

# BUILDING BRIEFS®

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Published by:



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Since 1946



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## Middleburg Bank

Miller Brothers has successfully completed another branch for Middleburg Bank, this one at the Shops at Stonewall in Gainesville, VA. This is the third Middleburg Bank branch built by Miller Brothers, and has been submitted for LEED certification at the Gold level. Designed by Ammon Heisler Sachs Architects from Baltimore, MD, this branch is constructed out of light-gauge metal stud framing, wood trusses with standing seam metal roof, brick and stone veneer, and energy efficient windows. Other sustainable features



*Middleburg Bank's newly completed branch.*

implemented into the project include bio-based foam insulation in the walls and attic, geothermal HVAC systems, and recycling of over 94 percent of the construction waste. Additional features

include the decorative cupola and railing that are Middleburg Bank's signature design elements. The project was completed in 150 days with the Grand Opening held on November 17, 2010.

## Fauquier Fire Training Facility

Miller Brothers is proud to announce the completion of the two-story, 2,100 square foot Fauquier Fire Training Facility in Warrenton, Virginia. This project finally came to fruition due to the long and tireless effort of Deputy Chief Kurt Kight and other Fauquier County officials. With the construction of this new fire training facility, the county and surrounding areas are now able to conduct live burn training sessions in a controlled and measured setting. Construction of the building included structural concrete columns, floor slabs and roof slab with masonry wall infill. From the outside this building may appear simple in its construction; however, every material and item was precisely designed for exact fire training performance characteristics. The building was equipped with advanced temperature

monitoring equipment and thermal linings that will allow the firefighters to experience real-life fire scenarios in a controlled and safe environment. This building will enable the firefighters to have a greater degree of preparedness to assist in protecting property, people and also themselves when working a fire.

The level of detail required for a successful project mandated an elevated level of quality control and communication from both the Superintendent and Project Manager. Daily and detailed quality control inspections coupled with excellent subcontractor performance helped eliminate extra costs to both Miller Brothers and the Owner. Regular meetings were held with the Owner's representatives and Deputy Chief Kight in order to provide the needed quality and schedule standards.

Also adding to the complexity of the project was the schedule. The building had a completion requirement

of four months in order for the fire department to receive state funding. Completing this project in four months would be two months less than the typical time frame for a fire training facility. However, with Miller Brothers' standard commitment to quality, schedule and budget, the project was successfully delivered on time and within budget. This was also due in large part to the great team effort between the Owner, Miller Brothers and the subcontractors.



*The Fauquier Fire Training Facility.*

## Great Falls Assisted Living Opens Its Doors

Miller Brothers recently completed Great Falls Assisted Living, a new 64-bed, 29,000 square foot assisted living facility in Reston, VA. The facility provides specialized care focusing on the needs of residents with Alzheimer's disease and other forms of dementia.

The building was designed by Dennis D. Smith, AIA, from Kansas. The building is a single-story slab-on-grade wood framed structure with masonry

and vinyl cladding, and an asphalt shingle roof. Design features include a circular entry drive and an H-shaped floor plan with four distinct "houses," each with handicap accessible resident rooms, dining rooms, family rooms and courtyards. The building's core area includes central food service and administration areas, as well as a "Town Center" featuring an apothecary, a beauty/barber shop, a studio, a community center for group events, and a large exterior porch overlooking the property. The project also included widening a section of Reston Avenue and relocating existing utilities.

Challenges on this project included a very tight site with significantly restricted lay-down and work areas. Two large underground storm water management systems compounded the limited site access and required careful sequencing of the development. Difficult winter weather conditions also slowed the commencement of vertical construction, and numerous public utility delays created difficulty in finishing the building. Through attentive and proactive management, Miller Brothers was able to deliver the building for the scheduled November opening while maintaining the project budget.



The recently completed Great Falls Assisted Living facility in Reston, VA.



An interior family room for facility residents.



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