

# MARYLAND & D.C. CONSTRUCTION Elite

SUMMER 2024 — VOLUME 17 NO.1

## Infinity Building: Family-Owned, Family-Focused Firm Creating Limitless Relationships, Lasting Results



Peacock Alley at The Willard Hotel, Washington, DC — Photo: Tom Elie

When dealing in the complex and often unpredictable world of design and construction, the challenges encountered can seem endless as they are frequent. Navigating the

everyday and longer-term problems while keeping the client's goals, budget and timeline realized is difficult to say the least. It takes a focused and committed group of individuals working

together to consistently and proactively deal with these challenges and push through to achieve project success and client satisfaction. To quote best-selling author Bryant McGill, "just beyond the horizon of the so-called impossible is infinite possibility" and for Infinity Building, taking clients' dreams and making them reality is not an option, but a starting point. Operating with the intention and purpose of creating working relationships that stand

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the test of time and teamwork, Infinity was created to elevate the construction experience as a family of driven individuals who believe in the importance of honesty and transparency in all they do.

Founded in 2013 by childhood friends, company President, Adam White, and company Vice President Michael Boone, Jr., Infinity Building was born from a passion to bring customer service and adaptability to an industry that was lacking both. Having worked in a variety of construction roles throughout the DMV prior to starting their own firm, both owners bring nearly three decades of construction experience to every project, rightly earning the reputation as two of the most experienced and knowledgeable experts in the construction industry. From the firm's inception, Infinity identified clients that valued their unique approach to safeguard-

ing the owner's best interest by facilitating on-time and on budget project success in a variety of market types. Finding especially early success in the restaurant and hospitality market, Infinity wasted no time in impressing upon their clientele a commitment to be the most proactive, collaborative, and trusted general contractor in the industry.

Steadily growing during their first decade, Infinity now offers a wide-variety of construction management and building services while boasting a diverse portfolio of project sizes and types. These turn-key services include Feasibility Studies, Design Assist, Pre-Construction, General Contracting, Facility Maintenance and Service, Value Engineering, and others. Over the last several years, market segments served by Infinity have continued to grow, and include Restaurant, Retail, Hospitality, Education, Office, Base Building, Interiors, and Medical with a service area including Maryland, DC, Virginia, and Delaware. With three divisions to best serve all their client's needs, Infinity offers a

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# PROJECT PROFILE

**Project:** North Italia - McLean, VA

**Area:** 6,175 SF

**Description:** Moving into the Washington Metro area, North Italia looked for a general contractor they could work with on multiple projects. Infinity Building was and is that contractor. Infinity teamed with North Italia to complete the McLean location as well as other North Italia restaurants in Reston, VA and Washington, DC.



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# PROJECT PROFILE

**Project:** Allbirds - Bethesda, MD

**Area:** 3,293 SF

**Description:** This was a referral lead tenant improvement project. Allbirds is a high-end sustainable shoes and clothing store built on Bethesda Row. The work included a new storefront system/signs, new interior partitions, and new finishes. In addition, retail wall units, freestanding fixtures, lighting, and shelving were upgraded and installed.



# PROJECT PROFILE

**Project:** Chopt (Cabin John Shopping Center) - Potomac, MD

**Area:** 2,400 SF

**Description:** Construction of a new Chopt restaurant at an existing space. The work included interior partitions, wall finishes, ceiling finishes, bathrooms, kitchen equipment, electrical, gas piping and HVAC. This location also included a patio with exterior lighting and a new storefront. Other project highlights were an extensive tile package coordinated within a quarter inch. Chopt was a beautiful fit and finish delivered on time and on budget.





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Facility Maintenance and Service Division (project values up to \$250,000), a Prime Contracts Division (project values from \$250,000 up to \$5 million), and a Special Contracts Division (project values from \$6 million to \$15 million).

Like every other construction company across the nation, Covid had a major impact on Infinity, and due to the leadership of both Adam and Mike, the company emerged stronger and better able to serve a more diverse clientele. “The pandemic definitely affected us, and we had to downsize and lay off employees as our project pipeline diminished. However, we never went into the red,” explains Adam. “We were determined to persevere, and while we knew it would not happen overnight, every step we took was forward. We decided to look to the opportunities this challenging time presented.” Realizing the necessity to reach new customers, markets, and industries, Infinity did a top-tier update to

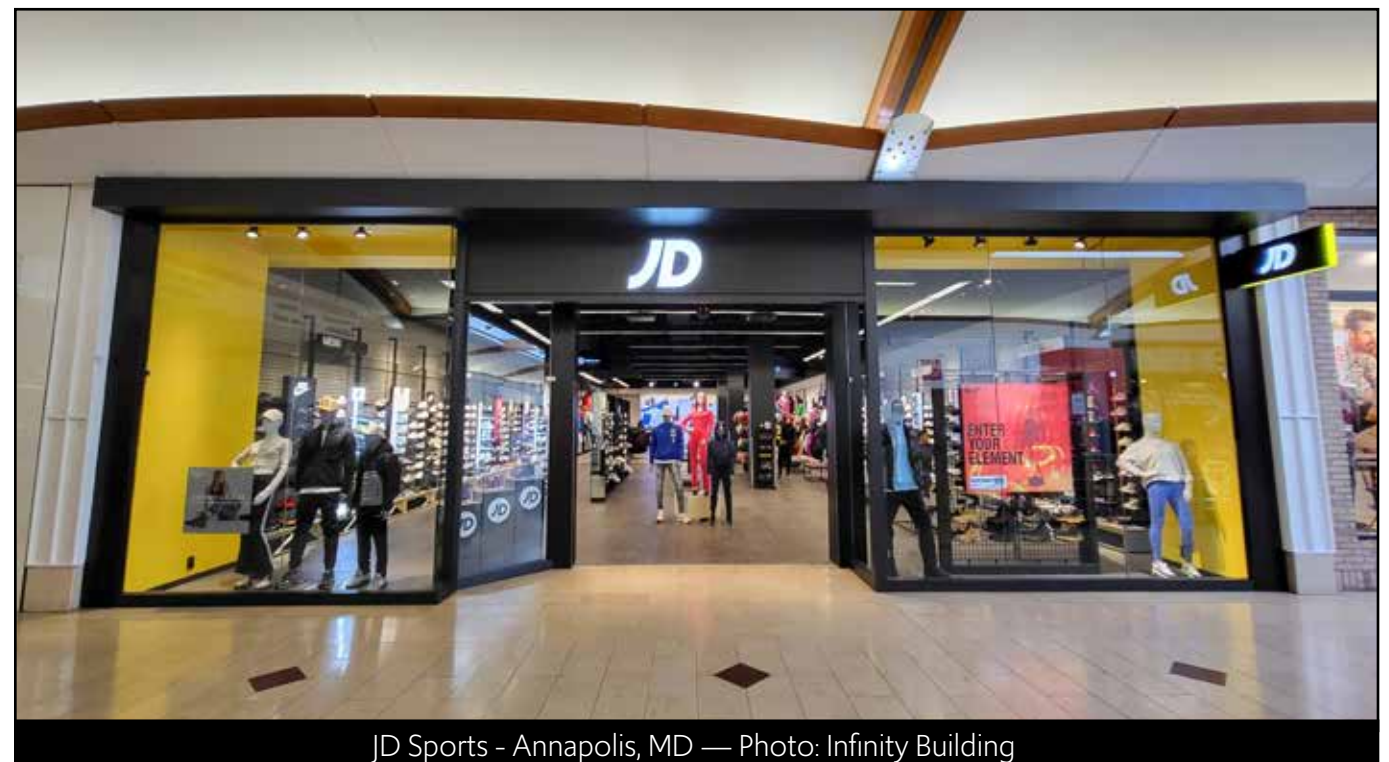
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# PROJECT PROFILE

**Project:** JD Sports - Annapolis, MD

**Area:** 7,048 SF

**Description:** Successful renovation of an existing retail space into a sports apparel store in the Annapolis Westfield Mall. The scope of work included, but wasn't limited to, demolition, cash wrap and IT, wall panel fixtures, painting, floor finishes, light boxes, wall coverings, fitting rooms, new office desk, cabinets, and countertops in the back of house, HVAC, plumbing, and fire / smoke alarms.



JD Sports - Annapolis, MD — Photo: Infinity Building

# PROJECT PROFILE

**Project:** Kiddie Academy - Millersville, MD

**Area:** 9,125 SF

**Description:** The first Kiddie Academy to be constructed in under six months. Infinity Building Services worked with the client and architect to develop strategic value engineering ideas that maintained the budget, but did not impair Kiddie Academy's commitment to deliver high quality child care in an educational environment.



# PROJECT PROFILE

**Project:** Primrose School of Walter Reed - Washington, DC

**Area:** 16,940 SF

**Description:** This location was a tenant improvement of a one-story space, to serve as a childcare facility with an outdoor playground. The childcare facility is located on the ground floor of an existing multi-use building and has direct access to grade. Scope included miscellaneous site work, playground development, fencing, and roof repairs. The interior work included, but wasn't limited to, reworking of the plumbing; installation of compliant fire protection systems; installation of new indoor and outdoor HVAC units, including ductwork, exhaust, etc.; installation of new lighting, electrical distribution systems, low voltage and fire alarm; new floor coverings; interior walls and doors; ceilings; interior finishes; custom millwork; and the installation of a warming kitchen for preparation of pre-packaged food products.



# PROJECT PROFILE

**Project:** Willard InterContinental, Peacock Alley & Crystal Room - Washington, DC

**Description:** Renovating the Crystal Room & Peacock Alley at the Willard InterContinental Hotel entailed very careful planning to renovate a historic area. Long lead-time materials along with the artisans to install them were planned and rehearsed. The work included millwork, plaster repair, flooring, paint, wallcoverings, decorative faux-finishing, mosaic tile restoration, and electrical systems.



Photos: Tom Elie



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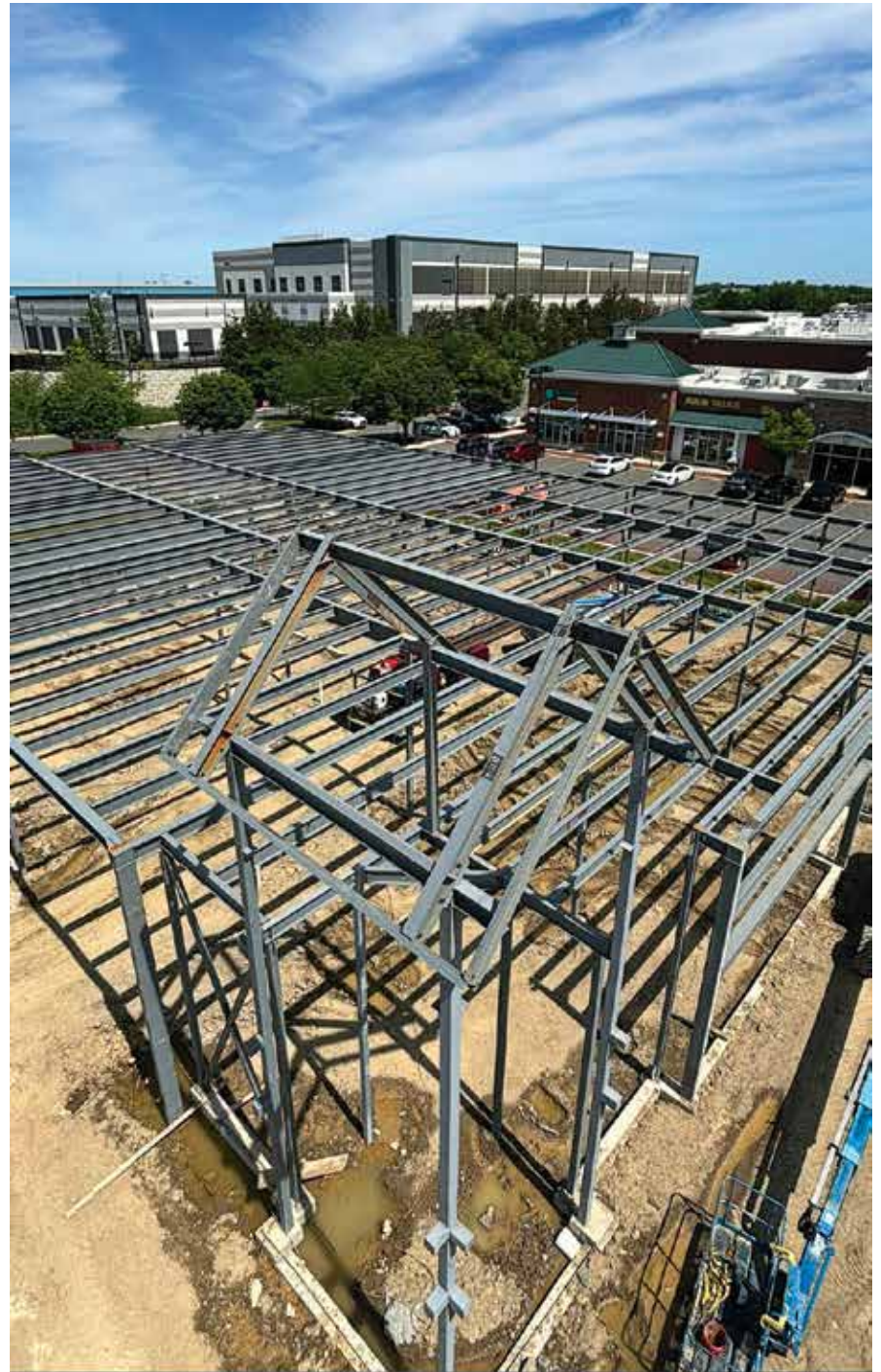
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# PROJECT PROFILE

**Project:** Nando's Peri-Peri - Lanham, MD

**Area:** 3,180 SF

**Description:** This charmingly lit space offers a unique dining experience for the patrons at Woodmore Towne Centre. A variety of seating options allows parties of all sizes to enjoy the atmosphere created through the extensive custom millwork, carefully selected lighting, and decorative aesthetics including large, eye-catching artwork, and a distinctive custom ceiling feature.



# PROJECT PROFILE

**Project:** Urgent Animal Care - Arlington, VA

**Area:** 2,157 SF

**Description:** This project was a tenant fit out of an existing space into a new Urgent Animal Care facility. Scope of work included new partitions, equipment, millwork, and associated mechanical, electrical, and plumbing. The location will provide daytime veterinary urgent care services to Arlington and surrounding pet-owning communities, improving access to urgent vet care.





# PROJECT PROFILE

**Project:** Kiddie Academy - Silver Spring, MD

**Area:** 13,143 SF

**Description:** This location was remodeled from a veterinary clinic into a childcare center. The construction included miscellaneous site work, playground, minor exterior work, including but not limited to paint and the replacement of several, select, windows and doors. The interior work included reusing/reworking of the existing electrical system, existing fire suppression system, existing plumbing and water system, replacement of all HVAC units and ductwork to comply with code, installation of new lighting, electrical distribution systems, ceilings, interior walls and doors, interior finishes, floor coverings, and installation of a warming kitchen for preparation of pre-packaged food products. Infinity is keen to provide a quality product to match that of Kiddie Academy's commitment to delivering high quality childcare in an educational environment.



# PROJECT PROFILE

**Project:** Shipley Do-Nuts - Odenton, MD

**Area:** 1,912 SF

**Description:** This project consisted of interior and exterior improvements as required within an existing stand-alone tenant space, for a new Shipley Do-Nuts restaurant, with corresponding site modifications. A new two lane drive thru area was also included in the scope of work.





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the company's brand and digital persona. "As we looked to enter new markets and expand our services, it was and is vital that our brand makes the right first impression," continues Adam. "We have been very fortunate with our repeat and referral business, and our existing clients are happy to introduce us to prospects. But regardless of any guidance a prospect may receive, they will often visit us online before making a decision. Now, our new website has become a tremendous asset to showcase our abilities to our future clientele." That perseverance paid off, as Infinity ventured into new sectors such as Childcare, Educational, Pet Care/Veterinary, and Hotel Renovation work. "We are beginning to reach the number of employees we had prior to COVID while we continue to grow in these new sectors," adds Mike. "The Restaurant and Retail opportunities are also beginning to pick back up again, and we are now poised to continue expanding our opportunities and markets."

Interestingly, as the pandemic negatively affected new building in the restaurant, hospitality, and retail market segments, it also opened further opportunities for the growth of Infinity. "While new funding surrounding restaurant, retail, and hospitality ceased, the existing businesses in these sectors had to continue servicing

their clients and locations," says Adam. "Our answer to this need was a Facilities Maintenance & Small Projects division to assist in serving the smaller aspects of these industries. It was widely accepted with praise and we have continued this division, largely due to the opportunity we seized during the pandemic."

Boasting many strengths that make Infinity exceptional, both Adam and Mike agree that the team at Infinity is by far the backbone of the firm's success. "The Infinity Building family consists of people who value our relationships with our clients and each other," states Mike. "We've built an atmosphere of respect and honesty that allows us to deliver exceptional experiences, every time." Indeed, both company owners have thoughtfully and meticulously assembled a staff of individuals with unique skillsets, complimenting Infinity as a whole. "We have managed to build a very diverse and talented team, intentionally taking the time to find the right people that fit our culture," adds Adam. "Everyone looks out for one another, relies on one another, and cares for one another. It is a true family, and we are close. Our people are the heart of the operation." This family atmosphere makes a tremendous difference not only to those at Infinity, but to the clients they serve as well. "We're a mission-driven company that puts fulfillment and trust at the heart of everything we do," continues Mike. "This can only be accomplished by having a family of like-minded individuals that bring that same

Continued on page 12

# PROJECT PROFILE

**Project:** MedStar Health Neurosurgery - Clinton, MD

**Area:** 3,015 SF

**Description:** This was a renovation of an existing space into a MedStar Health Neurosurgery location. The project was 3,015 SF and scope included demolition, interior buildout of non-load bearing partitions, installation of furniture, equipment, and more. MedStar Health is a not-for-profit healthcare organization operating more than 120 entities in the Baltimore Washington area.



# PROJECT PROFILE

**Project:** Tom's Watch Bar – Washington, DC Navy Yard

**Area:** 6,938 SF

**Description:** Infinity Building partnered with Tom's Watch Bar on this second location at 1250 Half Street SE in Washington, DC, just steps from Nationals Stadium. Patrons can catch a sports game or event on numerous flat screens throughout the restaurant. There are also 2 simulator bays that offer customers golf, baseball, hockey, soccer, and other interactive gaming options.





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passion and mindset, and only together can we be successful. People do not work for a company, they work for people.”

It should also be noted that Infinity insists on not only hiring people that fit the company culture, but who also have a good deal of construction knowledge and experience. “We are not a process-driven general contractor,” explains Adam. “Our team reacts and manages from experience to the needs of the project. A big strength is the internal requirement that all our managers, workmen, and labor have great field experience. This has been lost to our industry since the early 2000’s when trade programs vanished, and the labor entering the markets came from high education platforms, rather than experienced tradesmen.” Currently with a staff of 27 strong and growing, Infinity provides an excellent work environment, provides continual training, and strongly values promoting from within, all contributing to a low-turnover rate.

With a highly collaborative approach to General Contracting, Infinity prioritizes integrity, prompt responsiveness, and accuracy in service to sharp decision makers who value straightforward processes and the highest quality builds. “We are involved very early in the process, well before any space is built,” says Mike. “Infinity brings a holistic process to our clients, and they appreciate that



Tom's Watch Bar, Oxon Hill, MD — Photo: Infinity Building

we are always an advocate for them.” This approach starts at the very inception of a project, and Infinity understands the importance of strong and proactive pre-construction services. “We forge a partnership with our clients built on strong communication and transparency. Historically, we do not charge for pre-construction services, and instead work to first do our best to eliminate any surprises,” continues Adam. “We accomplish this by determining goals, creating a shared vision, and laying out expectations. This sets the right attitude and atmosphere for the project.”

As the project moves to the construction phase, the Infinity team maintains strong coordination with architects, designers, and all subtrades to assure client goals and timeline are realized, while anticipating challenges with adaptability and preparedness. “Each completed build is managed with a comprehensive touch,” states Mike. “Also, our clients have direct accessibility to both Adam and myself. We are both hands-on and involved in all phases of the project, and while our entire staff is working together and in communication with the client throughout the job, the Infinity ownership is

directly available whenever needed.”

Standing by every project and never considering one complete until the client is satisfied, each member of the construction team, from leadership to the on-site crew, brings invaluable knowledge and the ability to step in when challenges arise, always troubleshooting to ensure the work is done right. The following quotes are only a handful of satisfied clients that bear testimony to the dedication Infinity brings to every project, regardless of size or type.

*“Infinity’s dedication to the project is incredible. When it comes to taking ownership of a project, they truly define what that means. They always knew what was going on and what needed to happen next. There were prompt and polite communications for the entirety of the project. Tom’s would gladly work with Infinity again in a heartbeat.” - Jaime Bryan, Director of Construction, Tom’s Watch Bar*

*“Managing projects remotely has its challenges. I require a general contractor that provides transparency and insight into*



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# PROJECT PROFILE

**Project:** The Habit Burger Grill - Bowie, MD

**Area:** 3,413 SF

**Description:** This Habit Burger Grill restaurant location was a pad site construction project and was the first of its kind to utilize a panelized structure. The concept is a modern example of a finer fast casual restaurant and also features a drive thru.





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site progress and field conditions. The Infinity team did just that – whenever I had a question, needed a measurement, or needed to forecast milestone dates, their communications were immediate and accurate; an invaluable characteristic. I look forward to working with Infinity again.” - Zach Rapaport, Construction Manager, Joe & The Juice

“I hired Infinity because I knew they would pay attention to the details that were in the plans, on the concept renderings, and what was expressed in our meetings – the grey areas. I can tell you that the Infinity Building Team surpassed my expectations. It is refreshing to work with superintendents, project managers, staff, and subcontractors that care as much about my brand as I do. I have found that Adam, Mike, and their team have integrity, take pride in their work, honor their pricing commitments, and meet deadlines. Given the opportunity, I would certainly hire them again!” - David Lake, Bonchon

“One of the specific benefits of working with Infinity is that their executive team is intimately involved from inception to completion. In addition to their exceptional management abilities and their thorough technical knowledge, Infinity’s team always keeps a positive attitude.

They “roll up their sleeves” and work as a team player alongside their clients, the entire project design team, and all parties involved.” - Brian Eklund, Construction Manager, Hines

“Hiring Infinity was the best decision I ever made. They give you a great product at a reasonable price. Most importantly, the Infinity team is very trustworthy, which is sometimes hard to find in this industry. To close I have two words: Hire them. Trust me, you will not regret it.” - Aaron Charles, Senior Project Manager, Corner Bakery Café

“I have worked with Infinity on multiple projects. I continue to be impressed by the responsiveness of their team. If any surprises arise during the project, I can always count on Infinity to find a creative solution and keep pushing forward. They always find a way to get it done and deliver our projects on time.” - Paul Abugattas, Plow & Hearth

“The entire Infinity team, from owners to superintendents, was not only patient with our questions and concerns but took extra time to educate us on process, schedules, options and pros and cons of decisions. Not only did we finish exactly on schedule, due to the extreme efforts, coordination, and leadership of the Infinity Project Team, but we also finished under budget. This occurred even after several unforeseen site issues that drove costs up. In short, Infinity has our back and I highly recommend them as a

general contractor. The experience during and after construction has been fantastic.” - Dave Rost, Kiddie Academy of Millersville, MD

“I have worked with Infinity on numerous projects and found their focus on budget and schedule to be excellent. Their team is very dedicated and supportive of clients’ needs. We completed a project with them that had an incomplete scope and was also challenged by Covid. Infinity worked with both our internal and external personnel teams in a design-build manner, staying focused, setting the schedule for decisions, and providing material alternates to complete the project on-time!” - Todd Goldstein, Director of Construction, Nando’s PERI-PERI

“Infinity has demonstrated the ability to execute projects in a timely and highly qualitative manner. Communication has been excellent and updates, on a regular and as-needed basis, have been provided throughout all projects. Workmanship and delivery have been excellent and tend to exceed expectations. Their management skills have been outstanding as they have demonstrated the ability to professionally interact with several stakeholders at the same time, each with various levels of sophistication. The services provided after completion of each project have been outstanding and requests for maintenance have been promptly responded to with excellent workmanship. We are very pleased with Infinity and hope to partner with them on future projects.” - Sam

Shoja, President 5L Holdings

For more than a decade, Infinity Building has been setting the bar of excellence in construction with a portfolio of diverse project and client types. Persevering through a pandemic to emerge with a stronger and more versatile brand and digital identity, Infinity has rightly earned their reputation as a contractor with a philosophy centered on satisfaction. As Adam, Mike and the team at Infinity look ahead, they have plenty to feel excited and optimistic about. Poised to continue their smart growth, ownership understands that to maintain success for each project and client, Infinity must build on their past, never losing focus on creating working relationships that last. To that end, the goal of each client will be the top priority well before the project proceeds to the construction phase, making sure a strong and thorough pre-construction plan has laid a foundation for success. “Excellent work is the product of excellent planning. This simple statement is the core of Infinity’s philosophy,” explains Mike. To ensure that philosophy stays at the forefront of everything Infinity does, both owners realize the importance of a team of professionals second to none. “We must continue to engage and recruit experienced and talented people,” adds Adam. “We are only as good as our team members, and as they all value the importance of strong, meaningful relationships with one another and our clientele, we know there are more great things ahead for us and those we build for.” In fact, one could say the possibilities are, well... Infinite.



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# KUBE architecture



*Greg Powers Photography*

## Architecture for Modern Lifestyles

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# KUBE architecture

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“One’s destination is never a place, but a new way of seeing things.” – Henry Miller. Almost two decades ago an architecture firm was formed by two very talented industry veterans, whose minimal yet warm design style was greatly influenced by extensive travels in Europe, South America, and South Asia. Combining high-performance design with elegant solutions, KUBE architecture is a modern architecture studio that challenges the norms of daily life. Utilizing sustainable materials and building systems throughout all their projects, KUBE’s focus on simplicity and clean lines, with an emphasis on color and texture, has rightly earned them dozens of local and national awards across a diverse spectrum of clients and project types.

Founded in 2005 by Janet Bloomberg, FAIA, and Richard Loosie-Ortega, RA, KUBE architecture had a strong, successful start. Both Principals were very compatible in design philosophy and aesthetics, as well as being professors at The Catholic University of America. Having her own small firm, Janet asked Rich if he wanted to join her, and while Rich did have offers from several well-established firms, he shared Janet’s desire to start something new and exciting. With a goal to emphasize flexi-

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## PROJECT PROFILE

### CASA BLANCO

A young couple, in anticipation of starting a family, desired a new home that reflects their cultural backgrounds. He is Spanish, and was drawn to black and white minimalism. She is Mexican, and wanted splashes of color in a modern home. Their existing house in the Maryland suburbs was small and dark, and did not take advantage of the views to the green parkway running behind.

Our design solution included razing the existing house, preserving the basement in order to limit excavation, and building an efficient 2-story home. A double-height living space is a feature of the design, opening to wooded views and abundant natural light. The kitchen and TV lounge are adjacent to the living space on the main level and a loft overlooks the space from above, with private rooms (bedrooms/bathrooms) completing the rest of the upper level.

The kitchen is a composition of black ceiling and white cabinets, while colored LED lighting highlights the white tile backsplash. In the adjacent TV lounge, a charred wood plane hovers overhead and folds down the wall, framing the space. As the Owner works from home, she desired an office with a clear view to the family and living areas, as well as the stairs. A glass-enclosed workspace allows a watchful eye over her growing young family. A brightly-painted wall displays a colorful painting by an artist friend.

It was important to the Owners to maintain the scale of the changing neighborhood, so from the street the new house is a white stucco-clad 2 story residence that does not overwhelm its modest neighbors. Warmth is added through the use of composite panels on the front elevation, wrapping the entry canopy and the underside of the carport. Conversely, the rear opens up with large windows on every level to the park beyond. The deck spans the rear façade, creating a lounge area under the overhang of the master bedroom above. White stucco and red-orange panels continue the front material palette onto the rear.

*Sustainable features include cross ventilation, solar panels, no VOC paint, and low maintenance cladding materials.*



Anice Hoachlander Photography

# PROJECT PROFILE

## Collage Condo

This condominium renovation in Washington DC is the culmination of a multi-phase project that spanned a 2-year period. The firm partners passed the project back and forth, each designing a new space, but working off the previous one. This process resulted in an “architectural collage” - similar materials were utilized, while new ones were introduced in each phase. The spaces overlap and flow from one to the next, while also retaining their own character.

Three design strategies were employed:

**Layering:** A limited palette of materials were set into different spatial planes to operate as a series of distinct layers.

**Framing:** Materials and elements in the foreground frame others in the distance, to create an episodic experience as one moves through the space.

**Folding:** Bamboo flooring and other materials seem to fold from floor to wall, and wall to ceiling, creating a consistent look overall.

The refined finishes (wood, glass, and metal) contrast the raw materials of the original condo (concrete, pipes, and ductwork). Energy-efficient LED lighting is used throughout as “lines of light” floating as objects, or highlighting key defining elements.



Paul Burk Photography

# PROJECT PROFILE

## CompTIA

What can be done with a row house that’s been renovated repeatedly and made worse every time? With inefficient lighting, redundant ductwork, dark offices, a basement conference room, and almost non-existent acoustics, this building did not satisfy ANY of the Owner’s needs. Ironically, the Computing Technology Industry Association (CompTIA) represents the technology industry, staffed with high-tech wizards at the forefront of their field. So this inefficient and outdated structure was the last place that should serve as their Washington home.

In keeping with the client’s own work, our goal was to create a fully sustainable and cutting-edge interior. ALL building systems were replaced with energy-efficient ones, including a zoned gas mechanical system, tankless water heater, bamboo floors, recycled rubber, and fluorescent lighting. Not one incandescent downlight remains. The new lighting is linear, with folding planes wrapping from wall to ceiling to create a glowing rhythm of light. Foam insulation was added throughout walls and ceilings to achieve a tight air seal, as well as highly-improved acoustics. The main staircase serves as a sculptural centerpiece to the entire composition.



Greg Powers Photography

# PROJECT PROFILE

## AUTO-Haus

AUTO-haus is a full renovation and addition of a one-story garage, constructed in the 1800's and located in a historic Washington DC alley. The clients, a young couple, enjoy working on and displaying their car collection, so this project merges their favorite hobby with their new living space. It also preserves the original use of the building as a garage with the new use as a residence.

Two facades were created: the Garage façade at the alley edge is shared by people and cars, so visitors view the cars displayed as they pass through. The House façade sits further in, framing the main living area. Once inside, the 2-story living space is open and light, with large skylights. A fire-rated glass wall visually connects living space and garage, while the loft above is accessed by a transparent steel staircase. The kitchen is open to the living and dining areas, with a large poured-in-place concrete island. A pantry, storage space, and powder room are located behind the kitchen, concealed from view. The basement, excavated as part of the renovation, provides storage for the house and garage, with a lift-up access door for car parts to be brought in and out of the garage. The floors have radiant heat throughout.

The second floor loft serves as a library, with a wall of books along the perimeter, and opens onto a rear outdoor deck. The folding glass wall creates a seamless indoor-outdoor connection, and brings light into the lower level. The original steel I-beams that once supported the roof now support the second floor,



Anice Hoachlander Photography

# PROJECT PROFILE

## Red Velvet Cupcakery

The new Red Velvet Cupcakery at Reston Town Center is the flagship store, with bold colors and strong three-dimensional gestures that establish the personality of the brand.

The multi-layered red ceiling functions as a sort of "architectural icing" for the space, floating above and stepping down as it moves from front to back, with lights embedded as decorative sprinkles. The warm textured floor serves as a base, rising up to become the face of the service counter.

The process of making cupcakes is the focus, exposed to the customer, rather than hidden away. The kitchen and all equipment is open, so process and product have equal presence.

Efficiency is critical to the design, which develops a clear distinction between the colorful, textured customer zone, and the clean, industrial preparation zone. On the line between the two is the service zone, a simple white Corian counter displaying a minimal glass and stainless steel cupcake case.

Signage and graphics are incorporated into the design, establishing an integrated visual identity.



Greg Powers Photography

# PROJECT PROFILE

## SUB-urban

This new house located on a 5-acre suburban site was designed for an urban family. The design reimagines the suburban house as open, interconnected, and filled with natural light. The site strategy is sympathetic to the landscape, minimizing the new house footprint, with a strong integration of interior and exterior.

There had previously been a 1970's developer house on this site, which burned down years earlier. The existing basement and foundation were re-used, and portions of the house that extend beyond that footprint are cantilevered. The new garage is slab on grade, located where the previous garage had been. The existing pool was refurbished, and a small pool house and field house step out from the main residence along the line of trees.

The house combines industrial materials that evoke the clients' previous urban dwelling, with warmer materials reminiscent of the husband's Icelandic upbringing. Composed of two offset volumes that overlap in a large 2-story space, the front volume is more solid and private, while the rear volume is transparent. A steel bridge connects the two, overlooking the main living spaces.

The front volume contains a guest suite and office below and children's rooms above, while the rear glass volume contains the main living spaces and master suite, all of which look out to the trees and landscape. A first floor guest suite offers the possibility of future one-story living. A wall of folding doors opens up to the large rear deck, extending the living space to the outside. While re-use and preservation of existing site conditions were the primary sustainable strategies, there were also several passive solar strategies employed in the design of the house. Radiant heat operates efficiently as the main heat source in winter. The wall of folding doors in the living/dining area brings in fresh air that is distributed by the engineered fan, minimizing the need for airconditioning in summer. All lighting is LED, and the living room pendants and various other elements were re-purposed from the clients' previous residence. All trees were preserved on the site, and natural grading remains with minimal modification for drainage. Strategically-located rain gardens collect groundwater, minimizing site runoff. Native plants were incorporated into the landscape design, and the majority of the large site was left untouched.



Anice Hoachlander Photography

# KUBE architecture

Continued from page 18

bility, sustainability, durability, and longevity, the first step was to come up with a firm name for their new partnership. "In searching for a name, we wanted something simple and did not want to use our own names. We did not like firms who had names of principals that left or passed away," explains Rich. "I always said it was like working for 'dead architects'. We also wanted our employees to feel like they had a stake in the firm and could eventually become partners." As it happened, Janet was traveling in New Zealand and found herself in a very interesting and modern café named CUBE. "I called Rich right away and told him I had a fantastic name for our firm," adds Janet. "He liked it immediately but suggested we use a 'K' instead of a 'C' because it sounded more European and modern." KUBE Architecture was born.

Their first project together as KUBE, a small condo renovation, won a design award and was published in Architecture DC, a local AIA magazine. It was quickly apparent that KUBE Architecture had a dynamic pair of Principals, and this comes as no surprise as both have impressive industry experience and knowledge. Janet Bloomberg, FAIA is a Washington, DC native and while getting her Master of Architec-

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# KUBE architecture

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ture at Columbia University, was awarded the SOM Traveling Fellowship, and researched ritual space in India and Nepal. Teaching architectural design at a number of universities around the country, Ms. Bloomberg gained her architectural experience in several cities including New York, Vancouver, Baltimore, Minneapolis and Brighton, England. Having over 20 years of experience in both commercial and residential design, Ms. Bloomberg has been published in dozens of architecture and design publications, and has been involved in several architecture television shows.

Richard Loosie-Ortega, RA, received his Master of Architecture from the University of Utah, and has studied and lived in the western United States, South Pacific, Central America, and South America. Calling Washington, DC his home for the past 25 years, Rich brings extensive experience in commercial and institutional interiors, as well as residential projects. For 15 years, Rich taught senior and graduate level studios at The Catholic University of America before co-founding KUBE, and over the years he has won many design awards for his art and architecture as well as having his work published in many magazines.

Headquartered in the heart of Washington, DC, KUBE

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## PROJECT PROFILE

### Tangysweet Yogurt Lounge

The Owner desired a modern, forward-thinking interior for his new yogurt shop in the lively Dupont Circle neighborhood of Washington, DC. Our goal was to create a novel approach to this type of space – a sleek “yogurt lounge”. We developed a clear language of materials within a simple and uncluttered space, creating an identifiable image representative of the product. In this way, the store serves as a prototype for all future stores, several of which are already in the planning stage. The existing space was low and dark, so the use of light was critical to the design. An iconic lighting element was developed: color-changing LED tables. These light tables are the main “branding” element of the store, and are both spatial (wrapping the perimeter of the space) as well as the main source of light in the circulation and purchase area. The changing colors suggest the flavors of the yogurt and the multiple fruit toppings. Since the tables are visible through the glass façade from the street and the store is open late into the night, the interior takes on a completely new life after dark. It is now a place to “see and be seen” in Washington.

Our formal strategy was to divide the space into two parts: an open area and a solid mass. The open area is a space for movement, while the solid mass is for static activities. Customers purchasing yogurt pass through the open circulation space, on a kind of “runway,” while those in the adjacent lounge observe the activity from within a more intimate atmosphere. The remaining portion of the carved-out mass contains the kitchen and sales counter, both of which serve as a backdrop for the activity of the store.

The budget for this project was minimal, since this was the Owner’s first shop. By focusing on a limited vocabulary of materials used in an efficient manner, and a few carefully considered design moves, the project remained within the Owner’s budget.

We preserved and re-used as much of the existing retail space as possible. The existing air-handling unit was cleaned and re-used, rather than replacing it with a new unit. The entry storefront was preserved, with new hardware installed on the existing door, and the existing rear door also remains. All existing drywall that could be re-used was preserved and re-painted, and the existing concrete floor remains, with an added topping layer of colored concrete. The plan for tangysweet was laid out in such a way as to maintain most existing water and sanitary lines, and the design worked around a large number of existing utility pipes and conduit, rather than re-locate them.

The new design for the space is very simple, with a limited palette of recyclable and low-maintenance materials, thus remaining economical as well as making the most of each new component. For example, the acrylic LED color-changing tables serve as furniture, light fixtures, and space-defining elements, wrapping the perimeter of the space. Within the tables, only two LED fixtures were used, and mirrors bounce the light through the u-shape of the table. Cove fluorescent lighting was installed throughout the space, with asymmetric reflectors throwing the light across the ceiling, creating the illusion of a greater quantity of light than is actually present.



**Greg Powers Photography**

# PROJECT PROFILE

## Urban Pinball

URBAN PINBALL For the past two years the National Building Museum has invited architects to design a hole for their summer “mini golf” course. This submission, Urban Pinball, explores the concept of “permanent uncertainty: not knowing what comes next.”

Set within a black box “frame”, the par 3 hole is constructed using Arcrylite plastic products by Evonik Cyro, one of the sponsors of the hole. The hole is divided into 3 parts, the planer up hill “tee” area, the circular tube “tunnels”, and the “unraveling” angled planes. All areas and components are lit from below by LED lights that begin as solid white and progress to color-changing fixtures, adding to the dynamic aspect of the design. The result is a game of chance with unpredictable paths to the destination. This hole is treated not only as a game board, but also as a piece of sculpture that entices observers to engage it.



Greg Powers Photography

# PROJECT PROFILE

## Cinder Villa

This is a modern fairytale – the story of a cottage in Washington DC’s historic Georgetown neighborhood, but it was a “cinder-villa” – fire had destroyed the interior, so it was in need of a full transformation. The owners, a young couple about to start a family, found an architect to design a “jewel box” within the shell of the historic structure – a beautiful space emerging from the ruins of the old. The fresh interior includes natural light, warm wood finishes, and a seamless connection to the outdoors.

The main level of the home was kept open from front to rear. The demising interior walls that were ruined by the fire were not replaced in order to maintain the new sense of openness of the otherwise narrow space. Large floor-to-ceiling windows were installed at the rear in order to maximize the views to the outside garden. The principle family activities of dining, cooking and entertaining occur on this floor.

A second floor with ensuite bedrooms and a study space was added in the rear. In order to maintain the original roof profile of the historic cottage, the addition “slips” under the roof’s eave and then pops up to allow for higher ceilings in the main bedroom. Tall windows in the new bedroom capture sun light and the greenery of the garden.

The rear yard is an urban oasis, with green space, fire boxes, and space for the children to play. A roof deck over the new addition adds to the family’s connection to the outdoors. The red stain of the front cedar siding is repeated in the rear to tie together old and new. The restoration of the street facade preserves the cottage’s character and connection with the surrounding historic context.

*Sustainable features include cross ventilation, no VOC paint, and low maintenance cladding materials.*



Anice Hoachlander Photography

# PROJECT PROFILE

## Story Board

Architecture tells stories. The façade of this new condominium building in Washington DC frames scenes from the residents' lives, through glass bays that project at varying angles. These figural elements occupy the space between private and public, living room and street. Not only do the bays offer glimpses into the building, but they also provide uninterrupted views of city life from within.

The project is a speculative development located in an up-and-coming neighborhood of the city. While the new building integrates into its surrounding context, it sets itself apart with the following features:

**01-** The 2-story units are "typical row house width", however the entry facade does not adopt this rhythm - rather it presents the building as a unified whole to the street.

**02-** Entry to the units is through private side "alleys", rather than directly off the street, allowing entry into the middle of the units, rather than through front living rooms. These private alleys also serve as egress for interior bedrooms and allow for large glass walls that bring light into the middle of the units from the side.

**04-** Large roof decks provide upper-level units with a panoramic view of the city, including the US Capitol building. Lower-level units have a patio set slightly below grade as an urban outdoor space. Parking is provided in back.

This developing neighborhood is popular with young couples and families, as it is near the metro, and walkable to restaurants and shops. Sustainable elements include solar panels on the roof, high-efficiency mechanical units, tankless hot water heaters, LED lighting, and sustainable materials. While the façade is crisp and minimal, Shou sugiban charred-wood siding brings warmth and texture to the entry alleys.



*Anice Hoachlander Photography*



# KUBE architecture

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offers architecture and design services for a wide range of project sizes and types. Their impressive portfolio includes restaurants, multi-family, hair salons, religious buildings, educational facilities, yogurt shops, dentist offices, tenant/office spaces, residential, community centers, non-profit and master planning. Intentionally remaining a smaller firm, KUBE has always offered its clients close and personal attention. “Both principals are very hands-on and involved in every project from initial design conception to client occupancy and beyond,” states Rich. “We feel it is paramount to be accessible to our clients and personally address any questions or concerns.”

Along with their commitment to strong and consistent communication, KUBE closely monitors each project to bring a focused team approach from all parties involved. “We have strong relationships with a number of excellent contractors, and get several to bid each project,” says Janet. “Once a contractor is selected, we work as a unified team to make certain the client and project goals are realized.” The firm’s principals insist on the highest quality of contractor and craftsmanship, and take the lead as advocate for their client’s interests at all phases. “Our commitment is to make the whole design and construc-

tion process as seamless and smooth as possible, including hiring and coordinating consultants, obtaining permits, and overseeing the actual construction,” continues Rich. “That includes keeping a close eye on all costs while making certain the contractor is accurately following the bid documents.”

Without a doubt, the experience and knowledge both Principals bring to each client and project is invaluable, but both Rich and Janet know the entire KUBE team is a major reason for the firm’s success. “We have a strong team of architects and designers, and while either Rich or myself take the lead on each project, they are an extension of us and the entire mission of KUBE,” states Janet. The three other team members include Matt, Andrew, and Alex, each hand selected due their talent and excellent fit into the culture of KUBE. “We run the office as a studio, open so that everyone can hear and participate in what is going on in the office,” adds Rich. “It is important for our employees to take on as much responsibility as they can handle and be involved in all aspect of a project. This helps make our office culture very open and friendly, allowing a lot of sharing in a great work environment.” This also means that the KUBE team spends a lot of time together both in and out of the office. “We like to do as much as possible together, including happy hours, open houses at recently completed projects, dinners, and even fun trips with everyone, including Ocean City, New York City and Puerto Rico,” continues Janet.

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## PROJECT PROFILE

### Casa Venezuela

A couple from Venezuela with a split-level house in Bethesda, were looking to transform their home into a modern, open and light filled space. The couple also entertains and requested a home that allowed the easy flow of guests from indoor to outdoor. The program includes an office in the main space, in addition to the living, dining and kitchen areas. The design intention was to keep the expanded house efficient and scale-appropriate for the neighborhood. In addition, since the owners are from Venezuela, the use and role of color is important to the cohesiveness of the renovation.

The new varying ceiling section from front to rear of house - flat, sloped, high, low - accentuate the various activities of the program: entry, living, dining, and kitchen, along with the transition zone from existing to new space, each marked with color. The entry is defined by yellow walls, while the living room is white with colorful artwork. The dining space’s sloped orange ceiling, with exposed wood joists, has a backdrop of tall wood doors that slide across the room into the kitchen, which has a bright blue wall fronted by the sliding blue walls of the office. The dropped ceiling, which is the transition between existing and new, is marked with color-changing LED strips. The various ceiling heights and use of color create a three-dimensional space within an otherwise simple block of volumes.

The rear expansion was added to the existing rectangular footprint of the house. The resulting addition is a series of volumes, which step out from the existing house based on function. The interior walls, which previously blocked natural light and views to the rear yard, were removed. This allows for front to rear visual and spatial connections. The addition’s new sliding doors and large windows, along with new skylights, bring abundant natural light into the previously dark interiors.



Greg Powers Photography

# PROJECT PROFILE

## Duvall Court - A New DC ALLEY NEIGHBORHOOD

*Duvall Court is a redevelopment of a previously "unbuildable" set of alley lots in Washington DC, and thus a re-establishment of a thriving "alley neighborhood."*

The site began as housing for workers in a local brewery in 1893, with small-scale rowhouses sharing an inner portion of the city block, also known as a "blind alley." Over time these buildings were demolished, and residential uses of the alley blocks were gradually diminished, until DC Zoning Code deemed them "unbuildable" lots.

Over the decades as Washington DC has grown, a need for more housing units has developed. The potential for alley lots has become evident – they are smaller scale than streets, usually walkable to public transit, and often pedestrianonly, making them family-friendly. In 2016, DC changed the zoning code to allow these abandoned alley properties to be once again buildable, and thus Duvall Court was born. An investor purchased all of the adjacent lots over time and requested the design of a modern alley neighborhood. Seven new rowhouses of varying sizes now occupy this site, with amenities such as walkable green roofs, parking on each lot, and abundant natural light.

The buildings are derived from one prototype with common components. However, each house offers its own variation from the "kit-of-parts" depending on the possibilities of each individual site. Efficient use of space, overlapping functions, flexibility, and simplicity of construction are common themes. Multiple sources of natural light on the interiors make the spaces feel larger, and bright colors on the exterior distinguish the houses and bring life to this urban space. This development serves as a model for future alley neighborhoods in Washington DC and other cities around the country.



Greg Powers Photography

# KUBE architecture

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Known for their excellent design that fits the needs of each client individually, KUBE also has a goal of sustainability in all their projects. "We know that green materials offer incredible design opportunities, including LED lighting, low VOC paints and recycled rubber or bamboo for flooring as just a few examples," explains Rich. "We view every project differently, and have no pre-conceived idea other than bringing sustainable materials in to play as much as possible. We like finding new stuff, new materials to meet the needs of the project. It can definitely make the design process challenging and fun."

While the desire to bring sustainability to each project is paramount, KUBE pairs that with their knowledge of building systems and how things come together. "We try to realize the flexibility of a space, and find ways to help people work and live better," states Janet. "This is combined with our rigorous execution of details and materials, creating projects that are layered and tactile." Offering a fresh modernism to a traditional city such as Washington DC, KUBE architecture's design certainly challenges the everyday way we live, work and study in the urban environment. "Our firm will take on projects of any size or scale, as long as it is modern and the budget is appropriate," says Rich. "Exploring ideas and ma-

terials just as one would do in an academic setting, we view our clients as partners in the project, and together we work to develop customized spaces that suit their lifestyle, desires, functional needs, and budget."

Having so much success among a wide range of project sizes and types, it is no surprise that many of KUBE's clients have given praise and appreciation for their finished space. The following are only a handful of client quotes that demonstrate the dedication KUBE brings to every client and project.

*"We have worked with KUBE Architecture on a number of projects in past 5 years and it is always a great pleasure to work with. It's not just that they have remarkable designs, but they are very knowable and professional, and they always bring a great deal of positive energy."* – Mersoa Woodwork Design

*"I worked with Rich from KUBE for the underpinning (dig out) and complete design and build of a two bedroom/ two bath in the basement of a DC townhouse. Rich provided exceptional vision and the necessary experience to turn what could have been a dreary, boring street-level apartment into an open, light-filled space that I am proud to call my home."* – Daniel Karr

*"KUBE is a great firm, with architectural solutions that not only win awards, they are functionally efficient! I look forward to my next project with KUBE!"* – Lenny

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# KUBE architecture

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*“We hired Kube for a condo stair and landing project for 3-level courtyard and front entrance. The architect, Janet Bloomberg has been professional, engaged, reliable, committed, and enthusiastic on a challenging project. She has been particularly patient with the engineer and has stepped in when one of our managers became unavailable. She respects, welcomes, and responds to various owners’ opinions, including those different from her own so that we, the client, will be happy with the final project. Note: While design and plan are complete, project awaits regulator approval to begin actual construction.” – N. Freddis*

*“Janet and her team designed our dream addition to our weekend home which is now our home. They gave us exactly what we wanted with some innovative design ideas which have made us very happy. We wanted modern, livable, and affordable, and they delivered! Also, they are detail-oriented, which made a huge difference in the final look and feel of our home. I highly recommend KUBE architecture for their skill, creativity, knowledge, responsiveness, caring, and professionalism.” – Linda H*

*“Seven stars; the five I gave KUBE, plus Janet and Rich,*

*architecture stars in their own right. I had my house fully re-done by KUBE architecture and I could not have been happier: they understood my needs and taste, they led me - with a very light touch - through the process, they saved me by my mistakes and I am now the happy owner of the most beautiful house. If you want professional advice, high level architectural expertise and a true partner, look at KUBE.” – G. Piazza*

*“I highly recommend KUBE and Rich Loosie - I cannot say enough good things about this firm, professional, creative, involved, hands-on personal*



KUBE Office — Photo: Greg Powers Photography

*touch - everything you would want from a design firm and then some. I have a townhouse in Georgetown, built in the late 1800s, and I wanted to upgrade and modernize my kitchen. A challenging task to say the least. KUBE came up with some great ideas and worked with me and contractors all the way*

*to completion, which, blushes aside, resulted in an award-winning kitchen. KUBE took my ideas, added ideas I could not have thought of, and helped me create an ideal kitchen and entertainment area. They stayed involved in all phases of the project with daily check-ins over many months and made sure it all came together in the end. Kudos to KUBE - a highly-recommended firm.” – R. Harris*

*“We had a charming Capitol Hill townhouse office with a not very charming interior. KUBE did a fantastic job of melding modern clean lines with the classic qualities of a 1900s building. They spent significant*

*time listening to how we wanted to use the space, what qualities would make it a workable office, and how we wanted to present the office in relation to the industry that we work in. Use of innovative cove lighting and glass brought light and a sense of spaciousness to the interior. A few great splashes of color,*

*beautiful hardwood floors built to withstand office use, and nice assignment of space all make this a friendly, comfortable, modern office. Great job!” – Liz H.*

*“KUBE did a beautiful job opening up and transforming a floor (and more) in our 100 year-old row house. They managed to incorporate new, airy, modern design that still respected some old elements we wanted to keep. KUBE is the best at clever, creative design, and has a wonderful sense of style that is also practical for day to day living.” – Sarah*

As KUBE architecture looks to celebrate their 20th anniversary

next year, both Janet and Rich have every reason to be excited for the firm’s future as they are proud of what they have grown KUBE to be. “We do not mind staying a smaller, hands-on firm, with an eye toward organic growth,” explains Janet. “This means continuing our

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# KUBE architecture

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passion for great modern architecture while meeting every new challenge in the most creative way possible.” Having clients comment how much they appreciate KUBE’s attention to detail, the firm’s Princi-

pals have made it their priority to listen to client needs and ideas, and to make them just as much a part of the design team as anyone else. “We do not impose our ideas on our clients, but rather respond to them by offering them fresh interpretations of how they see themselves living and occupying their space,” adds Rich. “We will also continue working with new materials and methods of construction, to create efficient spaces that achieve both rich-

ness and simplicity.” It comes as no surprise that KUBE’s clients often become friends after just their first project together, and meet for drinks, meals, and events even long after completion. In fact, they even coined a phrase for such clients made friends – ‘Kubbers’. When great design also comes with great friends, that is what the rest of the world calls a win-win. For those that know Janet and Rich, they just call that KUBE architecture.



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**RZJAMES**  
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# RZJAMES CONSTRUCTION

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When something occurs to an individual as a seemingly hereditary inclination or talent, it is said that something is “in their blood” as if it is ingrained in their nature. For two construction industry veterans, having their profession in their blood is more than just a phrase. With family ties in the construction industry dating back over 100 years, RZJAMES Construction comes from a long line of masons, plumbers, contractors, and developers. This legacy has made their craft not only a family tradition, but a calling that has earned them a reputation as one of the Washington, DC areas premier General Contractors, proudly representing the next generation of builder.

Established in 2016 by Ken Orem and Ed Zigo, RZJAMES Construction is a truly family-owned commercial general contracting firm dedicated to simplifying the construction process for businesses throughout the Washington, DC metro area. Using a combination of both Ed and Ken’s middle names, RZJAMES is not only their company brand, but the styled lettering of their logo is also modeled after Ken’s family cattle brand from Montana. Prior to opening their own contracting firm, both Ken and Ed cut their teeth at a large national firm. Deciding to capitalize on an opportunity to become Owner’s Representatives, both Principals were encouraged by

several clients to pivot back into General Contracting and RZJAMES began primarily as an interior’s firm, specializing in tenant fit-out projects. Headquartered in Fairfax, Virginia, and growing steadily every year, the firm has expanded into base building, government, adaptive reuse, historical renovations, retail, condominium renovation, medical, religious, schools, restaurants, country clubs, and site improvements. These projects have varied in size from small to large, and with a seasoned staff, RZJAMES is flexible enough to have diverse capabilities while still remaining hands-on from a leadership standpoint. In addition to General Contracting, the firm provides a variety of services including Preconstruction, Design-Build, Site Evaluation and Feasibility, and Commercial Property Services. Their work is rooted in meeting the budgetary, schedule, and quality goals of their clientele while mitigating risk and delivering exceptional projects.

Boasting many strengths that set them apart, perhaps none is more integral to the success of RZJAMES Construction than the strong, proactive leadership. Developing strategies and solutions for clients while also overseeing business development and subcontractor relations, Co-Founder Ed Zigo has roots that run deep in the industry. At a young age, Ed started in his family’s real estate company in the property maintenance and tenant improvement division. Today, this passion has fueled a decade’s worth of experience in under-

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## PROJECT PROFILE

**FPI Strategies — Arlington, VA**

**Size:** 30,000 SF

**Type:** Tenant Fit-Out

**Schedule:** 16 Weeks

**A/E Consultant:** OTJ Architects

FPI Strategies is a full-service campaign consulting and advertising firm headquartered in Arlington, Virginia.

- This 30,000 sf high end interior office expansion included several custom features, including a full height glass operable partition, brick tile and fabric panel wrapped walls in conference room area, open office areas with systems furniture and custom millwork throughout the café, copy, and conference rooms
- Project highlight consisted of the build-out of FPI’s new broadcasting studio used for creating commercial and radio advertisements. Custom “Cyc Wall” (curved wall for photo and video backgrounds) installed to suggest unlimited space. Studio also consisted of custom paint, and movie theatre style doors with vintage “On Air” custom light fixtures.



# PROJECT PROFILE

## 801 17th Street Spec Suite — WASHINGTON, DC

**Size:** 2,500 SF

**Type:** Tenant Fitout

**Schedule:** 8 Weeks

**A/E Consultant:** OTJ Architects

- New build-out of spec suite for Stream Realty to attract future tenants
- Construction included new glass conference room with custom wallcovering, cafe area with custom millwork and solid surface countertops and new LVT/Carpet flooring throughout
- Project highlights included the install of Infinium Demountable Partitions System



# PROJECT PROFILE

## 801 17th Street Fitness Center & Concourse Lobby — WASHINGTON, DC

**Size:** 4,000 SF

**Type:** Fitness Center & Locker Room Fit-Out

**Schedule:** 10 Weeks

**A/E Consultant:** OTJ Architects

- New fitness center and concourse level lobby in Class A office building located in Washington, DC
- Construction included custom millwork curved feature wall, LED track lighting system, back lit mirrors throughout, and new tile and light fixtures in elevator lobby
- Project highlights include new locker rooms with custom stone sink tops, glass and tile showers, and digital lockers



# PROJECT PROFILE

## Collective Architecture — WASHINGTON, DC

**Size:** 4,500 SF

**Type:** Interior Build-Out

**Schedule:** 8 Weeks

**A/E Consultant:** Collective Architecture

- The new headquarters for Collective Architecture is located in the historic Carpenters Building in Washington, DC. Built in 1926 this building was originally the home of the United Brotherhood of Carpenters and Joiners of America.
- Occupied building required proactive scheduling to minimize disruption to surrounding tenants.
- Project design utilized both the history of the building while incorporating modern finishes for an upscale industrial feel.
- Project highlights included new topping slab over existing wooden substrate, Nello glass system at conference and huddle room locations, angled feature wall, with custom high end mill work and architectural light fixtures in the library and cafe



# PROJECT PROFILE

## Captain Cookie — ARLINGTON, VA

**Size:** 1,200 SF

**Type:** Restaurant Build-Out

**Schedule:** 8 Weeks

**A/E Consultant:** GTM Architects

- Captain Cookie's first store location in Virginia located in the bustling Clarendon Courthouse Plaza in Arlington
- This space presents a new waterfall ceiling, decorative cloud lighting fixture, elaborate tile feature wall which transitions into intricate paint design throughout the space
- The existing space required new plumbing, electrical and mechanical design including an inline fan built to support the transition to a restaurant space
- The Arlington store boasts a custom banquette accompanied by millwork embossed with a beehive tile pattern, and a commercial kitchen





# PROJECT PROFILE

**New York Life — FAIRFAX, VA**

**Size:** 6,000 SF

**Type:** Tenant Fitout

**Schedule:** 12 Weeks

**A/E Consultant:** OTJ Architects

- This interior space serves as the Fairfax location for New York Life's Fairfax executive offices.
- Construction consisted of entire demo of existing space in an occupied building, and new office layout with a Café area, IT room, and multiple conference rooms.
- Project highlights included the install of dHive glass system office fronts, custom millwork



## RZJAMES CONSTRUCTION

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standing the latest market trends for commercial space.

Ken Orem, also Co-Founder of RZJAMES, oversees the development and implantation of executive and financial strategies company-wide. Leading the operations team, Ken helps run programs across all project management efforts. Known for being open and transparent with all clients, Ken's success is driven by client satisfaction, a natural result of his upstanding business and moral ethics.

As strong as the leadership of RZJAMES is, both Ken and Ed know that the true backbone of the firm's success is a staff that is both experienced and knowledgeable. "We believe our greatest strength is our people," explains Ed. "From the very beginning our philosophy was that if we hire the best people, our clients would quickly connect with us. We are all in this together." This insistence on putting together a top-notch staff has paid dividends for RZJAMES and their clients from the firm's inception, and is evidenced by an operations team that has the experience to anticipate potential risks before they happen so that solutions are already in place, ensuring schedules are met and surprise cost impacts are minimized. "When you trust and genuinely like the people you work with it makes for a much more productive construction experience," adds Ken. "The quality of our

work is reflected in the quality of people on our team. Simply put, we enjoy doing hard stuff with good people."

Having a team that offers decades of experience and expertise across the various construction sectors, RZJAMES is more than capable of meeting whatever challenges they encounter. Being carefully selected to fit the company's culture, these team members each bring something that compliments the vision and mission of RZJAMES. Senior Project Manager Marcel Courtillet is a prime example, with construction experience spanning back almost two decades. Leading the Preconstruction and Operations efforts for projects across multiple market sectors, Marcel has worked on multi-family high-rise buildings in Washington DC, school renovation projects in Northern Virginia, a tilt-up data center in Ashburn Virginia and several corporate interiors projects throughout the DC Metro area. Like both company owners, construction runs deep in Marcel's roots, with his father and uncles working as Tradesmen, General Contractors, and Engineers. Other key members of the RZJAMES staff include Senior Superintendent, Patrick Lower, Project Manager Molly Zigo, and Assistant Superintendents Braeden Ahrweiler and Ed Gonzalez. Every team member is integral to our success and we strive to provide a strong sense of culture for them to thrive. This includes safety gear, technology, work apparel, and employee bene-

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# RZJAMES CONSTRUCTION

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fits. We also host team outings and parties throughout the year for all our employees and their families. We treat our staff as family because that is what they are to us.”

This strong diversity in team member skills also means RZJAMES has the flexibility to adapt to their client’s needs, going whenever they are needed to perform any size project. “We feel our clients truly appreciate the individual focus we bring to each project,” says Ken. “As a mid-size firm, we are able to control our work load effectively so our operations team rarely feels overwhelmed and can provide exceptional attention to every project and client.” This attention to detail is paramount to the success of RZJAMES, as every project is unique and brings its own set of challenges, and the company is only as good as their last project. “We understand that everything we do is vital to our continued growth which is why our team is so dedicated to delivering quality projects on a consistent basis,” continues Ed. “RZJAMES always brings the same assurances to our clients: reliable communication, accountability, and trust.”

In fact, not only does RZJAMES strive to make the construction process as stress free as possible, they also want to make it an enjoyable experience. “We actually want our

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## PROJECT PROFILE

### University Commerce Center—Building B — ASHBURN, VIRGINIA

**Size:** Two stories / 47,000 s.f.

**Type:** Base Building

**Schedule:** 1 Year

**A/E Consultant:** HTA

- This two-story 47,000 sf mixed use office/retail building serves as the third parcel at the existing University Commerce Center located across the street from One Loudoun and Top Golf in Ashburn, Virginia
- The building boasts a stunning front lobby entrance with an interior elevator, wrapping staircase with glass railings, and common area break rooms and restrooms on both floors
- Exterior highlights include: detailed brick/glass storefront, custom metal panel system, balcony walk way with exterior suite entrances, and a bridge to the pre-existing Building A that connects both together for a unified look



# PROJECT PROFILE

## Wicket Door Pub — ASHBURN, VIRGINIA

**Size:** 3,500 SF

**Type:** Restaurant Buildout

**Schedule:** 12 Weeks

**A/E Consultant:** AXO Architects

This new Restaurant and Pub is located directly across from the emerging One Loudoun development in Ashburn, Virginia

- Construction took place on the first level in an occupied mixed office/retail building where proactive scheduling prevented disruption to surrounding tenants
- An extensive MEP design allows kitchen equipment to optimally function while maneuvering equipment 2 stories around neighboring tenant spaces above to the roof level
- Project highlights included polished concrete floors, glass vestibule, custom concrete bar top with millwork cabinetry, open ceiling with custom light fixtures, and a large kitchen area including two walk-in refrigerators, gas cooking tops, and dishwashing stations.



# PROJECT PROFILE

## ecell Healthcare — TYSONS CORNER, VIRGINIA

**Size:** 6,000 SF

**Type:** Tenant Fit-Out

**Schedule:** 6 Weeks

**A/E Consultant:** Sorrell Design

- New office interior fit-out consisting of custom glass at perimeter offices with door vision kits
- Cafe area with new millwork and solid surface countertops
- Custom glass encased conference room with recessed linear light with LED light fixtures
- New millwork reception desk
- Open office work area designed to maximize space with systems furniture.



# PROJECT PROFILE

## Brickyard — WOODBRIDGE, VIRGINIA

**Size:** 7,000 SF

**Type:** Interior Buildout

**Schedule:** 12 Weeks

**A/E Consultant:** DBI Architects

The first collaborative work space in Prince William County, Brickyard Woodbridge features Steelcase demountable glass partitions at office and conference rooms, and custom millwork features throughout the space.

- This project took place in a mixed use building with residential apartments directly above the construction area where RZ JAMES implemented a phased/off hours working plan to minimize disruption to the surrounding community.
- Design-Build MEP project scope
- Brickyard Woodbridge boasts beautiful custom finishes including a brick tile feature wall, millwork benches, and custom light fixtures to combine a modern workplace feel with a cozy home-like atmosphere.



# PROJECT PROFILE

## Judd & Associates— ASHBURN, VIRGINIA

**Size:** 1,500 SF

**Type:** Interior Buildout

**Schedule:** 4 Weeks

**A/E Consultant:** DBI Architects

Interior office build-out on the second level of a mixed office/retail building in Ashburn, Virginia.

- Occupied building with a fast paced schedule to prevent disruption to surrounding tenants and meet the client's timeline.
- Project Highlights included custom light fixtures, glass suite entry door, luxury vinyl floor tile, and glass conference room window that seamlessly transitions with exterior storefront glass.



# RZJAMES CONSTRUCTION

Continued from page 34

clients to be excited about their project, and that all starts with teamwork,” adds Ken. “We work alongside them every step of the way to ensure smooth project delivery, where expectations are not only met but exceeded.” This means that both Ed and Ken are hands-on with all phases of a project, and personally available to the client at all times. “It is important to us that the clients feel they are the number one priority to us, as if their project is the only one we have,” states Ed. “We genuinely care about every project and are extremely meticulous and detail oriented in everything we do.” Striving to make the every aspect of the project a very positive experience for each client, RZJAMES is also very careful to only partner with the most experienced and respected subcontractors, consultants, and

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## PROJECT PROFILE

### The Conditioning Room — ARLINGTON, VIRGINIA

**Size:** 3,000 SF

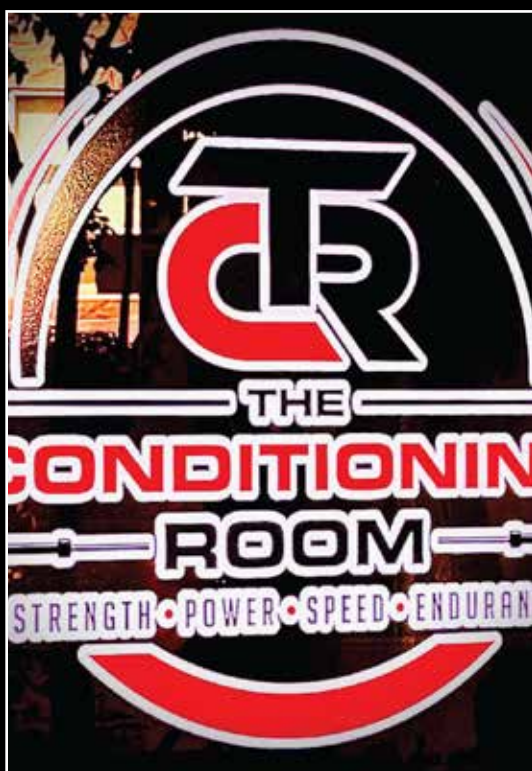
**Type:** Gym Fit-Out

**Schedule:** 6 Weeks

**A/E Consultant:** CEM Design

The Conditioning Room was a new gym fit-out requiring demolition of existing space to achieve a larger floor plan. This project also included extensive install of in wall wood blocking for high-end workout equipment and weights to achieve optimal stability.

- Other project highlights included a new water bottle filling station, install of a new rubber mat flooring system, new custom wood panel wall, and a refresh of the adjacent locker room corridor.



*We are proud  
to partner with  
RZJAMES  
Construction.*

# PROJECT PROFILE

## 4720 Chevy Chase — CHEVY CHASE, MARYLAND

**Size:** 1,000 SF

**Type:** Lobby Renovation

**Schedule:** 12 Weeks

**A/E Consultant:** Emotive Architecture

High end Lobby renovation of occupied residential apartment building in downtown Chevy Chase

- Phased project schedule to accommodate local noise ordinances and minimize disruption to the community.
- Project highlights included exterior hardscaping, new exterior metal panel canopy entrance and storefront glass, custom millwork wall panels, tile floors and walls, new lobby stairs, and custom light fixtures



# PROJECT PROFILE

## PWR — WASHINGTON, DC

**Size:** 4,000 SF

**Type:** Tenant Fit-Out

**Schedule:** 8 Weeks

**A/E Consultant:** Wingate Hughes

This 4,000 sf interior high end interior fit-out on Pennsylvania Avenue in Washington DC serves as the new location of the progressive Public Health Law firm.

- The space features custom glass office fronts, and executive conference rooms to accommodate the new office layout.
- Other project highlights included polished concrete flooring, exposed ceiling, and new custom millwork pantry.



# RZJAMES CONSTRUCTION

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suppliers in the industry. “We really have a fantastic relationship with our subcontractors which ultimately helps define our work,” continues Ed. “They know they are an extension of us, and always keep the client’s goals as the priority. We are proud to have them as part of our team.”

While putting the client’s needs at the forefront of every project they take on, both Ed and Ken understand the real measure of success is the satisfaction of the client. The following client quotes are only a handful that exemplify the dedication RZJAMES brings to every project.

*“I have had the pleasure of working with RZJAMES on several high-end commercial projects over the last few years. They are a small construction company that delivers big results. I have worked with a lot of general contractors over the last 20 years and RZJAMES really stands out. The co-founders and principals Ken Orem and Ed Zigo are intimately involved in each project from start to finish. The project managers and superintendents are very knowledgeable and experienced. RZJAMES is always acting in the client’s best interests. They are never fishing for change orders, and they never cut corners. When issues come up, they are not interested in pointing fingers. They are only interested*

## PROJECT PROFILE

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**Resonance — WASHINGTON, DC**  
**Size:** 4 Stories / 6,000 SF  
**Type:** Interior Alteration  
**Schedule:** 8 Weeks  
**A/E Consultant:** DBI Architects

The new Washington DC office for Resonance Global is a historic 4-story brownstone located in the Logan Circle neighborhood of Northwest, Washington DC.

- Originally built in 1900, all 4 floors have been constructed to create an open office feel.
- Project highlights include 3 conference rooms, 3 executive offices, a new first floor tile bathroom with shower, new cellar






*in resolving issues quickly with creative and cost-effective solutions. I wish all the contractors I work with were as honest and hard working as the RZJAMES team.” - John Donahue, OTJ Architects*

*“Working with RZJAMES was a great experience. They do construction the right way and we look forward to working with them on future projects.” -Army Navy Country Club*

*“I am writing to express my sincere appreciation for the outstanding work completed by RZJAMES on our two recent projects with Fairfax County Public*

*Schools. The total construction cost for the two schools was approximately \$4.5 million... Every aspect of the work was performed to the highest standards, with meticulous attention to detail. Throughout the project, RZJAMES demonstrated exceptional professionalism... Communication was seamless, with weekly construction meetings and prompt responses to any queries from the owner. Even when unexpected issues arose, RZJAMES handled them with remarkable problem-solving skills and flexibility, ensuring that the projects continued smoothly. I wished we could have them as our general con-*

*tractor on every job.” - Lucy Dong, P.E., Fairfax County Public Schools*

*“Over the years throughout various projects RZJAMES has been a trusted partner who has exceeded client expectations. We look forward to more successful projects together” – Ian Maxwell, LEED AP, Principal, Atlas Real Estate Management & Consulting*

Looking ahead, Ed and Ken have every reason to be excited for the future of RZJAMES Construction. In just eight short years, what began

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# RZJAMES CONSTRUCTION

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as a small interior contracting company has flourished into a well-respected full service general contractor that has a project portfolio as impressive as it is diverse. Yet as they close in on their first decade of success, both owners are

aware that the only growth that will prove beneficial will be smart, controlled growth. “We want to continue to grow the right way without having to comprise the core principles that make us who we are,” explains Ken. “We will continue forging the path in the evolution of the construction industry by focusing on quality rather than quantity.” For the near future, increasing their positions in the base building and technology sec-

tors will be a major priority, as well as continuing to build a strong culture and foundation internally to best serve their clients and partners. “We have not even begun to scratch the surface of what we are capable of and the future is extremely bright for RZJAMES,” adds Ed. “We know we can bring something different to the

table in how things are done in this industry, and continue to honor the traditions of the past by embracing the tools of the future.” Following in their family’s footsteps, there is no question that Ed and Ken will lead RZJAMES to accomplish even more great things. After all, it’s in their blood.



*We would like to thank our hardworking employees and staff who have helped us achieve our success!*



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