

## projects

**Gross Area:**  
140,000 SF

**Developer:**  
GMU Foundation

**Services:**  
Architecture  
Interior Architecture  
Construction Administration

### Project Description:

A new 140,000 SF 5-story, Class "A" gateway administration building located on an existing surface parking lot at the University's Fairfax, VA campus (University Dr & Mason Blvd.). This project is a unique development project for GMU, as it is funded by the GMU Foundation. The program for the building includes planning space for a number of tenants who provide university departmental support and outreach programs as well as classroom functions and retail support functions on the 1st floor. The tenants are coming from off campus as well as on-campus locations, providing an opportunity to co-locate many of these functions in a more efficient and productive manner.

The building is predominantly brick exterior with punched windows broken up by glass window walls in a contemporary fashion. The south facing glass wall is sloped to provide protection from solar gain and to create a sense of movement. In addition, solar horizontal screens were added to supplement and shade this monumental gesture. The building's flat roof design with tiered rectangular boxes of masonry construction compete with the angular glass curtain wall, thereby creating tension and interest in the design. A sweeping roofline and at the NW corner of the building provides a major focal point at the main gateway to the North Campus and welcomes visitors to the University.

The project is designed to achieve a USGBC LEED Silver rating or equivalent. The project was delivered on-time and on-budget using an aggressive 17 month fast-track construction schedule that incorporated early release of select materials and construction teams. This allowed the university to relocate many tenants into the building in a short time, freeing up space intended to fulfill other campus needs before the start of classes.

## GMU University Hall Fairfax, Virginia

