



# CAPABILITIES

Statement

**GRUNLEY**

## HISTORY

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In 1955, the general contracting firm of Grunley, Walsh and Blanche, Inc. was founded by Martin Grunley, William Walsh and Thomas Blanche. In 1961, the company was renamed Grunley Walsh Construction Company, Inc. Kenneth Grunley, son of Martin Grunley, joined the firm in 1974. In 1986, Ken Grunley became a Vice President of the firm and two years later, in 1988, Grunley Construction Company, Inc. was formed. Currently, Ken Grunley serves as President and CEO.

## GRUNLEY TODAY

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Today, Grunley Construction Company, Inc. is a full-service, award-winning construction firm with expertise in high-profile, complex projects for both public and private sector customers. Headquartered in the Washington metropolitan area, Grunley specializes in building new facilities as well as additions, renovations, restorations and modernizations of large-scale commercial, institutional and government buildings, including offices, universities/schools, courthouses, laboratories, data centers, performing arts centers, embassies, monuments and museums. Our annual revenues are in excess of \$400 million and our bonding capacity is \$1 billion aggregate. The Engineering News-Record nationally ranks Grunley among the Top 400 Contractors (#197 in 2017) and the Top 100 Green Contractors (#44 in 2017).

Grunley has a staff of more than 300 construction industry professionals, including architects, engineers, LEED® Accredited Professionals, an historic buildings specialist, as well as construction professionals experienced in preconstruction services (e.g., estimating and value analyses, design management, constructability reviews, purchasing, scheduling), project management, construction supervision, MEP coordination, quality control, and field construction services (e.g., foremen, carpenters, laborers, and bricklayers). Our home office support team includes accounting; project administration; information technology and Building Information Modeling (BIM); and corporate leadership in safety, field operations, training, scheduling, quality control, and LEED® compliance. We have completed LEED® projects that have received Silver, Gold, and Platinum certifications.

## RENOVATION

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Grunley is a nationally recognized leader in interior and exterior building construction, particularly when performed in the context of a phased, occupied, urban renovation or modernization. We have successfully restored or modernized more than 70 major buildings in Washington, DC including some of the most prominent buildings in the City, all the while ensuring that our workers, the building occupants and the general public are safe. Furthermore, our corporate culture, staff and management systems are focused on allowing the building and its occupants to operate effectively and efficiently during the construction phase. We do this with extreme attention to protection details of both the physical and environmental elements of the building. We are experts at preserving original fabric, preventing physical damage, controlling noise, and ensuring appropriate air quality. Access and egress paths are carefully planned and controlled for both the occupants and the construction workers.

## EXTERIOR RESTORATIONS AND REPAIRS

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Grunley has extensive experience managing construction projects involving complete building envelope restoration and facade repairs to accurately reveal, recover or represent the original state of a building. Our team of construction professionals and skilled craftsmen have performed a full range of services for building exterior restorations and repairs including masonry restoration, repair or replacement of windows and roofs, replacement of building exterior lighting with energy-efficient fixtures, and installation of new lightning protection systems.

## HISTORIC PRESERVATION

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Over the past 25 years, Grunley has completely modernized or otherwise significantly renovated and/or restored 53 historic buildings. Of this number, 48 of the buildings are listed on the National Register of Historic Places (NRHP) – the majority of which are located in the District of Columbia. These buildings date back to the mid- to late-1800s and through the 1920s, 1930s, and World War II era. Twenty-two of the buildings are National Historic Landmarks (NHL); 35 buildings are situated within a National Historic Landmark District, and three are National Memorials (e.g., The Washington Monument, National World War II Memorial, Sewall-Beimont Museum). This is a rare U.S. government distinction given to roughly three percent of the buildings on the NRHP for its national-level historical significance.

## SELF-PERFORM

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Grunley has close to 130 highly skilled foremen and tradesmen— carpenters, masons, and laborers —who self-perform key elements of our work, including selective demolition, salvage, concrete, masonry, protection, rough and finished carpentry, millwork, doors, frames and hardware, and wood and steel windows. They are available 24 hours a day, seven days a week, 365 days a year to best serve the needs of our clients.

## THE GRUNLEY WAY

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Grunley has more than 40 ongoing projects being performed in the District of Columbia, Maryland, Virginia, Pennsylvania and Michigan. Our organization is well-equipped and staffed to effectively manage multiple, simultaneous construction projects. President and CEO, Ken Grunley, is a “hands-on” executive who has established a corporate culture that is a clear reflection of the values he places on openness, fairness, and exceptional attention to details. This approach to our customers, staff, subcontractors and the work product we deliver has permeated the company and is something we call – “The Grunley Way.”



## RECOGNITION

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Ranked #197 of the “Top 400” list of general contractors nationwide  
*(Engineering News Record, 2017)*

Ranked #44 on “Top 100” list of Green Contractors nationwide  
*(Engineering News Record, 2017)*

Ranked as the 3rd largest interior construction firm in the metro area  
*(Washington Business Journal, 2017)*

Ranked 10th largest general contractor in the metro area  
*(Washington Business Journal, 2017)*

Outstanding General Contractor  
*(American Subcontractors Association of Metropolitan Washington, 2017, 2016, 2015, 2014, 2013, 2012)*



**COMMERCIAL**

**GRUNLEY**

# 1330 CONNECTICUT AVENUE, NW MODERNIZATION AND PUBLIC SPACES RENOVATION

Washington, DC



Grunley recently completed Phases 1 and 2 of the \$17.3 million modernization of public spaces focused on repositioning 1330 Connecticut Avenue, NW for Boston Properties. The third and final phase will be completed in February 2018. This 230,000 SF Class A office building remains occupied by a law firm tenant and a number of retail tenants throughout the renovations.

Phases 1 and 2 of the project included exterior façade and site improvements; complete replacement of the strip windows and curtainwall; roof and terrace paver replacement; and new exterior landscaping, hardscape and pavers. We performed a full lobby renovation as well as mechanical and fire alarm upgrades throughout the building. Grunley is currently installing storefronts for existing retail tenants, replacing sitework above the main underground conference center, and replacing at-grade skylights.

This intricate, phased renovation involved replacement of the exterior windows and 1st floor retail curtainwall, creation of a new fitness center and renovation of the main lobby. To achieve the scope, Grunley's project team demolished a portion of the 2nd floor to create a two-story lobby space on Connecticut Avenue and opened a hole in the 1st floor for a new connecting stairwell that leads to the fitness center.

Phase 3, which is nearing completion, includes the overhaul of all nine elevators, recapturing of a skylight area for new retail space and renovations to a floor of core restrooms.

## OWNER

BP 1330 Connecticut Avenue,  
LLC (Boston Properties)

## DATE OF AWARD

October 2015

## COMPLETION DATE

February 2018

## CONTRACT AMOUNT

\$17.3 M

## ARCHITECT

Gensler

# INTERNATIONAL MONETARY FUND HEADQUARTERS 1 BUILDING RENEWAL

Washington, DC



Grunley was selected to provide CMc services for the major systems infrastructure improvements for the existing IMF Headquarters 1 Building. The project includes the renovations and alterations of an existing 13-story office building with mechanical penthouse and six below grade levels. This multi-phased, challenging construction project will be performed within the fully occupied facility with the primary consideration being the continuity of the IMF mission.

Preconstruction services included constructability reviews, value engineering, site logistics planning and other design phase services.

Grunley's scope of work is divided into 11 phases. Construction activities within the 1,400,000 square foot building will include selective demolition; hazardous materials abatement; full interior general construction; re-roofing; major structural modifications; and upgrades to mechanical, electrical, plumbing and fire protection systems. Grunley will replace the telecommunications, security and fire life safety systems and will perform a full tenant fit-out.

The project will seek LEED® NC Gold v3.0 certification.

## OWNER

International Monetary Fund

## DATE OF AWARD

March 2013

## COMPLETION DATE

December 2018

## CONTRACT AMOUNT

Undisclosed

## ARCHITECT

Skidmore, Owings & Merrill



# 5333 CONNECTICUT AVENUE, NW LUXURY APARTMENT BUILDING

Washington, DC



Grunley is constructing a new high-end apartment building located just south of Chevy Chase Circle. The new structure will consist of two garage levels and nine stories above grade totaling 299,600 square feet. There will be 262 units in the building averaging approximately 900 square feet per unit. This cast-in-place concrete structure will feature a glass curtain wall with metal panels and high-efficiency building systems.

All residential units have gourmet kitchens with stainless steel appliances, granite countertops and custom cabinetry. Building amenities include a fitness center, yoga room, zen garden, rooftop pool and community rooms. Mechanical services will be controlled from a penthouse level mechanical center.

## OWNER

CMK DEV, LLC

## DATE OF AWARD

July 2013

## COMPLETION DATE

June 2015

## CONTRACT AMOUNT

\$50.7M

## ARCHITECT

Eric Colbert & Associates PC

# THE HARPER - 1919 14TH STREET, NW LUXURY APARTMENT BUILDING

Washington, DC



This project involved the new construction of a seven-story, mixed-use building complete with luxury apartments, street level retail space and a below grade parking garage.

The structure is a hybrid concrete frame and light gauge frame with spread footings bearing on rammed aggregate piers. Due to the nature of the tight urban site and shallow foundations of neighboring buildings, underpinning of adjacent structures was required. The building façade features brick veneer with punched windows along with full height vertical bays with glass and metal cladding. The design combined features reminiscent of a historic brick warehouse with the look of a modern glass structure, which compliments the surrounding architecture of the U Street Historic District.

The luxury apartments feature floor to ceiling glass, porcelain tile and hardwood flooring and highly efficient variable refrigerant flow HVAC systems which allows independent control and simultaneous heating and cooling in different units. All units have gourmet kitchens with stainless steel appliances, granite countertops and custom cabinetry.

The building includes a common penthouse level consisting of ancillary indoor space and a landscaped roof deck with views of Washington, DC monuments.

Due to the building's location in the busy U Street neighborhood of downtown Washington, DC, significant coordination was required to ensure construction personnel, pedestrian and traffic safety remained a top priority while maintaining the aggressive 15-month construction schedule.

## OWNER

Keener-Squire Properties  
and Level 2 Development

## DATE OF AWARD

July 2012

## COMPLETION DATE

January 2014

## CONTRACT AMOUNT

\$20M

## ARCHITECT

Eric Colbert & Associates PC

# THE DRAKE - 1355 17TH STREET, NW LUXURY APARTMENT BUILDING

Washington, DC



This project involved the new construction of a nine-story apartment building with three levels of below grade parking. The structure is a concrete frame with spread footings. Due to the nature of the tight urban site and shallow foundations of neighboring buildings, underpinning of an adjacent church was required. Rock removal was also required.

The building façade features brick and precast concrete veneer with punched windows. The luxury apartments feature floor to ceiling glass, porcelain tiles, hardwood flooring, and highly efficient variable refrigerant flow HVAC systems which allow independent control and simultaneous heating and cooling in different units. All units have gourmet kitchens with stainless steel appliances, granite countertops and custom cabinetry. The building also includes a common penthouse level consisting of ancillary indoor space and a “Liverooft” vegetated landscaped roof deck.

Due to the building’s location in the busy O Street neighborhood of downtown Washington, DC, significant coordination was required to ensure construction personnel, pedestrian and traffic safety remained the top priority while maintaining the aggressive 16-month construction schedule.

## OWNER

Keener-Squire Properties

## DATE OF AWARD

July 2012

## COMPLETION DATE

July 2014

## CONTRACT AMOUNT

\$27.3M

## ARCHITECT

Eric Colbert & Associates PC

# WATERGATE HOTEL RENOVATION

Washington, DC



Grunley has entered into an early start agreement to provide construction services for the renovation of the Watergate Hotel. This project involved the complete rehabilitation of the existing hotel built in 1967. The renovated Watergate Hotel features 349 guest rooms and suites within the 277,000-square-foot building. With 13 stories above grade and three stories below grade, the hotel offers a broad range of amenities including a restaurant, whiskey bar, rooftop bar and two ballrooms, all of which required substantial structural work during the modernization. The exterior appearance of this National Historic Landmark remained the same while the interior as fully gutted. All windows were replaced and the concrete balconies and façade were repaired and painted.

The Watergate lobby, restaurant and bar, and common areas received high-end finishes including both honed and polished granite floor tile that extends onto the decorative spiral stair treads. Additional stone finishes include marble wall paneling that was installed in the elevator lobbies, ballrooms and hospitality suites. A key feature of the lobby and restaurant is the stainless steel tube column wraps that spiral around the columns and extend through two floor levels. The stainless steel tubing was used as a wall finish behind the reception desk and in the Whiskey Bar. The lobby ceiling finish is a polished plaster that allows for maximum ceiling heights.

The scope of work in the Ballroom included complete removal of below-grade roof structure and associated excavation, reinforcement of existing columns to accommodate larger spans, and reinstallation of the roof structure at a higher elevation to provide high ceilings; the new roof structure will have longer column spans. We also backfilled and landscaped above the ballroom structure

Grunley's work also included increasing the size of the existing elevator shafts and installing new elevators, complete MEP systems replacement, installation of new professional/industrial kitchens and renovation of the pool and spa. We constructed new stairs and infilled existing stair openings, replaced the roof, and installed new site pavers and landscaping.

## OWNER

Euro Capital Properties, LLC

## COMPLETION DATE

October 2016

## CONTRACT AMOUNT

\$53.3M

## ARCHITECT

BBG-BBGM

# 1401 NEW YORK AVENUE, NW FAÇADE RESTORATION

Washington, DC



Grunley renovated the façade and performed sitework at 1401 New York Avenue, NW, Washington, DC. The private building owners, Wereldhave USA, and their subsidiaries, own various commercial properties around the world. The project involved installing a waterproof membrane over the existing brick façade followed by a new framework to support the new stone cladding.

The stone cladding consisted of a thin natural stone veneer reinforced with an aluminum honeycomb epoxied to the back of the stone to improve the strength. Double 12" and triple 3" thick anodized aluminum tubing was then installed over the stone veneer to provide architectural detail.

Grunley replaced the glazing throughout the building with double glazing to improve the energy efficiency of the building. A new building entrance was installed with balanced doors and a new curtain wall system. The building streetscape was improved by the installation of granite, slate and concrete pavers along with planting of new trees.

All work was performed while the building remained fully occupied and operational, including all retail establishments.

## OWNER

Wereldhave, USA

## DATE OF AWARD

January 2007

## COMPLETION DATE

August 2008

## CONTRACT AMOUNT

\$9M

## ARCHITECT

Mancini•Duffy Winstanley

# PENN 11 LUXURY APARTMENT BUILDING

Washington, DC



Grunley was recently awarded a CMC project to complete the restoration and new construction of 11 Penn, a luxury condominium and retail complex at the site of the former Frager's Hardware. Frager's Hardware was a long-time staple in the neighborhood until a 2013 fire gutted the building, leaving it vacant. Only the two facades of 1101 Pennsylvania Avenue and 1115 Pennsylvania Avenue remain. Those facades will be stabilized and incorporated into the building. The goal of this project is to restore the historic façade of Frager's Hardware and construct new retail and residential spaces in the development. 11 Penn is part of the Capitol Hill Historic District and all plans must be approved by SHPO prior to moving forward.

Grunley began providing preconstruction services during which we provided six budgets/estimates including the concept budget, schematic design budget, design development budget, progress set budget, 50% CD budget, and final GMP budget. Preconstruction services included drawing reviews, constructability reviews, value engineering and value analysis. Grunley developed and proposed 109 value engineering suggestions valued at \$2.1 million to help the Owner maintain their anticipated budget.

Since this structure is considered a contributing structure by the National Register of Historical Places, the existing facades are valuable historic material and their preservation is of critical importance. During the first phase of the project, Grunley provided a retention system to stabilize existing facades to remain and installed monitoring that will ensure the facades are not disturbed during construction.

Upon completion, 11 Penn will comprise a 4-story residential facility with 34 luxury condominiums including 1-, 2-, and 3-bedroom units ranging in size from approximately 700 SF to over 1,600 SF. Street level retail space will encompass 15,476 SF with 36 parking spaces. The project is seeking LEED® Gold Certification.

## OWNER

Perseus Realty

## DATE OF AWARD

February 2017

## COMPLETION DATE

October 2018

## CONTRACT AMOUNT

\$21 M

## ARCHITECT

Hickok Cole Architects

# THE SHAW

Washington, DC



Grunley is currently construction The Shaw for Monument Realty at 608 T Street, NW in Washington, DC. The Shaw will consist of 69 residential homes located on eight floors—including an occupied penthouse—above 7,400 SF of street-level retail. Two below-grade levels will provide 43 resident parking spaces. Typical floors will feature 11 residences, with a mix of one and two bedrooms. Three spacious two-bedroom penthouses, each featuring a large private terrace, will offer fantastic views of Washington, DC. The Shaw will also include a rooftop deck and lounge with a full kitchen and grilling station.

The Shaw's fusion of modern and traditional design integrates with the neighborhood's historic facades while also creating a stunning presence. With neighboring properties averaging 20-50 feet in height, many of the homes will have unobstructed views. Most will feature floor-to-ceiling windows, offering an exceptional amount of light and panoramic views of the city.

Situated in the heart of one of DC's most exciting neighborhoods, The Shaw is well positioned in terms of timing, location, and product.

## OWNER

Monument Realty

## DATE OF AWARD

October 2017

## COMPLETION DATE

July 2019

## CONTRACT AMOUNT

\$22.1M

## ARCHITECT

PGN Architects, PLLC

# MERIDIAN HILL APARTMENTS

Washington, DC



Grunley performed comprehensive preconstruction services for the conversion of the former Howard University Meridian Hall Dormitory into a Class A rental apartments and was consequently awarded the GMP contract to perform the modernization of the building. The 182,000 SF, eight-story building, which was originally constructed in 1942 and is located in the Meridian Hill Historic District, will feature over 200 apartments.

Preconstruction services included construction cost estimating, preliminary scheduling and creative ideas for sequencing early packages, starting demolition early, managing renovation risks, and providing value engineering and value analysis services. The building has a prominent location at the northern edge of Meridian Hill Park, a 12 acre park created in 1912-1940. The park features classic European early 20th century design, including Italian Renaissance style terraces and fountains. The Meridian Hill Apartment Building has many prominent beaux arts style building features and the interior design will feature a modern interpretation of mid-century modern architectural design in keeping with the building and neighborhood's origins.

The lobby will open to a clean, modern inviting space that reflects the mid-century classic lines of a 1940s style great hall brought into the 21st century and will connect to an attractive exterior courtyard with views of the adjacent Meridian Hill Park. A rooftop will feature attractive but modest rooftop lounges that frame a roof deck overlooking the park and offering spectacular views of NW Washington, DC. The lower level will include a spacious pool, fitness center and back of house spaces. The project will be completed on a fast-track 16-month schedule.

## OWNER

Jair Lynch Realty Group

## DATE OF AWARD

March 2017

## COMPLETION DATE

July 2018

## CONTRACT AMOUNT

\$34 M

## ARCHITECT

BKV Group



# 1789 MASSACHUSETTS AVENUE AMERICAN ENTERPRISE INSTITUTE HEADQUARTERS RENOVATION

Washington, DC



Grunley completed the \$80.2million, 92,000 SF renovation of the historic building located at 1789 Massachusetts Avenue on Embassy Row in Washington, DC. After 40 years of leasing space in a nondescript Washington office building, AEI was eager to convert this beautiful 68,000 SF building into its permanent headquarters. However, it was too small to meet AEI's needs. To remedy this space shortage, Grunley proposed the addition of a 24,000 SF sub-basement level to be installed beneath the existing basement. AEI also elected to supplement the roof with a new public assembly space and terrace providing an additional 6,000 SF of usable space,

The interior scope involved unique preservation and tenant fit-out components. We performed systematic replacement of mechanical, electrical, fire/life safety, security and telecommunication systems and completed a full tenant fit-out with private and open offices and special spaces. The historic area of the building is being used as conference rooms, a dining hall and open office spaces. Each open office includes multiple freestanding workstations with complete power and data connections that run beneath the wood flooring. Studio spaces feature separate production, audio and TV studios constructed on an acoustically isolated "floating" concrete slab which sits above the structural concrete slab, separated by a 2" air gap. The auditorium features a highly complex and extremely ornate ceiling, custom carpet bordered by new strip oak flooring, and large projection screens that lower below the floor.

The project also demonstrates a unique combination of office space and high-end amenities. The diversity in amenities is a novelty not often found in office buildings. AEI's headquarters includes two kitchens, a servery, rooftop terrace, production studios, auditorium, fitness center and Zumba studio, conference rooms, event/entertaining spaces, dining room, and a library.

## OWNER

American Enterprise Institute

## DATE OF AWARD

December 2012 (Preconstruction)  
December 2013 (Construction)

## COMPLETION DATE

September 2016

## CONTRACT AMOUNT

\$80.2M

## ARCHITECT

Hartman-Cox Architects

# 8315 LEE HIGHWAY FAÇADE RESTORATION

Merrifield, VA



Grunley replaced and updated the exterior façade of this commercial office building. The existing building is a six-story office building. The building was constructed in 1979 and had minor repairs and renovations done previously. The Owner wished to elevate the architectural presence of the building with the tenants still in the building.

The design goals were to create a new contemporary image for the building and elevate the character of this office building without interrupting the day to day operations of the tenants. Grunley created “swing” space for the tenants. The temporary space included usable office layouts, phone service, data lines, temporary heat and finishes to match existing.

Demolition and construction of “swing” space was performed at off-hours to insure there was no work day interruption to the tenants. On a daily basis, the project superintendent worked with the Owner and tenants to ensure minimal interruption to daily activities.

## OWNER

CJC Associates Limited Partnership

## DATE OF AWARD

September 2008

## COMPLETION DATE

August 2009

## CONTRACT AMOUNT

\$4.8M

## ARCHITECT

Davis, Carter, Scott, Ltd.

**INSTITUTIONAL**

**GRUNLEY**

# MONTGOMERY COLLEGE ROCKVILLE CAMPUS STUDENT SERVICES CENTER

Rockville, MD



Grunley was selected to perform the construction of the five-level, 139,450 SF new Student Services Center for Montgomery College's Rockville Campus. In addition to the new construction, the three-phase project requires demolition of the existing Student Services Building at the completion of the new building and site restoration to provide an open, central courtyard for the campus.

The steel/masonry building, which will comprise four levels above grade and a basement level, will be constructed on the occupied and fully operational college campus. The building will feature a complex glass curtainwall system with cast-in place and concrete masonry back-up cavity walls. Two types of masonry veneer, louvered sunshading and operable casement windows within the curtainwall will be featured on the exterior and a 2,300 SF green roof will complement the metal roofing and canopies.

The interior, which will add much needed space for student services, training, and administrative functions, will include terrazzo and tile flooring, acoustic ceilings, and both standard and custom millwork. The lobby will feature a wood ceiling and architectural steel and terrazzo stairs.

Extensive site utilities will be required including connection of a new 12 inch water main, a new 8-way ductbank, and a new sanitary pipe, all of which will require excavation across North Campus Drive, the Rockville Campus' main thoroughfare. New hot water and chilled water lines will be installed to replace a portion of the existing utility trench and Grunley will replace the existing parking lot.

Grunley will perform 3D BIM modeling and provide live files for the ongoing maintenance of the facility following commissioning and turnover. The project is seeking LEED® NC Gold Certification.

## OWNER

Montgomery College

## DATE OF AWARD

April 2017

## COMPLETION DATE

August 2019

## CONTRACT AMOUNT

\$49 M

## ARCHITECT

Cho Benn Holback + Associates

# SITE “T” TENANT BUILD-OUT

Greater Metropolitan Washington Region



This project consisted of the base building improvements and upgrades of an existing circa 1980's three-story office building located in a residential area totaling ~165,000 square feet. Our scope also included a tenant build-out that consisted of secured offices and a large secured data center.

The existing brick building façades were removed and replaced with precast concrete panels, and braced for blast resistance in accordance with federal Anti-Terrorism / Force Protection requirements. The windows were also removed and replaced with high performance units. The roof and metal deck beneath it were replaced and thermally improved. New entry glazing systems with an integral canopy were also added to improve the visual impact of the building.

The core areas were completely renovated to include upgrades to the stairs, restrooms and electrical/communication closets. Building mechanical and electrical systems were completely replaced with modern and efficient systems. All interior lighting systems were demolished and replaced with new systems. Emergency generators, power distribution switchgears and transformers, and UPS systems were also installed to support the mission critical functions.

Sitework involved significant improvements to the new storm sewer systems, sanitary systems, domestic and fire water services, curb and gutter, underground electrical service, site lighting, access roads, parking areas, ADA improvements, security fencing, hydraulic vehicle arrest barriers, and anti-ram bollards.

## OWNER

Confidential

## DATE OF AWARD

March 2006

## COMPLETION DATE

November 2010

## CONTRACT AMOUNT

\$112M

## ARCHITECT

Hickok Cole Architects

# SMITHSONIAN INSTITUTION SOUTHSIDE IMPROVEMENTS

Washington, DC



Grunley was selected to modernize the South Entrance to the National Museum of Natural History, a National Historic Landmark, to streamline entry to the building and provide a more inviting entrance for the millions of visitors that enjoy the museum each year. The project includes renovation of the south entrance of the museum and replacement of the air handling system for Baird Auditorium.

During the modernization, Grunley will make modifications to existing steps, plazas, portico, vault, landscape and parking lot; Refurbish all stone, cast iron and bronze at steps, plazas, plinths, benches and portico; and provide new accessible switchback walkways clad in Lake Placid thermal finish granite with cast Tombasil white bronze grass-patterned guardrails. We will install new bronze doors with new blast-resistant framing; also four new windows; renovate vault space under the stairs; install new HVAC, electrical, plumbing, security and life safety systems and finishes; and add snowmelt systems at new walkways. New landscaping and bio-retention basins will be provided in the parking lot for storm water management and decorative historic iron gates at the entrance will be refurbished. We will install a new banner hanging system; install a new AHU for the Baird Auditorium along with associated electrical, HVAC piping, ductwork connections, BAS controls and replacement steam/condensate equipment work; and provide a new air intake location at existing roof penetration and insulation of existing vertical shaft. The project requires completing the project on a challenging schedule with requirements to keep building entrance open during construction, vibration monitoring during sheeting/shoring and pile driving, and permits from National Park Service for elements of work.

The NMNH Southside Improvements Project will completely transform the primary face of the museum and will provide long-overdue access to the main door of the museum, a monument that will last for many generations.

## OWNER

Smithsonian Institution

## DATE OF AWARD

September 2017

## COMPLETION DATE

April 2019

## CONTRACT AMOUNT

\$20M

## ARCHITECT

EwingCole

# NATIONAL MUSEUM OF AMERICAN HISTORY GARAGE CONVERSION

Washington, DC



Under a contract with the Smithsonian Institution, Grunley converted an existing parking garage (~30,000 square feet) at the National Museum of American History into a suite of offices. The new space also features:

- Two glass vestibules — one, a new entrance to the building for employees, and the other, an emergency exit route;
- A child care center;
- A fitness area with lockers;
- Meeting rooms and conference space; and
- Areas for security personnel

The project included structural modifications, architectural upgrades, mechanical, electrical, fire protection, and security renovations to accommodate the building's new functions. The museum remained open and fully operational during the construction process.

As part of the National Mall, the National Museum of American History is listed on the National Register of Historic Places.

## OWNER

The Smithsonian Institution

## DATE OF AWARD

July 2010

## COMPLETION DATE

February 2012

## CONTRACT AMOUNT

\$11M

## ARCHITECT

Beyer Blinder Belle,  
Architects & Planners, LLP

# THE NATIONAL ARCHIVES BUILDING RENOVATION

Washington, DC



As part of a three-year effort by the National Archives and Records Administration to preserve our nation's history and instill in the public the importance of American archival records, Grunley renovated and restored over 950,000 gross square feet of building space at the National Archives Building, a National Historic Landmark.

While the building was occupied, Grunley:

- Upgraded all of the major building systems.
- Improved security and storage conditions for historical documents.
- Brought the facility into compliance with both The Americans with Disabilities Act and current fire and life safety codes.
- Improved access to the Rotunda and the building as a whole.
- Re-encased the *U.S. Charters of Freedom*—the *Declaration of Independence*, the *Constitution*, and the *Bill of Rights*.
- Re-structured a significant portion of the building creating new museum and exhibit space.
- Built a new 288-seat theater, retail museum gift shop, and cafeteria/snack bar.

Today, this prestigious building offers more of a public museum experience to the more than one million visitors who travel to the institution each year. It has also improved office space and facilities for the 100+ NARA staff that works there each day, and enhanced research facilities for the 80,000 researchers who visit the facility each year.

## OWNER

National Archives and  
Records Administration (NARA)

## DATE OF AWARD

May 2001

## COMPLETION DATE

June 2005

## CONTRACT AMOUNT

\$93M

## ARCHITECT

Hartman-Cox Architects



# NATIONAL WORLD WAR II MEMORIAL

Washington, DC



Grunley, through its affiliate Grunley-Walsh, as part of a joint venture team, completed construction of a new National World War II Memorial located in the prime area of the National Capital, known as Area I, which includes the National Mall.

The Memorial's architecture is unique with various artistic elements symbolizing various aspects of the war. The elements include a wall of 4,000 gold stars representing the more than 400,000 Americans who died in battle during World War II. There are 24 Bas-Relief panels that depict scenes from World War II.

The 56 granite pillars (representative of the states and jurisdictions of the U.S. who fought in the war) are adorned with bronze wreaths, one oak and one wheat representing the military and agricultural strength of the country and connected together with a bronze rope motif representing the unity of the country during the period of time.

The Rainbow Pool is one of the principal design features of the memorial. The historic waterworks of the Rainbow Pool contribute to the celebratory nature of the memorial and provides seating along the pool circumference for visitors.

The project completed safely, under budget by approximately \$1 million, and ahead of schedule. The project opened a month ahead of the formal dedication on May 29, 2004.

## OWNER

American Battle Monuments Commission

## DATE OF AWARD

June 2001

## COMPLETION DATE

March 2004

## CONTRACT AMOUNT

\$56M

## ARCHITECT

Friedrich St. Florian in association with Leo A. Daly

# THE ARTS AND INDUSTRIES BUILDING REVITALIZATION - SHELL, EXTERIOR ENCLOSURE AND STRUCTURAL IMPROVEMENTS

Washington, DC



As the General Contractor for the revitalization of The Smithsonian Institution's Arts & Industries Building, Grunley repaired and restored the building envelope of this National Historic Landmark. The museum has been closed since 2004 due to a deteriorating roof and failing infrastructure. This phase was the second of three and provided the structure and repairs necessary to perform the complete interior restoration.

The building opened in 1881 and is the second oldest Smithsonian building on the National Mall. Interestingly, in 1976, Grunley's predecessor firm, Grunley-Walsh Construction, restored the interior of this historic museum to its original appearance. Grunley was honored to have been selected to restore this beautiful building once again.

Grunley replaced the existing copper and slate roofing with 20 gauge stainless steel and new slate to match the existing patterns. Additionally, all of the roof ornaments were restored and reinstalled including several galvanized metal finials that were original to the building. The key strategy to the success of this project was the use of temporary scaffold decks. The scaffold decks provided the necessary work platform and acted as temporary roofing and lateral bracing of the exterior walls. Protecting the historic fabric was of the utmost importance and the scaffold decks played a major role in this effort.

Other scope items included demolition of the non-historic wall and floor in-fills to restore the museum's vast exhibit space; installation of new steel, masonry, and concrete structural elements to improve seismic, wind, blast, and snow load performance; replacement of the existing windows and skylights with blast rated window assemblies and sub-frames; exterior masonry and stone restoration; installation of new roof drainage, snow melt, and lightning arrest systems; and fire protection upgrades.

The project is seeking LEED® NC 2.2 Gold certification.

## OWNER

Smithsonian Institution

## DATE OF AWARD

November 2010

## COMPLETION DATE

March 2014

## CONTRACT AMOUNT

\$43M

## ARCHITECT

Ennead Architects / SmithGroup

# REED SCHOOL | WESTOVER LIBRARY RENOVATION AND ADDITIONS

Arlington, VA



Grunley's scope included the demolition, renovations, and major new additions to the existing Walter Reed School. The school and nearby Westover Library were reconstructed as a single, environmentally sustainable building that preserved the school's historic facade and nearly all of the site's existing open space.

The existing structure consisted of the original 1938 building, which was a red brick elementary school, and numerous additions constructed in the 1940's, 1960's and 1990's. After Grunley selectively separated the original 1938 building and demolished all of the additions, the existing building facade was preserved and restored.

Our team carefully salvaged brick from demolition and reused it, matched newly installed brick to the existing building, and built a new wood cornice on the existing building to match the original. Grunley took great care working around existing, historical components of the façade and converted the original entrance to a window wall.

In addition, Grunley accumulated enough points for LEED® NC 2.0 Silver by including sustainable features such as a photovoltaic roof system and by using natural light to enhance the space and improve the quality of the indoor environment.

## OWNER

Arlington Public Schools

## DATE OF AWARD

March 2008

## COMPLETION DATE

August 2009 (School)  
October 2009 (Library)

## CONTRACT AMOUNT

\$18.9M

## ARCHITECT

cox graae + spack architects

# MONTGOMERY COLLEGE SCIENCE WEST MODERNIZATION

Rockville, MD



Grunley, as part of a joint venture, modernized the Science West Building at Montgomery College's Rockville campus. The project entailed renovating the existing 69,000 SF, two-story building to house new classrooms, auditoriums, laboratories, a math emporium, open study areas, lecture halls and administrative suites. A new third floor and an elevator to connect to it were also part of the project scope. Pedestrian bridges connect the project to the Science Center East and Macklin Tower Buildings.

The construction of this building required re-using existing concrete decks and structural steel; rebuilding the stairs, elevator, and bridge to Macklin Tower; demolishing the existing two-story pedestrian bridge to the Science Center and wedge portion of the building; and rebuilding from the foundation up. Prior to any demolition, structural steel supports had to be installed in the building. Detailed review of the calculations and coordination with the subcontractor and existing conditions aided in the success of this installation.

The coordination of mechanical and electrical systems, telecommunications systems, and security devices was critical in ensuring the success of the Science West project. For ease of maintenance, systems infrastructure similar to the existing buildings was installed, calibrated, and commissioned. During the project, distribution of new site utilities, installation of stormwater management measures, bridges connecting the project to the Science Center and Macklin Tower and comprehensive landscape design were significant project features. All systems had to be connected to the central utilities plant and switchovers had to be completed without disrupting campus activities.

## OWNER

Montgomery College

## DATE OF AWARD

September 2014

## COMPLETION DATE

February 2017

## CONTRACT AMOUNT

\$22 M

## ARCHITECT

Stantec

# AMERICAN UNIVERSITY - CASSELL HALL

Washington, DC



Grunley provided construction management services for the 122,000 square foot Cassell Hall on the campus of American University. Cassell Hall is a multi-story, 355 suite-style bed student residence consisting of one eight-story wing and one seven-story wing in an L-shaped configuration. Grunley was responsible for the entire construction of the building, including but not limited to the following:

- Foundation and excavation
- Structure and façade
- All interior fit-out
- All plant and equipment, including tie-ins with existing utilities
- Fitness center
- Exterior and hardscape components of the building

The building is a concrete structure with five floors of post tensioned concrete slabs. The building envelope is wrapped in precast and curtain wall, and contains two elevators.

The construction of the hall, while not difficult to assemble in the classic sense, posed significant logistical challenges, including moving, up-sizing and tapping the existing gas line that feeds a neighboring residence hall; building on a site that is situated atop a steep elevation drop on the back side; erecting the building less than 100' from the office of American University's president and amidst one of Washington's several busy universities. Additionally, the road that was used for staging and deliveries had to be maintained for student move-out and move-in during the summer and fall, respectively.

The project is seeking LEED® NC 2.0 Gold certification.

## OWNER

American University

## DATE OF AWARD

March 2012

## COMPLETION DATE

August 2013

## CONTRACT AMOUNT

\$29M

## ARCHITECT

Little Diversified Architectural Consulting

# FAIRMONT HEIGHTS HIGH SCHOOL REPLACEMENT

Hyattsville, MD



Grunley constructed the new \$80.6 million Fairmont Heights High School in Prince Georges County, MD, to replace the existing facility. The new 193,000 SF high school is a compact, clearly organized, two-story structure with multiple roof levels and an open central spine separating academic and administrative areas from the full size gymnasium, cafeteria and auditorium. The building interior features an open central colonnade with exposed structural steel. There are several large interior spaces, most of which may be broken up with folding partitions. To maximize the potential use of the school by different community groups, the building requires easily secured zones with independent entrances for the academic, cultural, and recreational areas.

The school is organized in career clusters to provide students with smaller learning communities, in which a student will remain with the same teachers for two to four of their high school years. It was designed around 50 teaching stations, organized in three career clusters: Health, Bio-Tech and Biosciences, Business Management and Finance and Consumer Services, Hospitality and Tourism. Additionally, the school will provide for AFJROTC, Performing Arts and Athletics and Physical Educational instruction, along with Dining with on-site food preparation, Administrative and Guidance Service, Health Services with a school nurse, custodial services, an on-site Wellness Center and Special Education Services.

Site improvements comprised the construction of new athletic facilities including a stadium, soccer field, baseball field, and the associated field houses, concessions and support facilities. New parking, entrances, and bus lanes were provided and significant site utilities, including a new stormwater management system, were installed.

## OWNER

Prince George's County Public Schools

## DATE OF AWARD

May 2015

## COMPLETION DATE

October 2017

## CONTRACT AMOUNT

\$80.6 M

## ARCHITECT

Grimm and Parker

# SANDBURG MIDDLE SCHOOL RENOVATION AND ADDITION

Alexandria, VA



Grunley completed a \$36.4 million contract for Fairfax County Public Schools to renovate the existing, two-story, 264,000 SF Carl Sandburg Middle School in Alexandria, Virginia. We performed this five-phase project while the school remained occupied and fully operational. The Carl Sandburg Middle School houses 1,200 students and faculty. Grunley constructed three additions to the school totaling 6,000 SF.

During the renovation project, Grunley enlarged classrooms and replaced windows, doors, finishes and major building systems including HVAC, plumbing, electrical and special systems. Exterior masonry work was performed and the entire brick façade was stained. Site work included renovating site utilities, concrete curb and gutter work, repaving the entire site, reconfiguring a kiss-and-ride lot, and miscellaneous landscaping work. We installed an automatic sprinkler system. During the summer months, we modernized the gymnasium and cafeteria.

The first addition serves as the school's new administrative offices and main entry. The second addition features a gymnasium lobby. The third addition includes a corridor linking the existing building circulation. All three additions consist of concrete masonry units with brick façades which match the existing building architecture.

## OWNER

Fairfax County Public Schools

## DATE OF AWARD

October 2012

## COMPLETION DATE

May 2015

## CONTRACT AMOUNT

\$36.4 M

## ARCHITECT

Perkins Eastman Architects

# MCKINLEY ELEMENTARY SCHOOL RENOVATION AND ADDITION

Arlington, VA



Grunley completed the \$17.8 Million renovation and expansion of McKinley Elementary School for Arlington Public Schools. The project, which encompassed 102,000 square feet, involved five phases of work completed over a 24-month period. Phase 1 of the project will began during the Spring of 2015 with the renovation of existing classrooms.

- **Phase 2** included demolition of the existing south wing and construction of a new 27,000 SF, three-story addition housing a new gymnasium, two-story lobby, classrooms and support spaces.
- **Phase 3** required demolition of the existing gymnasium and construction of a new gymnasium wing with a new 14 classroom addition.
- **Phase 4** involved expansion of the administrative area as well as renovation of 75,000 SF of existing classrooms and ancillary spaces including administrative offices, the media center, kitchen and cafeteria.
- **Phase 5** included completion of all sitework, park lots, and field areas as well as installation of a new storm water management system.

The new addition was constructed of steel-frame with metal stud exterior wall framing and was clad with brick. Additional work included complete removal and replacement of the existing built-up roof as well as installation of new electric service, transformers and emergency generators.

The project was performed while the school remained operational and occupied by faculty, staff and students. The project is USGBC LEED® Silver certified.

## OWNER

Arlington Public Schools

## DATE OF AWARD

April 2015

## COMPLETION DATE

April 2017

## CONTRACT AMOUNT

\$17.8M

## ARCHITECT

Hord Coplan Macht



# NATIONAL MUSEUM OF NATURAL HISTORY HVAC RENOVATION HALLS 2-6 (DINO HALL)

Washington, DC



Grunley recently completed the \$5.7 million, 46,000 SF renovation of the National Museum of Natural History's (NMNH) Dinosaur Hall. NMNH is on the National Register of Historic Places and is part of the Historic District of the National Mall.

This project included infrastructure improvements as well as the preservation, renovation and restoration of the building's historic fabric throughout the space (including plaster repair, restoration and re-creation of decorative beams, columns, balconies and mouldings). The scope also involved new construction of a fossil lab suite called "FossilLab," the build-out of the "Deep Time" paleontology exhibit, infrastructure renovations of Halls 2-6 (home to the national fossil and dinosaur collections), and the re-creation and re-opening of several ornate and historic balcony overlooks. Grunley replaced building systems and infrastructure to support the exhibit, improve thermal performance in the galleries, and reduce energy consumption. The project work reintroduced the original Beaux-Arts architecture style and incorporated natural light into the space, reviving the initial design that has been absent for a generation.

The museum's transformation will lay the groundwork for an improved exhibit that reflects the advancements of Smithsonian science and serves future generations of visitors. The project was scheduled for completion in December of 2017, but Grunley finished four months ahead of schedule which allowed the exhibition team to begin working on the new Dinosaur Exhibit early.

## OWNER

The Smithsonian Institution

## DATE OF AWARD

September 2015

## COMPLETION DATE

August 2017

## CONTRACT AMOUNT

\$25.7 M

## ARCHITECT

Ewing Cole

**GOVERNMENT**

**GRUNLEY**

# CONSUMER FINANCIAL PROTECTION BUREAU HEADQUARTERS

Washington, DC



Grunley was selected to provide design-build services for the \$127 million renovation and modernization of the 503,000 SF, partially occupied Consumer Financial Protection Bureau Headquarters Building located at 1700 G Street, NW in Washington, DC. The CFPB Headquarters Building is eligible to be listed on the National Register of Historic Places and the project is subject to the requirements of Section 106 of the National Historic Preservation Act of 1966. Additionally, the final building design must be approved by both the U.S. Commission of Fine Arts (CFA) and the National Capital Planning Commission (NCPC).

Grunley's construction responsibilities involve modifications to the building structure including blast protection; upgrades to elevators; and new plumbing, HVAC, electrical, security and fire/life safety systems. Grunley is renovating the existing adjacent courtyard (Liberty Plaza); installing new architectural finishes and glazing systems; protecting the historic Winder Building; and building a new child care center, play area, conference center and fitness center. The CFPB Headquarters Building remains partially occupied during construction which requires maintaining existing systems. Additionally, we are maintaining mechanical and electrical feeds to the adjacent Winder Building and retail spaces on the ground floor that remain in operation. The building is located within a high-volume, urban traffic area less than a block from the White House Campus. As such, the U.S. Secret Service conducts regular visual inspections of temporary structures, dumpsters, bins, and other temporary enclosures on site. The intent of this project is to retain as much of the original building fabric as possible while meeting CFPB occupancy goals and providing a modern and dynamic headquarters.

The project is seeking LEED® Gold certification.

## OWNER

U.S. General Services Administration

## DATE OF AWARD

December 2014

## COMPLETION DATE

March 2018

## CONTRACT AMOUNT

\$127M

## ARCHITECT

CallisonIRTKL

# U.S. ARMY CORPS OF ENGINEERS EAST CAMPUS BUILDING - MARINE CORPS (ECB-MC)

Fort Meade, MD



The U.S. Army Corps of Engineers selected the Mortenson/Grunley Joint Venture, with HDR as the A/E, for the \$91 million new construction of a multi-story office facility for the Marine Corps in Fort Meade, Maryland. The 158,000 SF, design-build project includes accommodations for technical support and administrative purposes. During preconstruction, Mortenson/Grunley and HDR worked closely with the U.S. Army Corps of Engineers and the U.S. Marine Corps End-User Group to develop the design, select the equipment and finishes for the building, and integrate sustainable design solutions into the project. The project was designed to achieve LEED® Silver status. When complete, the ECB-MC will feature green roofs, bio-swales, filtration ponds, sunshades on the south to block direct solar heat gain in the summer and harvest indirect natural daylight, water saving fixtures, and energy-efficient dimmable light fixtures.

The building will comprise offices, administrative spaces, secure compartmentalized information facilities (SCIFs), command centers, emergency operations centers, and an Operations/Watch Center. Complex geotechnical services and structural engineering were performed to meet the Anti-terrorism/Force Protection (AT/FP) standards established for the facility.

The entire project, including design and construction, will be completed on an aggressive schedule--with a completion date of July 2017--to support an equally aggressive Marine mission deployment schedule.

## OWNER

U.S. Army Corps of Engineers

## DATE OF AWARD

April 2015

## COMPLETION DATE

July 2017

## CONTRACT AMOUNT

\$91M

## ARCHITECT

HDR Architecture

# BUILDING 54 (WEST ADDITION) ST. ELIZABETHS WEST CAMPUS CONSOLIDATION

Washington, DC



Grunley was recently awarded the design-build bridging contract for the new construction of the 100,000 SF Building 54 on the historic St. Elizabeths West Campus. Sited on the National Historic Landmark (NHL) campus and abutting the Center Building, the 74,000 SF above-grade portion of Building 54 includes a three-story glass connection to the Center Building, a National Historic Landmark Building that Grunley is currently restoring. Overall, Building 54 will be a four-story structure with office and administrative spaces intended to house components of the Department of Homeland Security in a new LEED® Gold facility. This project will also feature multiple below-grade tunnels, including an underground tunnel connection to an existing below-grade office building and a utility connection with passageway to a nearby utility tunnel, and provide for an additional connections to adjacent historic buildings.

The project will begin with preconstruction services during which we will work collaboratively with our teamed A/E, Shalom Baranes Associates, to complete the design from bridging documents to 100% construction documents. Building 54 will be Grunley's third major construction project on the St. Elizabeths Campus and our first new construction project for the Department of Homeland Security.

## OWNER

U.S. General Services  
Administration

## DATE OF AWARD

June 2017

## COMPLETION DATE

February 2019

## CONTRACT AMOUNT

\$44.9 M

## ARCHITECT

Shalom Baranes Associates

# FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC) DESIGN-BUILD HVAC RETROFIT

Washington, DC



Grunley serves as the design-build contractor for the HVAC retrofit of the Federal Deposit Insurance Corporation's (FDIC) main headquarters building at 550 17th Street, NW, Washington, DC. The project includes seven stories above ground, a basement parking garage with two access ramps, and a penthouse mechanical room. The 260,000 square foot building has had several piecemeal updates over the years including installation of blast-resistant film on the windows, replacement of the cooling towers and chillers, build-out of the previous cafeteria and installation of a new sprinkler system. Grunley completed the earlier renovations, but this is the first large-scale modernization that has been performed.

All of the existing HVAC systems will be replaced including ductwork, the roof top unit (RTU) and variable air volume (VAV) boxes. The windows will be replaced while work proceeds on the renovation of the floors. Energy-efficient, blast-resistant windows will be installed on floors two through six while the existing curtainwall on the first and seventh floors will be modified to receive energy-efficient, laminated glazing.

The three existing RTUs inside the penthouse will be replaced. As the building will be occupied during the construction, a temporary air supply will be provided to the existing floors until they are switched over to the new HVAC system. We will upgrade the building one floor at a time.

The project will seek LEED® NC 2.0 Silver certification.

## OWNER

U.S. General Services Administration

## DATE OF AWARD

February 2013

## COMPLETION DATE

November 2015

## CONTRACT AMOUNT

\$27M

## ARCHITECT

AECOM

# HISTORIC CENTER BUILDING MODERNIZATION ST. ELIZABETHS WEST CAMPUS CONSOLIDATION

Washington, DC



Grunley is renovating the historic Center Building, a National Historic Landmark, to serve as the new state-of-the-art headquarters for the U.S. Department of Homeland Security. The building is located on the historic St. Elizabeths West Campus in Washington, DC. The scope of work for this design-build project includes architectural engineering, historic preservation, construction, security, commissioning, and complete restoration and tenant fit-out services.

When the \$142 million renovation is complete, the 270,000 SF building will include offices, conference rooms and collaborative workspaces. The main entrance tower and brick façade of the Gothic Revival Style complex will be restored, strengthening the historic character of the West Campus. The historic Center Building will house 700 DHS employees, including the Secretary and Deputy Secretary. To meet the mission requirements for DHS, Grunley was required to demolish the entire interior of the building including the foundations and then reconstruct the interior within the historic walls. To preserve the historic exterior walls, a complex program of bracing and shoring was designed and installed. Throughout the project, the walls are being monitored for vibration and movement to ensure that they are not disturbed and will retain their historic integrity. The design will conform to GSA Design and Construction Excellence requirements.

The project will be completed in 34 months from notice to proceed and is required to meet LEED® Gold certification standards.

## OWNER

U.S. General Services  
Administration

## DATE OF AWARD

October 2014

## COMPLETION DATE

December 2018

## CONTRACT AMOUNT

\$142 M

## ARCHITECT

Shalom Baranes Associates

# EISENHOWER EXECUTIVE OFFICE BUILDING MODERNIZATION

Washington, DC



Grunley was the Design-Build Contractor for the comprehensive renovation and modernization of the Dwight D. Eisenhower Executive Office Building (EEOB), a National Historic Landmark. EEOB is 692,000 square feet and located next to the White House. It is considered by GSA to be its most historic property. EEOB is occupied by 1,500 Federal workers, including the Executive Offices of the President and Vice President.

This project marked the first time GSA used Design-Build procurement for a major renovation effort. GSA awarded the project in three separate and distinct phases. The Grunley team was honored to have been awarded all three phases of design and construction.

**Phase I** covered 192,000 square feet within the existing building, and included 21,500 square feet of new construction—a new four-story central utility plant constructed within an existing courtyard with severe access constraints. The scope included the construction of 150,000 square feet of SCIF-ready office space; the installation of a modern infrastructure of mechanical, electrical, and IT systems; extensive security enhancements; and a new chilled water system sized to support the entire facility. AT/FP compliant windows were installed.

**Phase II** involved 172,000 square feet within the existing building and 5,400 square feet of new construction in the South Courtyard. A new HVAC system was installed, along with an entirely new electrical power and telecommunications infrastructure. The South Courtyard was renovated, and select areas were restored to their historic condition. The phase also included AT/FP upgrades.

**Phase III** involved modernizing the remaining areas of EEOB (~213,540 square feet) and incorporating security enhancements to match those included in the initial phases. The project is seeking LEED®- New Building/Major Renovation for certification compliance.

## OWNER

U.S. General Services Administration (GSA)

## DATE OF AWARD

March 2004

## COMPLETION DATE

February 2014

## CONTRACT AMOUNT

\$503M

## ARCHITECT

AECOM



# U.S. DEPARTMENT OF THE INTERIOR HEADQUARTERS BUILDING RENOVATION

Washington, DC



The U.S. Department of the Interior Headquarters Building (DOI) was built in 1937 and is listed on the National Register of Historic Places. It is 1,290,000 million square feet of building space covering five-acres on a two-block site.

Grunley, under a single contract, has managed and completed five phases of a total six-phased project. The work has been ongoing since 2001 with substantial completion of Phase 1 in 2004 and Phases 2, 3, 4, and 5 in 2006, 2008, 2010, and 2011, respectively. The six and final phase is pending.

During this time, Grunley has successfully modernized and/or renovated over 1,000 offices, including the office of the Executive Secretary, the main staircase, mailroom, corridors, stairwells, elevators, restrooms (some historic) and the main cafeteria. Additionally, Grunley has modernized all MEP and telecommunications systems, and has performed preservation of historic stone, bronze, plaster, cork, wood and painted elements.

The DOI modernization is a LEED® for Existing Buildings (EB) pilot project, which has provided a wealth of information to the USGBC for use in developing new versions of the LEED® EB program.

Our work, including specific added scope projects, will lead to the complete modernization of the DOI Headquarters Building.



## OWNER

U.S. General Services Administration

## DATE OF AWARD

August 2001

## COMPLETION DATE

Ongoing

## CONTRACT AMOUNT

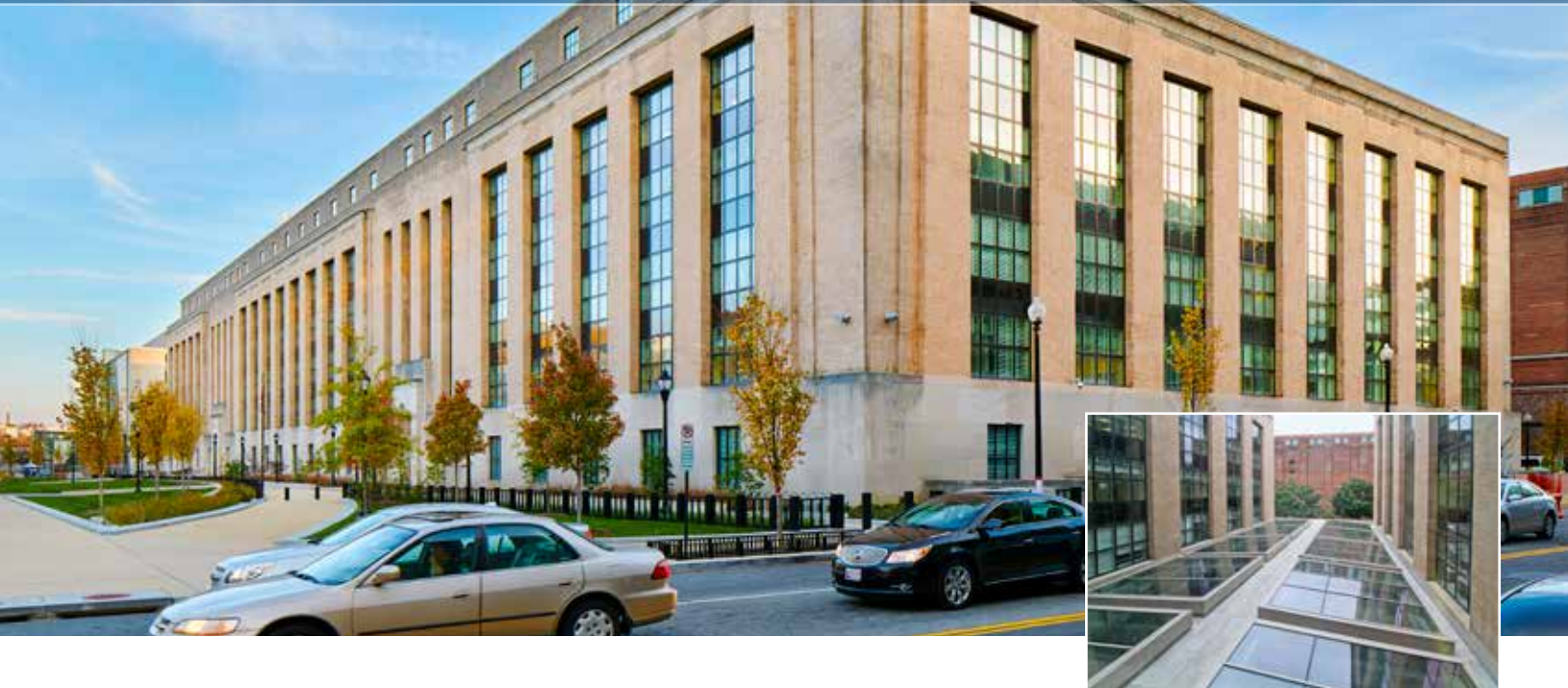
\$192M

## CONTRACT AMOUNT

Shalom Baranes Associates, PC

# MARY E. SWITZER BUILDING MODERNIZATION

Washington, DC



Grunley was the prime contractor for the two-phase modernization of the Mary E. Switzer Building, a historically-significant structure. This Federal building is 561,000 square feet and houses staff of the U.S. Department of Education, U.S. Department of Health and Human Services and U.S. International Broadcasting Bureau.

Grunley performed the complete modernization of all mechanical, plumbing, electrical, fire protection, life/safety, elevators, and telecommunications systems while the building remains approximately 50% occupied. Major work also occurred to architectural and structural systems. Two new two-story equipment penthouses were added.

Historic preservation and restoration of VIP suites and public space with stone, terrazzo, wood, plaster, bronze, doors and hardware has taken place in selected locations. The replacement blast resistant curtain walls had to match the appearance of the original curtain walls due to the landmark building status.

The Switzer site is a restricted urban location with limited space for material staging. The entire perimeter of the site was maintained open for pedestrian and vehicular traffic flow. Operations of adjacent facilities were not impeded by Grunley's work at Switzer.

## OWNER

U.S. General Services Administration

## DATE OF AWARD

September 2005

## COMPLETION DATE

June 2013

## CONTRACT AMOUNT

\$137M

## ARCHITECT

HNTB Architecture

# LAFAYETTE BUILDING MODERNIZATION

Washington, DC



Grunley is the general contractor for the phased renovation of the 565,000 square foot, 13-story Lafayette Building. This federal office building is located at 800 Vermont Ave, NW, Washington, DC.

The Lafayette Building, originally constructed in 1940, was designated as a National Historic Landmark in 2005. Erected during the Second World War, the building architecture can be classified as Stripped Classical, featuring light ornamentation and blending classical forms and high-quality materials from earlier periods with a modern design approach. The building is named after the American and French Military Hero, the Marquis de Lafayette.

The scope includes, but is not limited to, a total refurbishment of the exterior façade and windows, replacement/upgrade of interior finishes, preservation of significantly historic features and upgrade of all building mechanical, electrical and plumbing systems, including physical building security systems.

The building will remain fully functional and partially occupied during construction. Tenants include personnel of the Export-Import Bank, the U.S. Department of Veterans Affairs, and commercial retail entities.

The project is designed to achieve a LEED® Gold rating.

## OWNER

U.S. General Services Administration

## DATE OF AWARD

September 2010

## COMPLETION DATE

January 2015

## CONTRACT AMOUNT

\$86M

## ARCHITECT

AECOM

# U.S. FOOD & DRUG ADMINISTRATION BUILDING ONE RENOVATION, RESTORATION AND EXPANSION

White Oak, MD



This design-bid-build project consisted of the renovation and expansion of historic Building One on the new U.S. Food & Drug Administration (FDA) campus. Building One is the focal point of the campus entry and houses the executive offices of FDA, including the Office of the Commissioner.

The scope of work included installing new energy-efficient mechanical, plumbing, electrical, security, and life safety systems; restoring three historical staircases, lighting and lobby space; a new addition with full height curtain walls and an open atrium and suspended pedestrian bridges; new entry structure with two new curved stone retaining walls monumentally engraved; and a new campus security pavilion that serves as the point of entrance for all visitors.

Site improvements included extensive grading; new street lighting, roads, and traffic signage; extensive new utility infrastructure; new sidewalks, curbs and gutters; security bollards; and over 150 new trees were planted along New Hampshire Avenue.

This project required the team to effectively manage the construction on a site with limited laydown area, several other contractors working on adjacent projects within the complex, significant HVAC coordination, historical restoration considerations and LEED® Gold compliance.

## OWNER

U.S. General Services  
Administration

## DATE OF AWARD

September 2007

## COMPLETION DATE

November 2008

## CONTRACT AMOUNT

\$36.4M

## ARCHITECT

KlingStubbins in association  
with RTKL

# ST. ELIZABETHS CAMPUS ADAPTIVE REUSE

Washington, DC



This \$82 million project consisted of the restoration and adaptive reuse of six historic buildings, totaling over 145,000 square feet, and the construction of a new modular utilities plant for this National Historic Landmark. The St. Elizabeths Adaptive Reuse project is part of the first phase of a multi-phased construction project to consolidate the U.S. Department of Homeland Security, which currently has offices located throughout the DC area, into a single secure location. The individual buildings that Grunley restored ranged from 105 to 157 years old. Our scope of work included restoration of the dining hall/kitchen, adaptive reuse of the “relief” quarters into a credit union with modern office and conference spaces, construction of an underground gymnasium, and the fast-track design-build of a modular utilities plant. The diversity of this project provided the opportunity for our team and subcontractors to demonstrate the mastery of their trades.

Grunley self-performed over \$2 million of structural and finished carpentry work; a significant portion of this was within the campus dining hall. Our self-perform work included removing, restoring and re-installing over 10,000 linear feet of bead-board from the dining hall’s ceiling and clerestory. Grunley also performed structural enhancements to the dining hall that included adding new members to the existing king post trusses that matched the existing trusses.

The project is designed to achieve LEED® Gold certification.

## OWNER

U.S. General Services Administration

## DATE OF AWARD

September 2010

## COMPLETION DATE

July 2013

## CONTRACT AMOUNT

\$82M

## ARCHITECT

Perkins + Will

# ABERDEEN C4ISR CENTER OF EXCELLENCE

Aberdeen, MD



This new construction design-build project was executed by a joint venture between Grunley, Tompkins-Turner Government Services, and Kinsley Construction. This research and technology campus was a five-phased project built on ~80 acres surrounded by woodlands and wetlands.

The new C4ISR campus consists of nine new buildings totaling 1.5 million square feet:

- **Building A** - A 242,000 square foot three-story laboratory building
- **Building B** - A 250,000 square foot five-story GMS Tower
- **Buildings C and D** - Two five-story Headquarters buildings totaling 488,000 square foot
- **Building E** - An 18,000 square foot in-ground auditorium featuring a green roof and curtainwall system
- **Building F** - A 360,000 square foot five-story C2CNT building
- **Building G** - A two-story 70,000 square foot Mission Training Facility
- **Buildings H and J** - Two metal buildings totaling 63,000 square foot

These buildings include administrative spaces, conference rooms, SCIF rooms, classrooms, a media center, a wellness center, a visual and performing arts area, and a security office. The project also included an extensive site and utility package (i.e., roads, utilities, parking and landscaping).

The project earned LEED® NC 2.2 Certified status. The design maximized green space, vistas, and daylighting, and minimized site disturbances. The buildings interconnect with each other through connecting bridges. In order to provide natural shade and maximize energy efficiency, green screens with ivy growth and sunshades were installed on the exterior faces of four of the buildings.

## OWNER

U.S. Army Corps of  
Engineers-Philadelphia District

## DATE OF AWARD

October 2007

## COMPLETION DATE

September 2010

## CONTRACT AMOUNT

\$511M

## ARCHITECT

Skidmore Owings & Merrill, LLP

# P1311 CONSOLIDATED INFORMATION TECHNOLOGY TELECOMMUNICATIONS COMPLEX RENOVATIONS AND ADDITION

Marine Corps Base, Camp Lejeune, NC



This project was a joint venture between Daniels and Daniels Construction and Grunley. It included renovations and an addition to:

- Existing Building 24 (15,704 square feet);
- New construction of the Communications Administrative Facility (26,119 square feet);
- Communication Services Facility (18,691 square feet);
- Base Telephone Facility (35,770 square feet); and
- Telephone Exchange Building (13,595 square feet)

Additional work included demolishing three buildings. The project is seeking LEED® Gold certification.

Extensive site work was performed to accommodate the new buildings. All buildings, roads and parking was designed to meet anti-terrorism/force protection requirements. The project required maintaining power and communications, personnel access and security.

## OWNER

Naval Facilities Engineering  
Command I Mid-Atlantic

## DATE OF AWARD

March 2011

## COMPLETION DATE

July 2014

## CONTRACT AMOUNT

\$33M

## ARCHITECT

HBA Architecture and  
Interior Design

# BUILDING K

Washington, DC



Grunley is currently performing the \$26.8 million firm-fixed-price, design-bid-build renovation and repair project for the 96,496 SF Building K, a general administrative facility that was damaged by fire and is in a failed condition. Building K, formerly known as the Nathan Hale Building, has three stories with a basement and attic. Building K is located on the secure, historic Fort Meade campus.

During the project, Grunley will upgrade the building systems to allow for the introduction of new code compliant interior space with adequate handicap access, life safety, and reliability of systems. Utility systems capacity and reliability will be configured to support mission critical loads to mandated standards commensurate with the facility's mission critical functions. We will replace HVAC and electrical systems, emergency switchboards, uninterruptable power supply (UPS) systems, automatic transfer switches (ATS), the generator yard, and communications systems; renovate and repair the administrative spaces including offices, storage space, restrooms, training areas, and conference rooms; and install light fixtures with code compliant units and replace flooring.

The project will also include installation of a code compliant fire alarm and suppression systems, a passenger elevator and ramps and walkways to upgrade the entrance to meet ADA-compliant standards. Upon completion, the renovated facility will meet DOD Antiterrorism standards. Access to the site is strictly controlled by campus security forces.

## OWNER

U.S. Army Corps of Engineers

## DATE OF AWARD

September 2016

## COMPLETION DATE

November 2018

## CONTRACT AMOUNT

\$26.8 M

## ARCHITECT

Black & Veatch



# THE WASHINGTON MONUMENT STABILIZATION AND EARTHQUAKE REPAIRS

Washington, DC



Grunley, working with its joint venture partner, was the prime contractor on this prestigious project of technical complexity and historic significance. The joint venture cleaned, re-pointed, and/or replaced all blocks of marble stone, most dating from 1880.

Further, the team performed this intricate work from uniquely engineered scaffolding that is strategically braced against but not bolted to the monument. Of utmost importance were critical safety issues for both the work crews and the public, as the Monument remained open to visitors for much of the project duration.

The joint venture fulfilled unique design/build requirements and coordinated complex, overlapping work phases to accomplish this high-visibility preservation project that has attracted major national media attention. To meet these challenges within tight time constraints, our project manager and superintendent worked closely with the National Park Service and specialty subcontractors. This project won both an Award for Excellence and Special Award from the Associated Builders & Contractors.

In 2012, Grunley, in association with Perini Management Services, began repairs to correct damage to the Washington Monument sustained in a 2011 earthquake that hit the Mid-Atlantic region. The scope of work included removal of loose stone fragments, securing loose pieces of stone with drilled anchors, stone patching via Dutchmen and/or mortar patches, crack repairs via sealant and/or epoxy injection, and removal and replacement of the lightning protection system at the Pyramidion.

## OWNER

National Park Service

## DATE OF AWARD

May 1998  
(Stabilization/Preservation)  
November 2012  
(Earthquake Repairs)

## COMPLETION DATE

June 2000  
(Stabilization/Preservation)  
November 2013  
(Earthquake Repairs)

## CONTRACT AMOUNT

\$5.8M (Stabilization/Preservation)  
\$7.8M (Earthquake Repairs)

## ARCHITECT

Michael Graves & Associates  
(Stabilization/Preservation)

Wiss, Janney, Elstner Associates  
(Earthquake Repairs)



# GRUNLEY

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