

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NORTHERN VIRGINIA CHAPTER

Serving the Development
Industry for over 30 years



WELCOME



How To Submit A Winning Entry

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NORTHERN VIRGINIA CHAPTER

Serving the Development
Industry for over 30 years

CALL FOR ENTRIES

FOCUS ON
EXCELLENCE
BEST OF NAIOP NORTHERN VIRGINIA
2014 AWARDS

Save the Date
WEDNESDAY, NOVEMBER 19, 2014

CALL FOR ENTRIES

Submissions are now being accepted for the Best of NAIOP Northern Virginia Awards which honor recipients exemplifying superior quality in commercial, industrial, and mixed-use real estate.

INTENT TO ENTER FORMS ARE DUE BY AUGUST 29.
ENTRY SUBMITTAL FORMS ARE DUE BY SEPTEMBER 30.

NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NORTHERN VIRGINIA CHAPTER



[CLICK HERE](#) to download Intent to Enter and Submittal Forms.
They are also available at www.naiopva.org.

QUESTIONS?
Please contact Kathleen D'Amato at 703-845-7080.

You've received the
Call for Entries...
now what?

CALL FOR ENTRIES

All the information
you need is in the
Call for Entries

**FOCUS ON
EXCELLENCE**
BEST OF NAIOP NORTHERN VIRGINIA
2014 AWARDS

CALL FOR ENTRIES

PURPOSE
The Best of NAIOP Northern Virginia Awards recognize and celebrate significant new contributions to Northern Virginia by the commercial, industrial and mixed-use real estate community. As the Chapter's premier event, the awards program demonstrates the dedication of outstanding individuals who provide contributions to the built environment.

PROJECT ELIGIBILITY
LOCATION - To qualify, the project must be located in the **Northern Virginia MSA**. This includes the counties of Arlington, Clarke, Fairfax, Fauquier, Frederick, Loudoun, Prince William, Spotsylvania, Stafford and Warren; the independent cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park and Winchester.

COMPLETION DATE - Projects must have been completed between April 1, 2013 and September 30, 2014. To be considered complete, the building must be at the shell occupancy permit level.

RESUBMISSION - If the project was submitted in 2013 and did not win in the category, it may be resubmitted in the same category for 2014. If the project won in 2013, it may be resubmitted in a *different* category for 2014. All resubmissions must meet the completion time frame of April 1, 2013 to September 30, 2014.

OWNER/DEVELOPER PERMISSION LETTER - The developer or owner must give permission for the entry submission. A letter from the developer or owner granting permission for you to enter their project for an award is required as part of your entry package. NAIOP Northern Virginia encourages entrants to notify all project team members prior to submission so as to avoid duplicate entries.

MEMBERSHIP REQUIREMENT - Only NAIOP Northern Virginia member companies can submit an entry. Non-members may be part of the team.

CRITERIA
Entries will be judged based on how well the entrant addresses the "5-Point" criteria summary and how effectively the project is portrayed through the use of quality and professional photographs. Project Marketing entries use a criteria form specific to that category.

JUDGING
Each year the Awards Committee selects a distinguished panel of industry professionals from outside the membership of NAIOP Northern Virginia. The composition of the panel is at the Committee's discretion and not subject to review. The judges have the sole authority to determine whether and how many awards are justified in each category. They also have the sole authority to move an entry to another category if warranted. No minimum or maximum number of awards has been established. Entries are considered based on their own merits regardless of size, scope, or cost. The judges' decisions are final and not subject to review. **The entries are judged based on the submission materials only. There are no site visits.**

ENTRY FEE
The submission fee for each entry is \$350. Entry fees may be paid via check or with credit card online at www.naiopva.org. Payment must be received with entry. No entries are judged without payment.




IMPORTANT ELEMENTS for 2014

- ✓ Your project must be located in the Northern Virginia MSA.
- ✓ Your entry must have been completed between April 1, 2013 and September 30, 2014 and be at shell occupancy permit level.
- ✓ If the project **did not win** last year, you may resubmit it this year *in the same category*.
- ✓ If the project **did win** last year, you may resubmit it this year *in a different category*.
- ✓ The developer or owner must give their permission for the entry submission. A letter granting permission must be included as part of your final entry package.
- ✓ You must be a NAIOP Northern Virginia member to enter.

IMPORTANT ELEMENTS

6 ENTRY FORMS


Choose Your Category



**Best of NAIOP Northern Virginia Awards
Buildings
Speculative Office; R&D/Industrial/Flex;
Building Repositioning; Building Common Area; Build-to-
Suit Institutional or Non-Institutional
ENTRY FORM**

Speculative Office Building
1-6 Stories • 7-14 Stories • 15 and Above
A building constructed primarily for office space for the primary purpose of conducting a commercial business.

R&D/Industrial/Flex
A building or building component primarily for Office/R&D use with building docks to meet ancillary requirements and/or



**Best of NAIOP Northern Virginia Awards
INTERIORS
Retail or Tenant Space
ENTRY FORM**

Interiors - Retail Project
A retail project of interior design located in a commercial building, excluding stand alone pad sites. A project that creates a vibrant shopping, dining or entertainment environment, and incorporates the space into the base building.

Interiors - Tenant Space
0 to 14,999 of • 15,000 of to 49,999 of • 50,000 of and Above
A project of interior design and construction, excluding retail/restaurant space and building common area.

PROJECT ELIGIBILITY
LOCATION - To qualify, the project must be located in the Northern Virginia MSA. This includes the counties of Arlington, Clarke, Fairfax, Fauquier, Frederick, Loudoun, Prince William, Spotsylvania, Stafford and Warren; the independent cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park and Winchester.

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SUBMISSION GUIDELINES
Each entry must be submitted in an 8 1/2" x 11" pocket folder and include the following:

- Entry Form
- Criteria 1-5
- Owner/Developer Permission Letter
- CD-ROM containing:
 - Criteria [PDF format]
 - 8 - 10 Duplicate images of the project [JPEG format] at 150 dpi and in an 8" x 10" format.
 - Powerpoint presentation of the same [JPEG] images included on CD. Slide should be white background with black letters (Arial or Times New Roman font). Only one (1) image per slide. No transition or animation of slides is permitted. Images must be labeled as to the content. Select images of the winning entries will be used during the awards gala and for general publicity purposes afterwards.

IMPORTANT: The name/logo of the applicant and/or team members cannot be on any submitted material with the exception of the Entry Form and Owner/Developer Permission Letter. The only exception is in the case of a project name being the same as the name of the applicant (i.e.: "XYZ Office Headquarters" submitted by XYZ).

Submissions are due NO LATER THAN 5:00 P.M., Tuesday, SEPTEMBER 30, 2014.
Submissions are due to: NAIOP Northern Virginia, 1729 King Street, Suite 410, Alexandria, VA 22314 via U.S. Express Mail, Courier or Hand Delivery.


NAIOP Northern Virginia
1729 King Street • Suite 410 • Alexandria • Virginia • 22314



**Best of NAIOP Northern Virginia Awards
Real Estate Transaction
ENTRY FORM**

A transaction of high significance on the local jurisdiction, region, or surrounding community; either by real estate value, size based on a square foot and dollar value, economic impact (job creation, new business, etc.), user's prestige, or infrastructure.

PROJECT ELIGIBILITY
LOCATION - To qualify, the project must be located in the Northern Virginia MSA. This includes the counties of Arlington, Clarke, Fairfax, Fauquier, Frederick, Loudoun, Prince William, Spotsylvania, Stafford and Warren; the independent cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park and Winchester.



**Best of NAIOP Northern Virginia Awards
Project Marketing
ENTRY FORM**

This award will be given for the most creative promotion of a project/building.

PROJECT ELIGIBILITY
LOCATION - To qualify, the project must be located in the Northern Virginia MSA. This includes the counties of Arlington, Clarke, Fairfax, Fauquier, Frederick, Loudoun, Prince William, Spotsylvania, Stafford and Warren; the independent cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park and Winchester.

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NAIOP Northern Virginia
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**Best of NAIOP Northern Virginia Awards
Master Plan
ENTRY FORM**

A master plan is an illustrated and rendered plan showing pedestrian, transit, and vehicular connections as well as the proposed structures and landscaping. This category is for a mixed-use project such as town



**Best of NAIOP Northern Virginia Awards
Mixed-Use Project
ENTRY FORM**

A project that incorporates office or residential and at least one other use to include: retail, residential or other non-commercial type uses, in a campus-like or single building setting. Project should show excellence in concept, design and delivery regardless of size or scale.

PROJECT ELIGIBILITY
LOCATION - To qualify, the project must be located in the Northern Virginia MSA. This includes the counties of Arlington, Clarke, Fairfax, Fauquier, Frederick, Loudoun, Prince William, Spotsylvania, Stafford and Warren; the independent cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park and Winchester.

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 - Powerpoint presentation of the same [JPEG] images included on CD. Slide should be white background with black letters (Arial or Times New Roman font). Only one (1) image per slide. No transition or animation of slides is permitted. Images must be labeled as to the content (i.e.: lobby, reception area, conference room, exterior facade, etc.) and any special architectural features or finishes (i.e.: curtain wall, bamboo flooring, etc.). At least one image must be a plan or site view of your project. Select images of the winning entries will be used during the awards gala and for general publicity purposes afterwards.
 - Criteria write ups should match photos submitted.

NAIOP Northern Virginia
1729 King Street • Suite 410 • Alexandria • Virginia • 22314

IMPORTANT ELEMENTS



Best of NAIOP Northern Virginia Awards

Buildings

Speculative Office; R&D/Industrial/Flex;
Building Repositioning; Building Common Area; Build-to-
Suit Institutional or Non-Institutional
ENTRY FORM

Speculative Office Building

1-6 Stories • 7-14 Stories • 15 and Above

A building constructed primarily for office space for the primary purpose of conducting a commercial business.

R&D/Industrial/Flex

A single-story building constructed primarily for Office/R&D use with loading docks to meet ancillary requirements and/or which features high bay construction primarily for warehouse and/or industrial uses.

Building Repositioning/Adaptive Re-Use: A building that has transformed its original use and building type to a new and different use.

Building Repositioning/Capital Improvement: A building that has undergone improvements or been reconstructed, with the intent to upgrade the market class through improving the MEP systems, structure, façade, common areas and/or amenities.

Building Common Area:

A project that encompasses a public lobby or public space, interior or exterior, of an office building or hotel. The project can include elevators, restrooms, common tenant corridors or outdoor spaces intended for use of the building occupants.

Build-To-Suit Institutional Facility

Under \$20 Million • \$20 Million and Above

A building constructed for a public or quasi-public entity, such as Federal, State or Local Government; Regional Authority; Private Education Facility; Religious or Cultural Institution.

Build-To-Suit Non-Institutional Facility

A building constructed for a private entity such as an Accounting Firm, Law Firm or Association.

PROJECT ELIGIBILITY

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ENTRY FORM

- ✓ This is the only part of your submittal material that can contain your company name or team member's names.
- ✓ The only exception is if the name of your project is the same as the name of your company (i.e.; XYZ Corporate Headquarters submitted by XYZ Company).

IMPORTANT ELEMENTS

CRITERIA #1 - PROJECT FACT SHEET

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman font only. Your response must be contained in the space provided below. No attachments will be allowed. No alteration or adjustment to this form is permitted.

AWARD CATEGORY:

NAME OF PROJECT:

Please complete all fields. If not applicable to your project please indicate by stating "N/A."

COMPLETION DATE:

CONSTRUCTION DURATION:

S/F OF FLOOR PLATE:

OVERALL S/F OF BUILDING:

COST PER S/F:

TOTAL CONSTRUCTION COSTS:

CEILING HEIGHT:

NUMBER OF FLOORS:

PARKING (total spaces):

PARKING (spaces/1,000 sf):

MECHANICAL SYSTEM:

EXTERIOR FAÇADE MATERIALS:

BUILDING, INTERIORS, MIXED USE OR MASTER PLAN CRITERIA #1 "PROJECT FACT SHEET"

**Different information
is asked for each
specific category.**



IMPORTANT ELEMENTS

CRITERIA #2 - CONCEPT

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman font only. Your response must be no longer than 250 words. Use only bullet points. Keep information concise & cogent. No attachments allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT:

Describe the design concept and mission and goals you tried to achieve in this project? For Building Common Area: How does the design concept relate to the building and site context? What impression were you hoping convey to people entering these spaces?

CRITERIA #2

"CONCEPT"

Describe the design concept and mission and goals you tried to achieve in this project.

BULLET POINTS! 250 Words!



IMPORTANT ELEMENTS

CRITERIA #3 - SOLUTIONS

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman font only. Your response must be no longer than 250 words. Use only bullet points. Keep information concise & cogent. No attachments allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT:

Identify any specific design problems/issues and how they were solved, address zoning, code, site/building constraints and client limitations. Describe any special design, product, materials, or construction methods used to solve the design issues that aided to the success of the project. Describe how the project incorporated sustainable design elements, construction methods, and practices to minimize its impact on the environment. If the project entered is LEED® certified, identify what level of certification was achieved.

CRITERIA #3

"SOLUTIONS"

Identify any specific design problems/issues and how they were solved; address zoning, code, site/building constraints and client limitations.

This will vary by category.



IMPORTANT ELEMENTS

CRITERIA #4 - IN YOUR OWN WORDS

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman font only. Your response must be no longer than 500 words. Use only bullet points. Keep information concise & cogent. No attachments allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT:

Tell us why you think your project is a "model of excellence." For example, if you have done something as a public amenity or it has enhanced the community where your project is located, please emphasize.

CRITERIA #4

"In Your Own Words"

Why is your project a "model of excellence?"

No more than 500 words.

IMPORTANT ELEMENTS

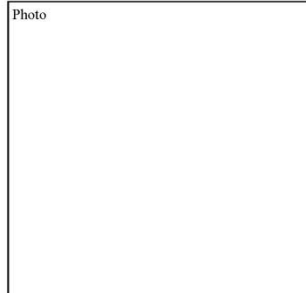
CRITERIA #5 - HIGHLIGHTS (page 1 of 3)

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman font only. Keep information concise & cogent. No attachments allowed. No alteration or adjustment to this form is permitted.

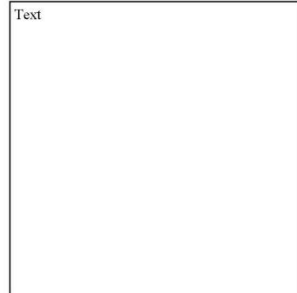
NAME OF PROJECT:

Using the pictures you are submitting, insert two thumb nail photos of the key views of your project in the space provided below. Name each view. Using bullet points, explain what key elements of your project are represented in each photo. Text/Photos must fit in boxes provided.

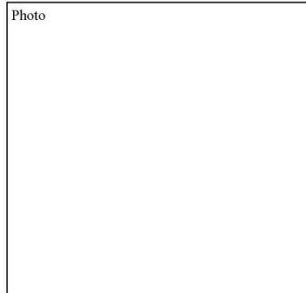
Photo



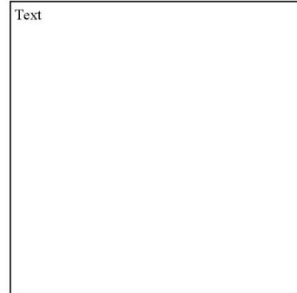
Text



Photo



Text



CRITERIA #5

"Highlights"

**Use photos to illustrate features
of your project.**

Text should be in bullet format.



IMPORTANT ELEMENTS

CRITERIA #5 - HIGHLIGHTS (page 3 optional)

INSTRUCTIONS: Use 10 -12 pt. Arial or Times New Roman bullet points. Keep information concise & cogent. No attachments allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT:

Insert site plans of your project in the space provided below. Name each view. Text/Photos must fit in boxes provided.

Site Plan

Text

Site Plan

Text

CRITERIA #5

"Highlights"

This can be site plan or floor plan depending on category!

For Master Plan category, a site plan is mandatory



IMPORTANT ELEMENTS

CRITERIA - REAL ESTATE TRANSACTION (Check One: ☐ Sale or ☐ Lease)

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman font only. Your response must be no longer than 1000 words. Use only bullet points. Keep information concise & cogent. No alteration or adjustment to this form is permitted. Limit 1 page.

NAME OF PROJECT:

A transaction of high significance on the local jurisdiction, region, or surrounding community; either by real estate value, size based on a square foot and dollar value, economic impact (job creation, new business, etc.), user's prestige, or infrastructure.

REAL ESTATE TRANSACTION

SALE OR LEASE

**You only need to complete this
form and entry form. 1000 word
limit & bullet points!**

IMPORTANT ELEMENTS



Best of NAIOP Northern Virginia Awards Project Marketing ENTRY FORM

This award will be given for the most creative promotion of a project/building.

PROJECT ELIGIBILITY

LOCATION - To qualify, the project must be located in the Northern Virginia MSA. This includes the counties of Arlington, Clarke, Fairfax, Fauquier, Frederick, Loudoun, Prince William, Spotsylvania, Stafford and Warren; the independent cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park and Winchester.

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PROJECT MARKETING CRITERIA

This is a two page form. 1000
word limit & bullet points!

Definitely include set of
marketing materials – Makes
better impression!

WOLFTRAP FIRE STATION #42

CRITERIA #1 - PROJECT FACT SHEET

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman font only. Your response must be contained in the space provided below. No attachments will be allowed. No alteration or adjustment to this form is permitted.

AWARD CATEGORY: Build to Suit Institutional Facility, Under \$20 Million

NAME OF PROJECT: Wolftrap Fire Station #42

Please complete all fields. If not applicable to your project please indicate by stating "N/A."

COMPLETION DATE: January 2013

CONSTRUCTION DURATION: 18 Months

S/F OF FLOOR PLATE: 14,600 S/F

OVERALL S/F OF BUILDING: 14,600 S/F

COST PER S/F: \$363 / S/F

TOTAL CONSTRUCTION COSTS: \$5,300,000

CEILING HEIGHT: 10'-0"

NUMBER OF FLOORS: 1 story

PARKING (total spaces): 45

PARKING (spaces/1,000 sf): .5 spaces

MECHANICAL SYSTEM: Packaged roof top units with fan powered VAV air terminal units

EXTERIOR FAÇADE MATERIALS: Brick and cementitious siding

WOLFTRAP FIRE STATION #42

CRITERIA #2 - CONCEPT

INSTRUCTIONS: Use 10 -12 pt. Arial or Times New Roman font only. Your response must be no longer than 250 words. Use only bullet points. Keep information concise & cogent. No attachments allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT: **Wolftrap Fire Station #42**

Describe the design concept and mission and goals you tried to achieve in this project.

- Wolftrap Fire Station No. 42 is a 14,600-square-foot facility with four drive-through bays, administrative offices, bunk rooms, kitchen, dayroom, dining room, and exercise room. The fire station will house personnel and equipment to respond to fire and other emergencies in the Vienna area.
- The primary design and mission goals of the project were to provide minimum response time for fire station personnel and to ensure that emergency response is executed safely for station employees, the public and environment.
- Multi-discipline design meetings were held to ensure coordination of all items in the apparatus bay including overhead doors, infrared heaters, Plymovent vehicle exhaust system, lighting and retractable electrical outlets among other items.
- The station will serve the area in anticipation of future demand as the neighboring Silver Line Metro Station opens and the nearby Tysons Corner redevelopment progresses.
- The fire station also provides emergency and fire response to the greater Fairfax County.
- Beyond the functional goal it was also important that the station provide a comfortable atmosphere as well as low maintenance facility for the emergency personnel working there.
- The fire station hose tower identifies the station as a community anchor.
- The fire station's covered porch entries, pitched roofs with asphalt shingles, exteriors clad in traditional red brick, white stone, beige siding and trim, reflect the character of the neighborhood, while careful detailing and assemblage of these features develop the station's unique identity.



Men's Bathroom



Kitchen

WOLFTRAP FIRE STATION #42

CRITERIA #3 - SOLUTIONS

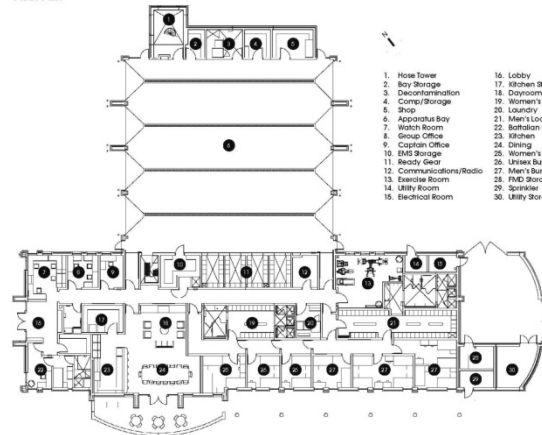
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NAME OF PROJECT: **Wolftrap Fire Station #42**

Identify any specific design problems/issues and how they were solved; address zoning, code, site/building constraints and client limitations. Describe any special design, product, materials, or construction methods used to solve the design issues that aided to the success of the project. Describe how the project incorporated sustainable design elements, construction methods, and practices to minimize its impact on the environment. *If the project entered a LEED® certified, identify what level of certification was achieved.*

- Existing 12 acre site was undeveloped and partially wooded. Facility was positioned in the corner of the site by intersection of Beulah Road and Leesburg Pike creating a compact footprint.
- Site access is off the less congested Beulah Road offering a safer alternate to direct access from Leesburg Pike, a major road, and provides a dedicated emergency vehicle exit.
- Emergency vehicle site lines along Beulah Road were a critical design issue requiring careful coordination between the zoning requirements for screening, buffering and tree cover and the need for clear site lines for emergency response.
- Early coordination with Maymont sub-division in rezoning to provide Beulah Road improvements resulted in financial savings for the project.
- Initial concept design called for on-site detention and water quality control. By partnering with Maymont, we eliminated the need for an on-site stormwater management and utilized the regional off-site stormwater system.
- The water, sanitary, and storm infrastructures were coordinated and installed by Maymont; reducing construction fatigue (inconvenience) to citizens.
- The project achieved LEED Silver certification.
 - Site design maximizes open space
 - Plantings selected to eliminate the need for permanent irrigation
 - Building material selections minimize VOC levels
 - Materials were available from local and recycled sources
 - Occupied spaces allow views to the outside and ample natural light
 - Mechanical systems selected are 14% more efficient than code requirements.

Floor Plan



Key points:

Direct circulation routes provided to apparatus bay

Bunk rooms configured to allow adjustment to the number of male and female sleeping quarters on a shift by shift basis

Walled patio extends private living space to the exterior

WOLFTRAP FIRE STATION #42

CRITERIA #4 - IN YOUR OWN WORDS

INSTRUCTIONS: Use 10 -12 pt. Arial or Times New Roman font only. Your response must be no longer than 500 words. Use only bullet points. Keep information concise & cogent. No attachments allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT:

Tell us why you think your project is a "model of excellence." For example, if you have done something as a public amenity or it has enhanced the community where your project is located, please emphasize.

- Extensive community meetings and community involvement during the planning stage guided the successful development and design of the new Wolftrap Fire Station.
- This project goes beyond satisfying the functional requirements for a fire station. The building's design is sensitive to the neighboring residential community of Vienna, Virginia and also provides a comfortable balance of occupational and domestic functions for emergency personnel working in the fire station.
- The fire station's architecture balances a strong civic presence with the local forms and materials of the surrounding residences. Through creative use of scale, traditional detailing and material selection the facility complements the neighboring residential community.
- Pitched roofs and covered porch entries reflect the character of the neighborhood, while careful detailing and assemblage of these features develop the station's unique identity
- The design and selection of the warm color palette for the finishes on the interior space relates to the exterior color palette used.
- The station is a home away from home for fire and rescue personnel and includes comfortable, functional and durable living, dining, indoor and outdoor recreation areas with materials selected to stand up to the strenuous 24-hour fire station use.
- Dormitory areas have been oriented to the rear of the site to shield them from the noise from Leesburg Pike. These dormitory areas also provide semi-private sleeping and bathing facilities.
- Walled patio extends private living space to the outdoors creating a relaxing space for the fire fighters.
- A unique space configuration allows the number of male and female quarters to be adjusted on a shift by shift basis in response to changing ratios of male and female emergency personnel – a significant improvement over fixed male/female sleeping quarters.
- In response to community input, the sidewalk along Beulah Road was extended past the County property line to the neighboring Bent Creek community in order to provide safe pedestrian access to Route 7, a major highway.



Porch Entry and Pergola



Hose Tower

WOLFTRAP FIRE STATION #42

CRITERIA #5 - HIGHLIGHTS (page 1 of 3)

INSTRUCTIONS: Use 10 -12 pt. Arial or Times New Roman font only. Keep information concise & cogent. No attachments allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT: **Wolftrap Fire Station #42**

Using the pictures you are submitting, insert two thumb nail photos of the key views of your project in the space provided below. Name each view. Using bullet points, explain what key elements of your project are represented in each photo. Text/Photos must fit in boxes provided.



Front Elevation – West View

Back Elevation – East View

- Traditional design including pitched roofs, gable ends and covered porch entries reflect the character of the neighborhood.
- Formal massing and composition provide strong civic presence



Apparatus Bay

Key points for Apparatus Bay:

- Open Plan for quick emergency response
- Durable materials such as epoxy flooring provide low maintenance and lasting quality
- Vehicle exhaust system preserves indoor air quality

WOLFTRAP FIRE STATION #42

CRITERIA #5 - HIGHLIGHTS (page 2 of 3)

INSTRUCTIONS: Use 10 -12 pt. Arial or Times New Roman font only. Keep information concise & cogent. No attachments allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT: **Wolftrap Fire Station #42**

Insert two more thumb nail photos of the key views or site plans of your project in the space provided below. Name each view. Using bullet points, explain what key elements of your project are represented in each photo. Text/Photos must fit in boxes provided.

Control Room



Men's Locker Room



Hose Tower
Spiral Stair

- Control room location to maximize view of apparatus leaving the bay area
- Glazed Concrete Masonry Units are utilized in hallway areas for ease of cleaning and maintenance
- Vibrant colors and details in Men's locker rooms provide a comfortable atmosphere
- Hose Tower for training exercise purpose of personnel

WOLFTRAP FIRE STATION #42

CRITERIA #5 - HIGHLIGHTS (page 3 optional)

INSTRUCTIONS: Use 10 -12 pt. Arial or Times New Roman bullet points. Keep information concise & cogent. No attachments allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT: **Wolftrap Fire Station #42**

Insert site plans of your project in the space provided below. Name each view. Text/Photos must fit in boxes provided.



Compact footprint with optimized response path



Aerial view of surrounding area



BEFORE



AFTER

THREE FLINT HILL

CRITERIA #1 PROJECT FACT SHEET

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman font only. Your response must be contained in the space provided below. No attachments will be allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT: Three Flint Hill

Please complete all fields. If not applicable to your project please indicate by stating "N/A."

AWARD CATEGORY: Building Renovation- Capital Improvement

COMPLETION DATE: 9/15/11

CONSTRUCTION DURATION: 10 1/2 months

S/F OF FLOOR PLATE: Typical 24,485 SF

OVERALL S/F OF BUILDING: 186,172 SF
SF of Garage 48,400 SF

COST PER S/F: O.B. \$ 51.50
Garage \$ 3.00

TOTAL CONSTRUCTION COSTS: \$9,751,200.

CEILING HEIGHT: Original 8'-4", raised to 8'-9"

NUMBER OF FLOORS: 8 + 1 level of underground parking. Plus penthouse level with conference center

PARKING (Total Spaces): 573 (120 in garage)

PARKING (Spaces/1,000 sf): 3.1/1000

MECHANICAL SYSTEM: Central System with cooling tower, chillers and DX units on every floor fed to VAV boxes in ceiling.

EXTERIOR FAÇADE MATERIALS:

Existing brick masonry retained
New high performance 1" insulated glazing with low E and thermally broken curtainwall and storefront alum framing.
New aluminum composite accents and column wraps
Aluminum sunshades on south and west facades

THREE FLINT HILL

CRITERIA #2 CONCEPT

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman font only. Your response must be no longer than 250 words. Use only bullet points. Keep information concise & cogent. No attachments will be allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT: Three Flint Hill

Describe the design concept and mission and goals you tried to achieve in this project.

- 100% vacant building originally constructed in 1984 to be renovated and brought back to "Class A" status and LEED Gold Level for core and shell
- Retain existing masonry to reduce costs within market rents yet still provide updated image.
- Reduce energy use by replacing inefficient glazing, adding solar shades, increase insulation and renovations to mech system.
- Add square footage by enclosing setbacks at columns, repurposing area of overly large lobby, and converting penthouse level storage area to a Conferencing Center.
- Add tenant amenity such as exercise room, conference and training room areas, and upgrading very plain large terrace areas on 8th floor.
- Reduce lobby area and create prominent entry to result in a 2 story tenant reception area off new lobby.



FIRST FLOOR PLAN- GOALS

- Reduce lobby to add 1600 R.S.F.
- Add 2700 SF exercise facility
- Add new- larger vestibule



TYPICAL FLOOR PLAN- GOALS

- Push window line out to edge of Masonry to hide white concrete columns
- Add 7600 RSF
- Solve leak issue
- Create updated look
- Update toilets, elevator lobby

THREE FLINT HILL

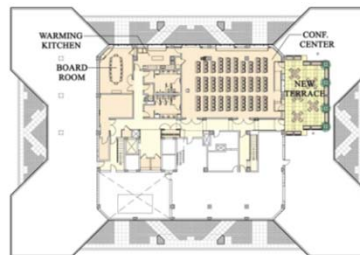
CRITERIA #3 SOLUTIONS

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman font only. Your response must be no longer than 250 words. Use only bullet points. Keep information concise & cogent. No attachments allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT: Three Flint Hill

Identify any specific design problems/issues and how they were solved; address zoning, code, site/building constraints and client limitations. Describe any special design, product, materials, or construction methods used to solve the design issues that aided to the success of the project. Describe how the project incorporated sustainable design elements, construction methods, and practices to minimize its impact on the environment. *If the project entered is LEED® certified, identify what level of certification was achieved and include a copy of the LEED® Certification or "scorecard" as part of your submission package.*

- Added aluminum composite corner accents and column enclosures, new glazing and curtainwall, and sunshades on south and west facades for solar control and to create strong accent on main corner and facades facing entry to site.
- New glass expanded to enclose recessed areas at original white concrete columns. Resulting in solving leaking potential, added 7,600 SF of rentable area, and created full height glass 'corner' offices, by removing brick to floor level.
- Reoriented original thru lobby to the more appropriate vehicle entry side of the building and converted other half to 1,600 RSF of 2 story tenant reception area with prominent location at end of new main lobby.
- Updated 2 story lobby area with floating ceilings with cove and linear accent lighting, wood accent wall with backlit faceted resin glass, new light marble flooring to replace brick insets, and retaining and cleaning of existing remaining marble on floors and walls. Wrapped columns in stainless steel.
- Added 2,700 SF exercise facility on lobby level
- Existing eighth floor had large unattractive plaza areas. Redesigned with green roofs, paver walkways, benches and large planters to support trees.
- Existing penthouse had large storage areas which were redesigned as a 4,800 SF Conference Center, including warming kitchen, board room and rooftop terrace off main conference/training room. Large 10' wide window and storefront areas were cut into existing masonry walls to take advantage of views from the rooftop area for nighttime functions.
- Added bright paint, new efficient lighting, and new elevator vestibules at each garage level.



PENTHOUSE LEVEL-

- Converted large unused storage areas to 4800 SF Conferencing Center
- Added roof terrace
- Cut new windows & storefront in existing Masonry wall

THREE FLINT HILL

CRITERIA #4 IN YOUR OWN WORDS

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman font only. Your response must be no longer than 500 words. Use only bullet points. Keep information concise & cogent. No attachments will be allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT: Three Flint Hill

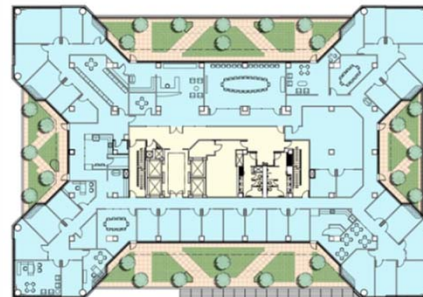
Tell us why you think your project is a "model of excellence." For example, if you have done something as a public amenity or it has enhanced the community where your project is located, please emphasize.

- attracted significant response in leasing activity and currently has 3 floors leased or under Letters of Intent
- retaining 90% of an older structure is highly beneficial to the environment in the reuse of most of the embodied energy that was expended to create this structure
- upgrading glazing, insulation, and mechanical systems was able to achieve a 15% energy savings over the current Ashrae standards
- even more savings over the Ashrae code that would have been in effect when this building was originally constructed
- The achievement of LEED Gold Level is a significant accomplishment, and one that is critical in upgrading our aging building stock to achieve such environmental benefits.

LEED Achievements:

The renovation of this building to a Gold Level for Core and Shell included:

- Replace toilet fixtures with solar operated for an overall potable water savings of 35%.
- Addition of bicycle storage and showers and changing rooms in the new exercise facility
- 90% reuse of building
- 90% construction waste management
- Increased ventilation combined with demand controls and higher filtration system
- Upgraded inefficient, mechanical, lighting, life safety, and other systems to achieve 15% savings over standard Ashrae 90.1. Changed building from perimeter heat pumps to VAV system. New high efficiency floor AHUs, new chillers and reconditioned cooling tower. Added occupancy sensors, replaced all lighting and upgraded EMS.



8th FLOOR PLAN

- Converted dull plain terraces
- Added green roof
- Paver walkways
- Benches
- Large containers for trees

THREE FLINT HILL

CRITERIA #5 OVERVIEW (page 1 of 3)

INSTRUCTIONS: Use 10 -12 pt. Arial or Times New Roman font only. Keep information concise & cogent. No attachments will be allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT: Three Flint Hill

Using the pictures you are submitting, insert two thumb nail photos of the key views of your project in the space provided below. Name each view. Using bullet points, explain what key elements of your project are represented in each photo. Text/Photos must fit in boxes provided.

After- Overall view of New Design



Conversion with lightly blue tinted high performance glazing

- enclosure of white columns by moving all glass forward- adding 7,600 SF
- added aluminum sunshades
- new alum clad columns and accents
- new entry vestibule and two story curtainwall

BEFORE



After- Upshot of Sun Shades



5' Deep aluminum sunshades on west and south facades facing main entry to site

- Creates new image
- Reduces solar gain & glare

THREE FLINT HILL

CRITERIA #5 OVERVIEW (page 2 of 3)

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman font only. Keep information concise & cogent. No attachments will be allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT: Three Flint Hill

Insert two more thumb nail photos of the key views or site plans of your project in the space provided below. Name each view. Using bullet points, explain what key elements of your project are represented in each photo. Text/Photos must fit in boxes provided.

After- 8th Floor Terraces



Replaced 4 large plain unattractive terraces at 8th floor with:

- Green roof
- Paver walkways
- Benches
- Large planters with trees



After- Overall of Lobby



New Lobby has:

- Stainless steel column covers
- Replace brick w/light accent marble
- Floating drywall ceilings
- Wood accent wall



THREE FLINT HILL

CRITERIA #5 OVERVIEW (page 3 optional)

INSTRUCTIONS: Use 10-12 pt. Arial or Times New Roman bullet points. Keep information concise & cogent. No attachments will be allowed. No alteration or adjustment to this form is permitted.

NAME OF PROJECT: Three Flint Hill

Insert site plans of your project in the space provided below. Name each view. Text/Photos must fit in boxes provided.



New Lobby Features:

- Floating drywall ceilings
- Wood accent wall w/ backlit faceted resin glass
- Prominent entry to new 2 story tenant reception area



View of Lobby



Site work:

- Replaced pavers
- Redo of waterproofing over garage
- Removed old failing brick planters
- New landscaping and irrigation
- Recoating of asphalt & restriping
- New signage

Overall view of site

JUDGE'S PERSPECTIVE

What Makes Your Project Special?

Consider what element of your project is most likely to draw the judges attention or curiosity. Focus on that aspect and frame how you write your entry on how that unique quality separates your project from the others.

Judging Process Influences Outcome

Consider the range of specialities within the field that the judging panel is likely to represent, and write your project narrative to reach the broad spectrum of judges. Include your team members in preparing entry.

Do not address your narrative to one profession only.

EXAMPLES OF WINNING ENTRIES

Transurban HOT Lanes Operations Center



*2011 Award of Excellence Winner
Building Renovation: Adaptive Re-Use*

Judge's Comments

- Fabulous, fantastic and brilliant!
- Turning this warehouse into office space was creative and innovative.
- They changed the scale of the building which gave it great curb appeal.
- The project serves a model for the future.

EXAMPLES OF WINNING ENTRIES

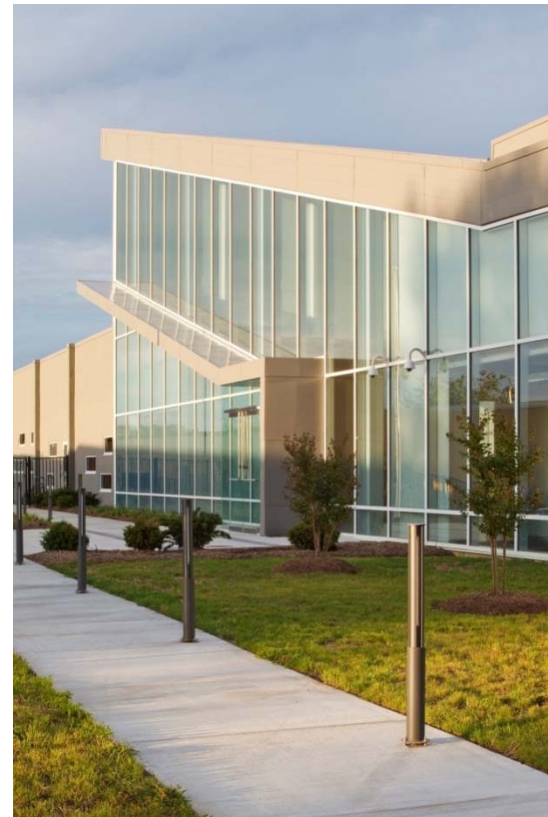
Transurban HOT Lanes Operations Center

Before



*2011 Award of Excellence Winner
Building Renovation: Adaptive Re-Use*

After



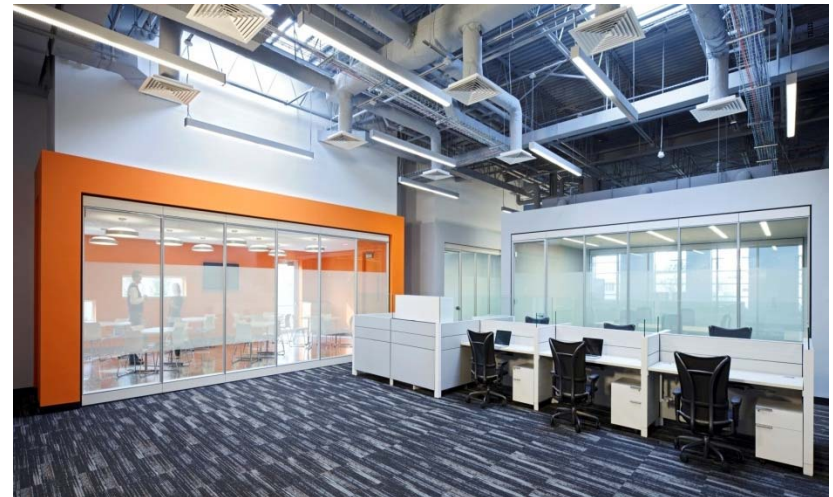
EXAMPLES OF WINNING ENTRIES

Transurban HOT Lanes Operations Center

Before



After



*2011 Award of Excellence Winner
Building Renovation: Adaptive Re-Use*

EXAMPLES OF WINNING ENTRIES

Three Flint Hill



View of 5' deep sunshades at west and south entry facades.

THREE FLINT HILL

Oakton, Virginia

*2011 Award of Excellence Winner
Building Renovation: Capital Improvement*

Judge's Comments

- Located in an area that doesn't command high rental rates, the owner went the extra mile with renovating this building.
- Owner made strategic decisions that created a great "new" building with 7000 square feet more space and a glass facade with immense street appeal.
- The transformation speaks for itself.
- Trend for the future: creating a more environmentally friendly building from one that is not very old.

EXAMPLES OF WINNING ENTRIES

Three Flint Hill

Before



BEFORE OVERALL
View of existing exterior with dark grey glass and recesses at exposed white concrete columns.

THREE FLINT HILL

Oakton, Virginia

After



OVERALL VIEW OF NEW FACADE
Overall view of new facade with light blue tinted glazing, continuous ribbon glass, and new vestibule and aluminum column wraps at entry

THREE FLINT HILL

Oakton, Virginia

*2011 Award of Excellence Winner
Building Renovation: Capital Improvement*

EXAMPLES OF WINNING ENTRIES

Three Flint Hill

Before



Overall existing lobby with wood ceilings, brick walls and inset pavers and marble on walls, floors, and columns.

THREE FLINT HILL

Oakton, Virginia

*2011 Award of Excellence Winner
Building Renovation: Capital Improvement*

After



Overall view of lobby with brick walls and flooring removed, floating drywall ceiling planes and metal column wraps

THREE FLINT HILL

Oakton, Virginia

EXAMPLES OF WINNING ENTRIES

I-66 Transfer Station Operations Center

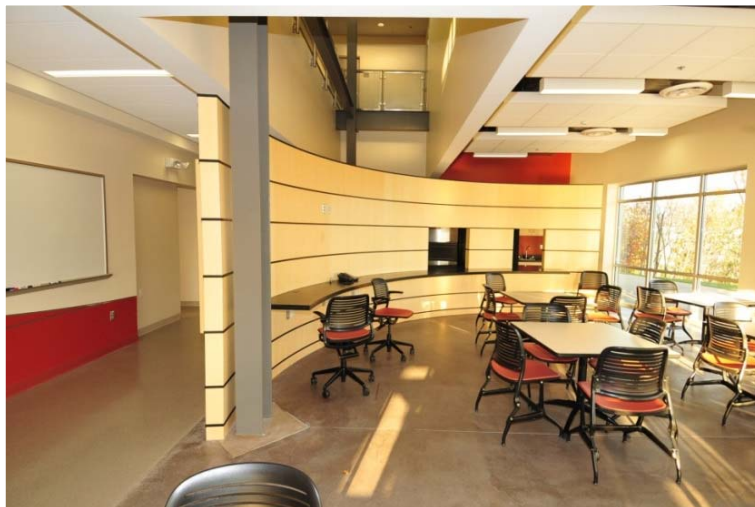


*2012 Award of Excellence Winner
Build-to-Suit Institutional Facility Under \$20 Million*

Judge's Comments

- Every aspect of this project is impressive.
- The goal of an understated industrial look in keeping with its surroundings was accomplished. Design camouflage!
- Built on a landfill, the project overcame serious structural challenges and mechanical issues.
- The methane recovery system is too cool to ignore.

EXAMPLES OF WINNING ENTRIES



I-66 Transfer Station Operations Center

*2012 Award of Excellence Winner
Build-to-Suit Institutional Facility
Under \$20 Million*

EXAMPLES OF WINNING ENTRIES



PLAZA AND
VESTIBULE



MAIN LOBBY



LOBBY LOOKING AT
ENTRANCE

1320 North Courthouse

*2013 Award of Excellence Winner
Interiors – Building Common Area*

EXAMPLES OF WINNING ENTRIES



LOBBY LOOKING TOWARDS
ELEVATORS



ELEVATOR LOBBY



FLOOR PLAN

Judge's Comments

- The building is being repositioned from a single user to speculative.
- The judges were impressed by the way a human scale was brought to a cavernous lobby.
- The dynamic use of differing materials make it warm and inviting, much more contemporary.

DO'S AND DON'TS

PHOTOGRAPHY

- ✓ **DON'T** skimp on photography! Digital photos generally do not reflect the true quality and characteristics that the judges are looking for.
- ✓ **DO** pay attention to the order of the photographs that you have selected (i.e.; walk-through, hierarchy, etc.)
- ✓ **DO** include a floor plan or site plan
- ✓ **DO** include maximum number of photos allowed (10) in power point

DO'S AND DON'TS

CD-ROM or Flash Drive

- ✓ **DO** make sure that you include a copy of the Entry Form/Criteria in PDF Format on your CD or flash drive.
- ✓ **DO** include 8-10 images of your project (JPEG format) at 150 dpi and no larger than an 8" x 10" format
- ✓ **DO** include a Powerpoint presentation of the same JPEG images included on your CD or flash drive. Only one (1) image per slide. **No transition or animation of slides is permitted.** Images must be labeled as to the content (i.e.; lobby, reception area, conference room, exterior façade, etc.)

DO'S AND DON'TS

ENTRY PACKAGE

- ✓ **DO** follow directions on the Criteria
- ✓ **DO** be descriptive, yet concise. General language, lack of specifics indicates to the judging panel that someone else wrote your submission for you.
- ✓ **DON'T** include "marketing write-ups" or use marketing-ese or overly technical jargon for building categories.
- ✓ **DON'T** include the name of your company or the name of any other team member in the write-up portion of your submission. Exception would be if the name of the entry (i.e.; "XYZ Office Headquarters" were the same as the name of the applicant).

Q & A

QUESTION

“What is the difference between an Award of Excellence winner and an Award of *Merit* winner?”

ANSWER

An Award of Excellence is the premier winner in a category.

An Award of Merit is awarded when the judges deem an additional entry(s) in the same category is worthy of recognition.

Q & A

QUESTION

“Can our company submit more than one entry?”

ANSWER

Yes. There is no limit to the number of entries your company can submit.

However, if one project is being submitted for multiple awards, it must have its own complete package of materials in separate folders.

Q & A

QUESTION

“How do I know if our submission has won?”

ANSWER

Plan to attend the Best of NAIOP Northern Virginia Awards Gala on Wednesday, November 19th at The Ritz-Carlton, Tysons Corner.

We will not publicly announce winning entries prior to the event.

Q & A

QUESTION

“Does everyone on our team receive a trophy?”

ANSWER

No. Only the firm submitting the entry receives a trophy. However, additional trophies may be purchased for an additional cost of \$350 each.

Q & A

QUESTION

“Will we need to do a marketing board this year?”

ANSWER

No. We will have screens up in the pre-function area that will show 1 image of each project on a scrolling loop. This image can be a single photograph or a small montage with text identifying the project. More information to be sent out later.

MARKETING BOARDS



1500 Wilson Boulevard



Street-Level Retail



Main Entrance



Elevator Lobby



Building Lobby

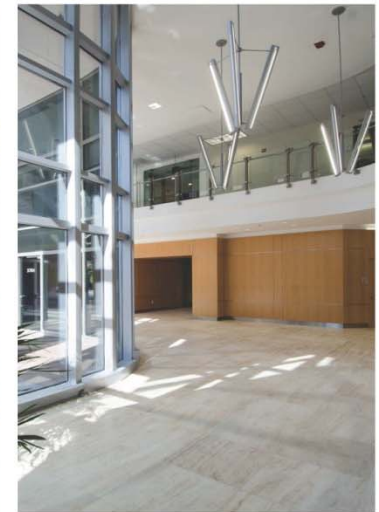
NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NORTHERN VIRGINIA CHAPTER

Serving the Development
Industry for over 30 years

MARKETING BOARDS

3701 N. FAIRFAX DRIVE



3701
N. Fairfax Drive
at Virginia Square

THE MORRIS AND
GWENDOLYN
CAFritz FOUNDATION

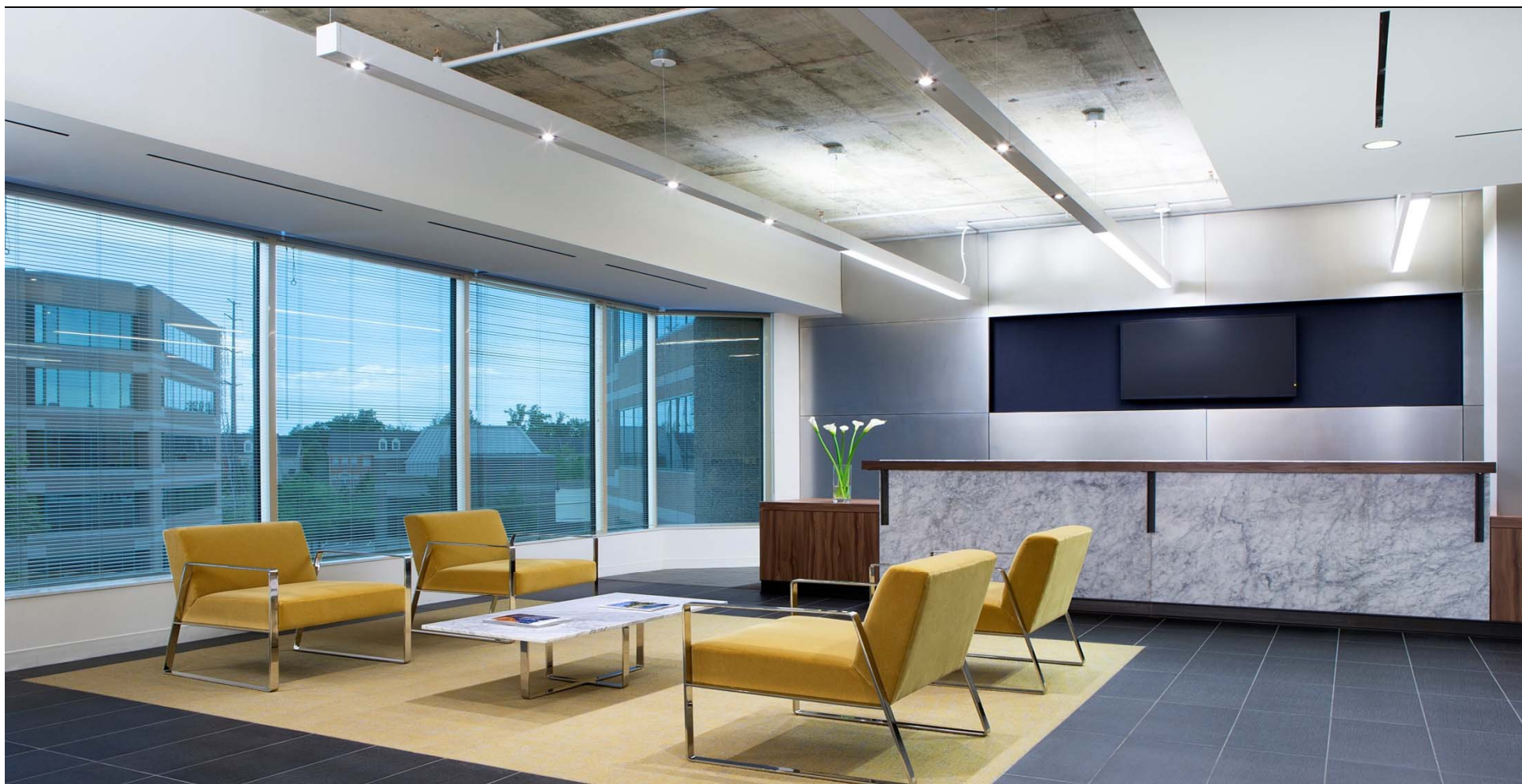


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MARKETING BOARDS



FORM10
FORMARCHITECTS CELEBRATING TEN YEARS

VM WARE

MARKETING BOARDS



Arlington Mill Community Center
Arlington, Virginia

HITT

dcS
DESIGN
DAVIS
CARTER
SCOTT

ARLINGTON
VIRGINIA

H I T T C O N T R A C T I N G I N C .