



**Building Name:** Kaiser Permanente MOB at Tysons Corner  
**Location:** 8008 West Park Drive in McLean, Virginia 22102  
**Occupant:** Kaiser Permanente  
**Type of Building:** Medical office building  
**Size:** 241,175 SF  
**Stories:** 5 Levels above grade + Lower Level + Basement  
**Owner:** Kaiser Permanente (<https://www.kaiserpermanente.org/>)  
**CM:** Jacobs (<http://www.jacobs.com/>)  
**General Contractor:** DPR Construction (<http://www.dpr.com/>)  
**Architect:** Anshen+ Allen (<http://www.anshen.com/>)  
**Structural Engineer:** Cagley and Associates, Inc (<http://www.cagley.com/>)  
**MEP Engineer:** Leach Wallace Associates, Inc (<http://www.leachwallace.com/home.cfm>)  
**BIM Engineer:** DPR Construction  
**Civil Engineer & Landscape Architect:** Vanasse Hangen Brustlin, Inc (<http://www.vhb.com/>)  
**Dates of Construction:** 3/16/2011- 5/8/2012  
**Contracted GMP Amount:** \$44, 078, 649  
**Project delivery method:** Design- Bid -Build with GMP

## ARCHITECTURE

### *Design/Functional components*

The Kaiser Permanente MOB involves the conversion of a 241,000 sq. ft existing facility from a commercial type office building to a modern 5-story medical office building plus a lower level and basement. The new MOB will include ASC, CDU, Imaging departments, pediatrics, OB/GYN, Cardiology, radiology including MRI's, Hematology/Oncology clinics, Optical services and pharmacy retail. The renovation includes a mechanical tower to be built on the south side of

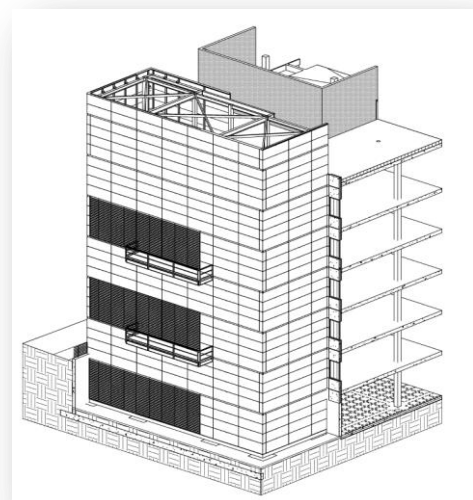


Figure 1: Mechanical Tower Addition  
 (Courtesy of Kaiser Permanente)

the building to house the MEP systems, all new mechanical units, interior build out, new glass and glazing, see Figure 1, installation of reinforcing steel, refurbishing of existing elevators and installation of a new 7-stop patient elevator.

The architectural focus of the building is meant to be state of the art and modern to depict Kaiser Permanente's new spin on healthcare. The building will utilize natural light with large ribbon windows wrapping the building to promote healing and life. Another feature is the vestibule with a storefront glass system that acts as an attractive entry to the building, which can be seen in the above rendering. A noteworthy characteristic of the existing structure that will remain are three large outdoor terraces jutting out on the exterior of three stories of the building. The architecture of the site will also undergo advancements such as the improved vehicular roundabout at the entrance to support circulation to the facility as well as a garden pavilion.

### ***Project Codes/ Regulations***

The project codes/ regulations utilized on this project were the 2006 Virginia Uniform Statewide Building Code (USBS), which is composed of Part 1: Virginia Construction code, based on IBC 2006 and Part 2: Virginia rehabilitation code based on International Existing Building Code 2006. The building will be treated as a non-separated mixed use building according to the USBC with primary occupancy classifications of Group B (Business), Group A-3 (Assembly), Group S-1 (Storage) and Ambulatory Health Care (Surgery Areas) according to NFPA. The Mechanical Code is based on the International Mechanical Code 2006. For the Electrical Code The National Electrical Code, 2005 NFPA 70, with Virginia Amendments in Chapter 27 of USBC will be used. Plumbing Code based on 2006 International Plumbing Code. Fire prevention based on TEH 2006 International Fire Code. The Life Safety Code was based on 2000 NFPA 101. The Code of County of Fairfax, Virginia.

### ***Zoning***

Zoning Regulations based on the Code of the County of Fairfax, Virginia. The area is classified as a Group B (Business) zoning area with other office buildings surrounding it.

### ***Historical Requirements***

No historical requirements of the district pertain to this building.

## **BUILDING ENCLOSURE**

### ***Building Facades***

The exterior building façade consists of a 6" precast panel system as well as metal panels. A storefront glass curtainwall system will be at all entry points which utilize an aluminum frame with insulated glass. Also, at the entryways are metal panel canopies, balconies and towers.

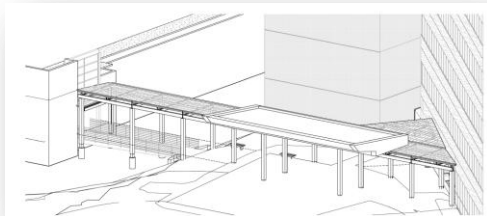
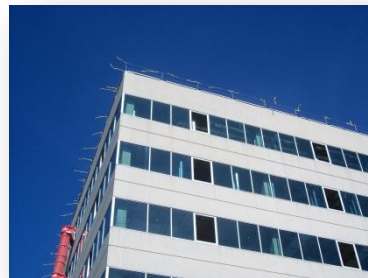


Figure 2: Main Entrance Canopy  
(Courtesy of Kaiser Permanente)



Precast Panel system

### ***Roofing***

The roofing type will be a Standing Seam metal roof panel system at the pavilion and main entrance canopy. Also, the existing singly ply roof will be modified to eliminate previous water leakage that has plagued the building to using instead the standing seam metal roof panel system with spray foam insulation.

## **SUSTAINABILITY:**

The sustainable features of the building include use of daylighting with the storefront glazing system and ribbon windows to allow more natural light and less artificial lighting. During building construction, sustainable practices are enacted such as temporary LED lighting research to measure the consumption of LED temporary lights versus fluorescent temporary lights. If this LED system results in a successful outcome of reducing cost and consumption, these energy saving practices will be utilized on future Kaiser Permanente projects as well as DPR Projects.