

## **Award Submission for D.C. Construction Society**

The new, durable and visually attractive mixed-use project in Tysons Corner, Virginia, includes more than 1,600 pre-cast panels constructed by Smith Midland Corporation. It features more than 110,000 square feet of Smith-Midland architectural precast panels. The more than 1,600 two-toned (gray and buff), medium acid-washed panels contribute to the project's durability, and make the 31-story building visually appealing. Smith-Midland Corporation designed and manufactured the precast panels for the mixed-use project.

This building is owned by top retail property owner and developer Macerich (NYSE:MAC – an S&P 500 company and one of the country's leading owners, operators and developers of major retail real estate). The building includes a 429,000-square-foot multi-unit apartment building, a rooftop pool, amenity areas, retail space, a pedestrian bridge (connecting to the Tysons Corner WMATA station), and four levels of below-grade parking. Situated alongside one of the country's most famed and dynamic centers, the project offers the very best of city life: sweeping high-rise views, close proximity to a dedicated metro spot, and an unparalleled mix of retail and community.

Matthew Smith, Vice President at Smith-Midland, explains that the project was completed within a tight timeframe, and despite extremely harsh winter weather conditions. An example of a solution found, is that night-time delivery allowed for a faster completion schedule. (It was important for the concrete structure to be poured during the day with the tower crane.)

Also a challenge, there was a limited amount of storage space for the panels at the site because of the size of the work site, which added to the difficulty. The solution was to create a remote location right around the corner from the build site to store the panels; Smith Midland would load onto trucks, and deliver to the work site as needed.

Challenges such as these were overcome with a high degree of leadership experience, industry innovation, a thorough communication strategy, and a mission-critical approach to achieving a quality build – which includes project flexibility and ingenuity. Smith Midland Corporation's commitment to innovation, quality and service continues through its 56<sup>th</sup> year in concrete casting and is the cornerstone of its business.

Steve Demas, Senior Project Manager, adds, "Smith-Midland Corporation has put a lot of resources and manpower into motion in order to meet the owner's schedule."

An additional degree of difficulty related to this project was creating the dark colored panels. It is more challenging and difficult to create a dark color panel with a consistent and beautiful finish than it is to create a consistent color on a light colored panel. As you see, Smith Midland achieved this goal of creating beautiful dark colored panels with a consistent finish for this large project.

The Tysons Corner Center Macerich Residential building opened its first phase this year and is designed to achieve LEED® Gold certification status. It will include a dynamic, escalator-interconnected 2-story lobby, a fully equipped fitness center, and an on-site white-tablecloth restaurant.

Smith-Midland Corporation is a publically traded company (OTCQB: SMID). Smith-Midland develops manufactures and sells a broad array of precast concrete products for use primarily in the construction, transportation and utilities industries.