

# RESTON STATION PHASE 1 GARAGE

Reston, Virginia

Jon Fisher  
Construction Management

Image Courtesy of Comstock Partners Ltd.

Project Name	Reston Station Phase 1 Garage
Location	Reston, Virginia
Building Owner	Comstock & Fairfax County
Occupancy Type	Below Grade Parking Structure
Approximate Size	1.3 Million Square Feet
Building Height	7 levels below grade
Dates of Construction	April 2011—July 2013
Total Cost	\$92 Million
Delivery Method	GMP CM at risk

**Land Lessee:** Comstock Partners Ltd.

**Land Lessor:** Fairfax County, Virginia

**Architect:** DCS Design

**MEP Engineer:** Jordan & Skala

**Structural Engineer:** Luis Fernandez & Associates

**Construction Manager:** DAVIS Construction



- Traditionally Reinforced Concrete Structure
- Concrete encased steel beams (Elephant Stand) spans 60' bay at garage entrance.
- Over 1.4 million cubic feet of air cycled per minute by over 100 fans.
- Computer Room Air Conditioning Units
- LED Lighting fixtures illuminate drive aisles
- 4' deep planters on plaza for living decoration
- Soldier piles and lagging used for excavation support system

- Negotiated GMP Contract with a CM at-risk
- Temporary pumps required for deep excavation
- Site previously used as bus station, temporarily relocated to other location for project duration
- Fast tracked construction sequence
- Coordination of 5 above ground buildings with the underground garage structure
- 600,000 Cubic Yards of excavation
- BIM clash detection for MEP coordination