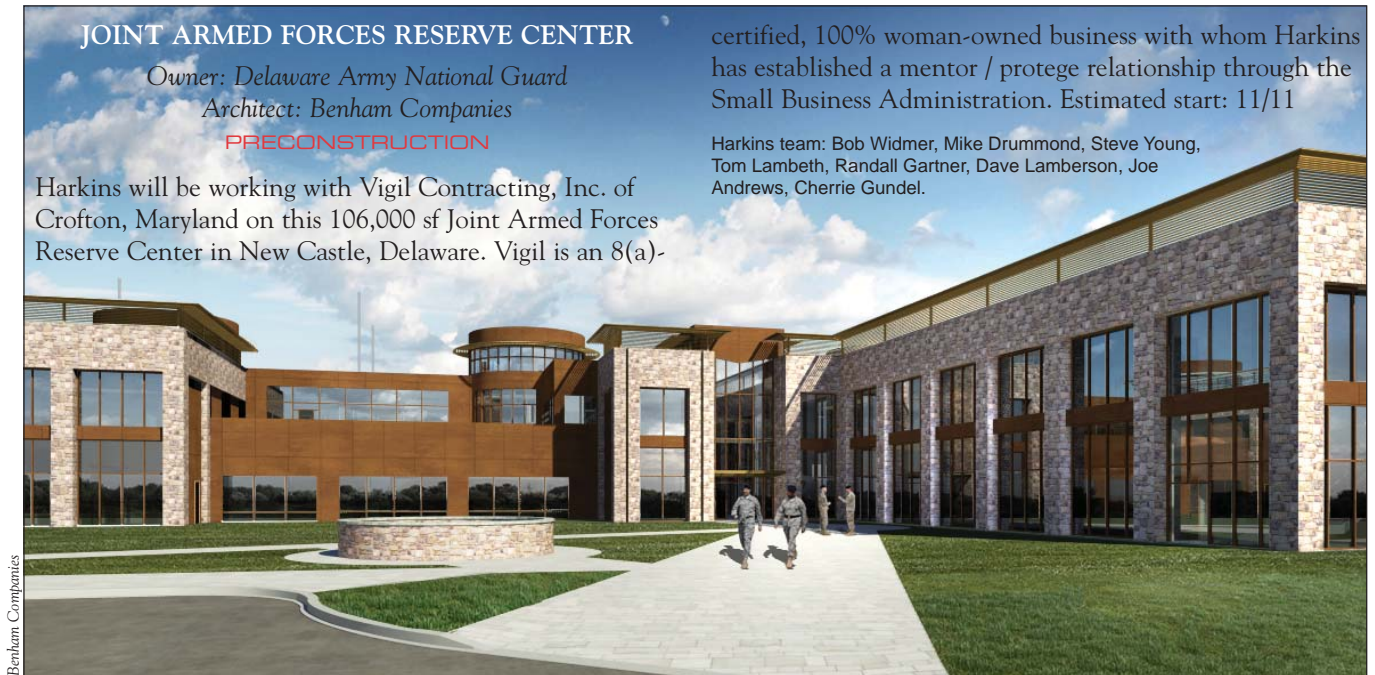
### JOINT ARMED FORCES RESERVE CENTER

Owner: Delaware Army National Guard  
Architect: Benham Companies  
**PRECONSTRUCTION**

Harkins will be working with Vigil Contracting, Inc. of Crofton, Maryland on this 106,000 sf Joint Armed Forces Reserve Center in New Castle, Delaware. Vigil is an 8(a)-

certified, 100% woman-owned business with whom Harkins has established a mentor / protege relationship through the Small Business Administration. Estimated start: 11/11

Harkins team: Bob Widmer, Mike Drummond, Steve Young, Tom Lambeth, Randall Gartner, Dave Lamberson, Joe Andrews, Cherrie Gundel.



### The Jordan, from page 13

closed off by the adjacent project on the fourth side. The only way to get materials and equipment to the courtyard was by going through the adjacent construction site, where concrete operations were in full swing. Throughout the construction of the courtyard, our day to day and hour to hour activities had to be closely coordinated with our professional neighbors to ensure that we would have access when needed. The lack of access and room in which to work also inspired some extraordinary means and methods. In one case, stone shooters were used from the adjacent site's staging area to place over 700 cubic yards of planter fill in the courtyard.



From start to finish, the entire project team worked very closely to make this project a reality, and we are all very proud of the finished building. Harkins would like to thank the design teams at Bonstra | Haresign Architects, Integral Performance Engineering, and Bowman Consulting for their outstanding effort and cooperation in working with us

to coordinate the design and overcome the many challenges the project presented. We would also like to thank Green Team, Breeden Mechanical, Bragunier Masonry, C&R Carpentry, and Kone for their superior performance and quality work. As always, it has been a pleasure working with AHC on this project, and we look forward to our next opportunity with them.