



## POTOMAC YARD CENTER

Charles E. Smith provided turn-key development management services from initial project planning and estimating to design development and permitting through completion and multi-tenant move-in. Smith was responsible for all aspects of project development, including tenant design management and space delivery.



The project required specialized, extensive pre-construction planning to coordinate with the relocation of a live rail corridor during construction. Smith helped devise construction phasing and implementation solutions.

The project involved a unique entitlement and permitting process through the City of Alexandria. Smith managed

the permits and expedited approvals to allow construction to proceed. Our value engineering efforts for building design and systems provided optimal cost and projected continuing savings during construction; significant large amounts of poor soils were encountered. Smith helped find creative soil treatment strategies to keep construction delays at a minimum while holding costs in-line.

Extremely tight schedule deadlines required "fast-tracking" of the project on several levels, including early tenant move-ins on portions of the finished project. Smith coordinated the expedited delivery of space while continuing construction on the remaining project. The project required extensive improvements to adjacent public streets, traffic control systems and public transportation systems. Smith managed the construction of the public improvements as part of the overall construction process.