

construction chronicles

THE QUARTERLY NEWSLETTER OF THERRIEN WADDELL CONSTRUCTION GROUP

Stanford Overlook: A True Collaboration



Just The Facts

Stanford Overlook is a 46,400 SF, Class A office condominium complex, sitting on almost two acres of land, with just over 100 surface parking spaces. The building boasts, among other features, the fastest internet connection in the Columbia, MD area. Units are sold as shell of office spaces with separate utilities and bathrooms, as well as storage spaces located in the basement level. The four-story building displays a unique curvilinear exterior design, featuring reflective curtain wall windows, a composite aluminum panel system, tinted butt glazed glass, face brick and upper level balconies, glass rails and an exquisite ornamental chandelier.

Stanford Overlook in Columbia, MD is now complete. TW's Jerry Therrien credits very active participation by all team members for the project's success. "The close partnership between the architect, owner, contractor and interior designer allowed us to deliver exceptional value at a highly competitive price," Therrien said.

For example, the team was able to use procedures to maximize cold weather protection while minimizing costs. By using winter methods such as soil cementing the subgrade below the asphalt, we could decrease the possibility of frozen soils. The group was also able to increase the efficiency of the project by value engineering metal panels and glass design. The use of Building Information Modeling (BIM), a 3D digital representation of the building process, on structural steel systems helped the team successfully execute a complex curvilinear design.

"The good practices employed in this job," Therrien says, "are some that we will take to every job going forward."

AROUND THE COMMUNITY

- TW is working to become a **Certified Green Business** in Montgomery County.
- TW recently joined the **Greater Reston Chamber of Commerce (GRCC)**.
- TW is working with **USGBC** and **NCR** chapter to develop a Montgomery County branch unique to local county issues which develops sustainable design and construction practices.
- Thank you to everyone who made our "Shoeboxes for Soldiers" such a huge success. We shipped out 32 boxes to troops in Afghanistan on Veteran's Day.



TW PROJECTS

- **Shadowland Laser Tag and Paradise of Fun** (above) at **Francis Scott Key Mall in Frederick, MD**—These two projects have recently been completed.
- **Sterling Plaza**—1,500 LF of facade including demolition, landscaping, children's play area and awnings.
- **Big Lots in Parkville Crossing**—Renovation of an old Jeepers Playland into a Big Lots. Work includes new interior fitup and face lift to the façade of the building.

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The Return of the Retail Market

Construction is one of the industries that economists look to in predicting future growth. What has become a pleasant surprise for the construction business has been the uptick in retail renovations in spite of all the economic indicators that would tend to point against it. In fact, we are seeing a marked interest in improving façades of old retail centers, particularly in geographically dense areas. With retail renovations comes the age-old conundrum of how to deal with occupied shopping centers and working around the clock to complete the jobs as quickly as possible without impacting day-to-day operations.

We consider these projects cautious indicators of potential change in the economy ahead. TW has some exciting projects in the pipeline.

- At the **Lyon Village Shopping Center**, located in Arlington, VA, we are adding new intricate details to a very old center. Meanwhile, the center is fully occupied and creates high traffic through-

out the day. TW is completing the demolition and upgrade of 585 LF of existing façades on the entire shopping center—including Giant Food, CVS and other smaller retailers.

- **Pike Plaza** on Route 355 in Rockville, MD is a 460 LF facade renovation, including new roof shingles, new trim, paint and metal panel soffit.
- **Jared Jewelers**, located in Rockville, MD, a new 6,400 SF pad building, will include finished interiors.
- **Kings Crossing Shopping Center** in Alexandria, VA is a three-part renovation. Work includes expanding the space of the existing tenant, renovating the building face, and repairing major areas of the site, such as the addition of new asphalt paving and sight lighting. The site's plan lead to a new "urban prototype" Wal-Mart store, featuring a smaller footprint and incorporating green building practices. The new store will house Wal-Mart's grocery concept but has a reduced department store.

