

## American Immigration Lawyers Association Project Completed: 2008



### CLIENT

American Immigration Lawyers Association (AILA)

### LOCATION

1331 G Street, NW, Washington, DC

### ARCHITECT

VOA Associates

### CONTRACTOR

Rand Construction

### PROJECT COST

\$12,000,000

### PROJECT TYPE

Commercial Office/Historic Building  
Major Building Renovation

### PROJECT SCOPE

A vacant office building was transformed into the Washington, DC headquarters for a prominent association. Work began with demolition of all existing interior conditions. The historic façade of the building was restored, the roof replaced and incoming utilities were upgraded. The program included office space, conference facilities, exercise facilities, roof terrace, new MEP systems, or fire and life safety, audio-visual, telecommunications and security systems.

### SERVICES PERFORMED

Eller Group provided Project and Construction Management Services, which included overall responsibility for the management and success of every aspect of the renovation. Management of the pre-construction phase of the project included oversight of the design and construction team selection, design management, project budget development, construction cost estimating, value analysis and engineering, utility company coordination and all regulatory approvals. During the construction phase, Eller Group provided the day-to-day management of the design and construction team.

### CHALLENGES

- Management of a major renovation with buildings on each side and a 30' wide front staging area
- Installation of new power, gas, sewer, water and telephone services while maintaining access
- Structural concrete slab removal on the first and second floors to accommodate the decorative staircase leading to the basement, lobby and second floor

### RESULTS

All budget and deadline targets were met; AILA staff were pleased to begin enjoying their new headquarters precisely on schedule. The association was named one of the 50 Great Places to Work by *The Washingtonian* magazine, with its "encouraging work environment" cited as an important component of this honor.

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