



Best Building • Best Environmentally Responsible  
Green Construction • Base Construction  
*Award of Excellence*



*Awarded to*

**RTKL Associates Inc.**

*for*

**Walter Reed Community Center  
and Senior Center**



## Judges' Comments:

- Green roof.
- The fit into surrounding environment.
- For the achievement of LEED certification despite the considerable open space.
- And the adaptive re-use of old existing space to create a new space.



## TEAM MEMBERS

Developer: Arlington County, Virginia  
Owner: Arlington County, Virginia  
Architect: RTKL Associates Inc.  
Contractor: HITT Contracting Inc.



















# Best Speculative Building R&D *Award of Merit*



*Awarded to*

**Duke Realty Corporation**

*for*

**Northridge at Westfields Phase I**  
**15002, 15004, and 15006 Northridge Drive**





## Judges' Comments:

- The speculative buildings are single story facilities important to the 1100 acre master planned development.
- The buildings are designed for a niche to provide flex/office space not served well by mid-rise or traditional industrial office buildings.
- As a true flex/office space they are practical, attractive and affordable solution.



## TEAM MEMBERS

Developer:	Duke Realty Corporation
Owner:	Duke Realty Corporation
Broker:	Duke Realty Corporation
Architect:	Architecture, Incorporated
Contractor:	TRINITY Group Construction













**Northridge at Westfields, Phase 1**  
15006 Northridge Drive



**Northridge at Westfields, Phase 1**  
15002 Northridge Drive



**Northridge at Westfields, Phase 1**  
15004 Northridge Drive



Best Speculative Building • Industrial Warehouse  
*Award of Excellence*





*Awarded to*

**Tetra Partnerships**

*for*

**Leesburg Business Park**



## Judges' Comments:

- Fit well into the growing commercial and industrial segment of this town's current residential neighborhood.
- This new two story warehouse building was built into the sloping land versus removing soil.
- The challenges of the site were complex and time consuming.
- The result is a building with a blend of architectural elements with an attractive storefront quality façade that is very pleasing to the eye.



## TEAM MEMBERS

Developer:	Tetra Partnerships
Owner:	Tetra Partnerships
Broker:	Tetra Partnerships
Architect:	Architecture, Incorporated
Contractor:	E.E. REED Construction, L.P.









**BUILDING 1 FRONT ELEVATION**



**BUILDING 2 FRONT ELEVATION**







Best Speculative Building • Office Condominium  
*Award of Excellence*



*Awarded to*

**Trammell Crow Company**

*for*

**Old Town Village Fairfax**





## Judges' Comments:

- This entry completely reshapes this area of Northern Virginia office landscape.
- The condominium stands out from other projects by incorporating new zoning, entitlements and special exceptions to revitalize this historic district.
- The sighting of the buildings;
- The pleasant human scale that fits well into the center of town;
- The challenges the developer met to maximize density, mask certain uses and include traditional architectural elements.
- And the use of a visible new bell tower to mark a new landmark village.



## TEAM MEMBERS

Developer: Trammell Crow Company  
Owner: Kimco Realty Corporation  
Broker: CB Richard Ellis  
Architect: CMSS Architects, P.C.  
Contractor: L.F. Jennings, Inc.

















Best Building • Build to Suit Under 150,000 SF  
*Award of Merit*



*Awarded to*

**Vantage Construction**

*for*

**Heavy Fleet**



## Judges' Comments:

- Due to one user with 3 building requirements: Headquarters, distribution and auto repair.
- The cost effective and efficient design.
- Created a corporate headquarters building look that achieves a very different type of look for a warehouse use.
- Designing a project achieving a landmark (Art Deco meets South Beach)





## TEAM MEMBERS

Developer: The A.C. Roeth Group, LLC  
Owner: The A.C. Roeth Group, LLC  
Broker: Wiley Companies  
Architect: Morgan Gick McBeath & Associates, P.C.  
Contractor: Vantage Construction Corporation













Best Building • Build to Suit Under 150,000 SF  
*Award of Excellence*





*Awarded to*

**Hickok Cole Architects**

*for*

**Jack Kent Cooke Foundation**



## Judges' Comments:

- It maximized the use of natural light.
- Kept mature trees close to the building and used lots of glass to capitalize on the pastoral views.
- Used a good variety of architectural elements including the curvature of the building.
- Blended the small office building well into the site to create a large house feel.



## TEAM MEMBERS

Owner: Jack Kent Cooke Foundation

Broker: Cushman & Wakefield

Architect: Hickok Cole Architects

Contractor: James G. Davis Construction Corporation



















Best Building • Build to Suit over 150,000 SF  
*Award of Excellence*



*Awarded to*

**Architecture, Incorporated**

*for*

**Kettler Capitals Iceplex**





## Judges' Comments:

- This entrant's excellence and visibility not only because - it is visible - through its soaring architecture.
- For what it not visible...its LEED certification.
- It is a creatively designed facility added to the urban community with very little land through the very innovative use of adding a world class facility to the top of an underused parking garage.



## TEAM MEMBERS

Owner: The Washington Capitals  
Architect: Architecture, Incorporated  
Contractor: SIGAL Construction Corporation















Best Building • Institutional Facility Under \$20 Million  
*Award of Excellence*



*Awarded to*

**E.E. Reed Construction, L.P.**

*for*

**Oakton Library**



## Judges' Comments:

- Excellent utilization of the site.
- Took in the surrounding environment and oriented it for optimum solar gain by utilizing natural light and views.
- Designed the structure of the building inside and out with LEED guidelines.
- This entry inspired one judge to remark, "...this project makes me want to go out and get a library card!"





## TEAM MEMBERS

Owner: Fairfax County Department of Public Works  
Architect: PSA-Dewberry  
Contractor: E.E. Reed Construction, L.P.

















Best Building • Institutional Facility Over \$20 Million  
*Award of Merit*





*Awarded to*

**Forrester Construction  
Company**

*for*

**Warrenton Aquatic Center**



## Judges' Comments:

- Thought this project is a well done public facility.
- It efficiently meets the construction challenges regarding utility, road work, scheduling and restricted space.
- And the extensive value-engineering efforts which trimmed 1.4 million dollars from the project's final cost.

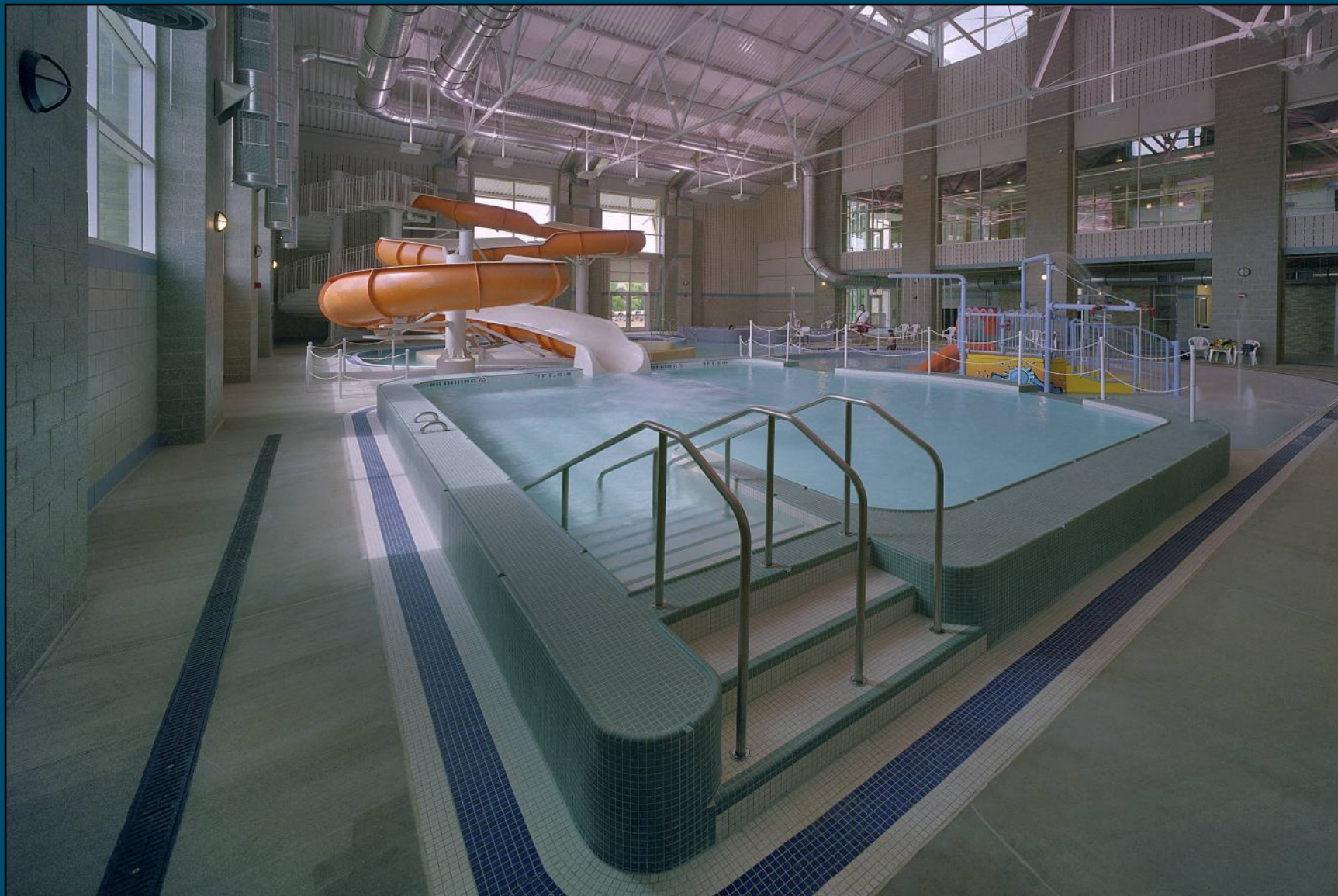


## TEAM MEMBERS

Owner: Town of Warrenton  
Architect: Grimm + Parker Architects  
Contractor: Forrester Construction Company

















Best Building • Institutional Facility Over \$20 Million  
*Award of Excellence*



*Awarded to*

**DPR Construction, Inc.**

*for*

**National Audio Visual  
Conservation Center**





## Judges' Comments:

- It is picturesquely sited on a 45-acre campus with an attractive interior blend of materials.
- It has complex HVAC systems
- Through the expansion of the existing secure facility adapted from Federal Reserve System and former site of a Cold War bunker our winner is now a 135,000 square foot archive of collections building housing 5.7 million items.



## TEAM MEMBERS

Owner: Library of Congress  
Architects: SmithGroup  
BAR Architects  
Contractor: DPR Construction









