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## WORKPLACE PROJECTS

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### **1401 New York Avenue Washington, D.C.**

The renovation program for this prominently located downtown 12-story office building involved the reconstruction of the entire building's façade and the modernization of the first level retail and lobby. By developing a lightweight limestone and aluminum skin

that could be applied over the existing façade, MWAP made it possible for the majority of the renovation to take place during the regular workday with minimal disruption to the fully-occupied building's tenants.



### **NRMCA Alexandria, Virginia**

The National Ready Mixed Concrete Association (NRMCA) project was designed to represent the beauty of concrete. The space was planned like a town with narrow streets, piazzas and courtyards at public spaces. Simplicity of design and materials

was paramount with each material choice and detailing referencing concrete. Wellness was an important factor in the design and decision-making process and is reflected throughout the space.



### **1899 Pennsylvania Avenue, NW Washington, D.C.**

Situated on one of the most important streets in Washington, D.C., 1899 Pennsylvania Avenue has spectacular views up and down this historic avenue as well as precious views of the White House from the upper floors. The project entailed the complete

demolition of the existing building down to the structural steel. Keeping the steel frame was important to dramatically reducing the construction time of the project.



### **Alpha Corporation Dulles, Virginia**

Alpha Corporation is a national engineering and construction management firm specializing in both large scale public works and private sector development recently chose to expand its corporate headquarters office to accommodate recent growth in

the Northern Virginia office. The relocation and design of a new office space provided ALPHA with an opportunity to design a space that invests in its staff, employee retention, and an emerging culture of collaboration, workplace satisfaction, and wellbeing.

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### **Eilan Office Buildings 2 & 3 San Antonio, Texas**

Reminiscent of buildings in a Tuscan village, the Office Buildings offer over 200,000-SF of Class-A office space. Constructed with 42 ft. clear span floor plates and post-tension slabs, the buildings provide increased usable floor space that is not interrupted by vertical

structural members. The resulting “open floor plan”, by reducing restrictions created by the structural elements, provides tenant with increased flexibility of space and floor planning options.



### **Whitman Walker Clinic - St. E's East Washington, D.C.**

Whitman-Walker will establish a new health center at St. Elizabeth's East as part of the District's bid to revitalize the Ward 8 campus and attract more of a health hub in a part of the city that sorely needs one. The D.C. health nonprofit, which specializes in care

for the city's LGBTQ community, has signed a lease to occupy 116,000 square feet in a new building to be developed by District-based Redbrick. The building, slated for Parcel 17 will be located between Alabama Avenue, Sycamore Drive and 12th Street.



### **Helicopter Association International Alexandria, Virginia**

In the design of a new two-story, 32,000 SF headquarters of the Helicopter Association International (HAI), We provided full interior design services, including FF&E, for this signature project. HAI purchased this 4-story building from

LCOR in 2012. George Eisenberger was previously the architect for this basebuilding design along with a companion building in the heart of the Carlyle Complex, adjacent to the Patent and Trademark Headquarters.



### **Endeavor Washington, DC**

The design of the Endeavor office space required accommodating approximately 10 offices and associated conference areas throughout the office. The firm needed a space to work with the illustrious clientele they attracted. To accommodate their

needs, the design team developed the client reception/work area, rather than a traditional conference room. Both work areas were located in a large open space that felt more like a residential environment than a workplace environment.



### **Portrait Square Washington, D.C.**

Portrait Square (formerly known as Square 429) is a high-profile development for both an existing downtown church and a new office building in the historically protected Chinatown district of Washington, D.C. The design of the 200,000-SF project

involves the incorporation of a 1929 Gothic revival classroom building inside the larger commercial building while consolidating and upgrading the church's classroom and support program.

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### **FDIC Washington, DC**

Having outgrown its headquarters facilities adjacent to the White House the Federal Deposit Insurance Corporation expanded into the 1750 New York Avenue office building. The project encompassed three floors of new state-of-the-art office space.

The ground floor reception provided controlled access and security for the entire facility. It includes a pantry and break area connected by a pavilion to the outdoor sculpture plaza with canopy.



### **1899 L Street, NW Washington, D.C.**

As part of the owner's long term investment strategy, a targeted design approach was initiated to improve the aesthetic appearance of this 1980s era office building. The improvements included; new signage for the retail tenants and the building, a complete

lobby renovation, new tenant lobbies, and upgrades to the bathrooms. ADA accessibility upgrades were also an essential part of this project. The largest part of this project was the main lobby renovation.



### **NBAA Washington, DC**

The National Business Aviation Association (NBAA), host of the largest civil aviation trade show worldwide, is the leading organization for the ten thousand companies that rely on general business aviation. Their new headquarters has been relocated to

the top floor of 1200 G Street, NW, at Metro Center in Washington, DC. The office space presented the opportunity to create a unique blend of open and closed spaces. The workstations are organized in an open plan workstations with natural light on three sides.



### **United Unions Washington, D.C.**

The repositioning of the United Unions, Inc., headquarters building included redesigning the entrances, main lobby, and surrounding plaza. The building, which sits at 1750 New York Avenue NW, houses the International Association of Fire Fighters and the Sheet

Metal Workers' International Association. The renovation provides a higher profile for the revitalized Class A building, with a newly landscaped plaza and a bold new entry.



### **107 North West Street Alexandria, Virginia**

The abandoned mid block structure was a neighborhood eye sore. The 4,350 sf one story structure had a single open space 20 feet high. The building was completely gutted and renovated with new windows, reclaimed wood floor and roof with skylights.

The building was renovated for an architects office and a photographers studio. The project won a design award from NAIOP for best renovation and a national design award from the Society of American Registered Architects.

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### **Energie de France Chevy Chase, Maryland**

After acquiring a portion of Maryland-based Constellation Energy's nuclear generation and operations business, EDF Inc. – Europe's leading energy producer – chose Montgomery County, Maryland for the relocation. The 24,000-square-foot project

was designed with a flair that reflects the Paris-based firm's high profile in the energy market. Visitors are greeted by a reception desk set off by crisp stone flooring in a reception area complemented by white leather guest benches.



### **Morrison and Foerster Washington, DC**

This renovation and expansion connects and unifies the 134,000-sf space, but and offers a striking new image for the firm and a state-of-the-art conference center that will serve as the venue for leaders in legal practice areas such as financial services and Supreme

Court litigation. At the heart of the renovation is the conference center, providing a total of twenty rooms as well as several flexible breakout spaces. The centerpiece of the design is a four-story stone-and-glass feature wall.



### **1515 Penn Center Philadelphia, Pennsylvania**

Located at 1515 Market Street, directly across from City Hall, this 500,000 square foot structure is part of a three building complex designed in 1957. Our work is focused reimagining the exterior of the building, renovating the first floor and main lobby, as

well as, renovating the landscape plaza - the central open space to the complex. Project budget is expected to be in the range of three to four million dollars.



### **Reston International Center Reston, Virginia**

The Reston International Center is one of the tallest buildings in the Dulles corridor. With the exterior curtainwall failing, it provided an opportunity for the developer to re-skin the exterior of the structure. Working closely with a structural engineer we devel-

oped three schemes to re-skin the building without moving existing tenants during the construction. One scheme utilized pre-fabricated curtainwall panels, raised on site with a crane and another utilized a terracotta rain screen.



### **Federal Reserve Board Washington, DC**

A contractor-led design/build team to upgrade the perimeter security for one of their Washington DC facilities located within a block of the White House complex. This effort required providing a comprehensive design solution that was aesthetically accept-

able to the U.S. Commission of Fine Arts, the National Capital Planning Commission and the DC Department of Transportation. We worked to detail and specify the contract documents in a way that expedited construction within budget and schedule.