

The Foundry Lofts is a newly delivered luxury apartment building located in Washington, DC's Capitol Riverfront neighborhood, neighbor to Nationals Park. The Foundry Lofts are a great example of an adaptive re-use project. The old warehouse that is now luxury apartments also needed a leasing office that made a statement.

## EXECUTION

Foundry Lofts is located in ForestCity's "The Yards" development. The Yards is one of the largest and most notable development projects on the East Coast. The project calls for converting the old Navy Yard buildings to new office, retail and apartment buildings, and all of this is to help revitalize an older neighborhood.

ForestCity of Washington wanted to give a DC Small, Local, Disadvantaged Business Enterprise an opportunity, so they decided to separately bid and award the build-out of the Foundry Loft's leasing office.

POUNDS worked with ForestCity's architect, Stoneking Von Storch, with value-engineering to help the owner stay within their budget

The scope called for four inches of concrete to be poured, in order to bring the floor to street level. Instead of traditional carpet or tile flooring, the architect chose to do an acid-stained, polished concrete floor since the space has a hip, industrial feel. The space contains custom-built workstations and casework, exposed ductwork, and a store-front entry for the conference room. The space also has its own rest room which was part of our contract.



<b>scope</b>	Interior Build-Out
<b>location</b>	301 Tingey Street SE, Washington DC
<b>owner</b>	ForestCity
<b>architect</b>	Storch Von King

## FOUNDRY LOFTS | INTERIOR BUILD-OUT

