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Skanska Completes Excavation Operations of 99M Development in D.C.'s Capitol Riverfront

Developer on Schedule to Deliver Prime Office Space in 2018, Steps from Nationals Ballpark

WASHINGTON, D.C. – Skanska announced today that it has achieved the “bottoming out” milestone at 99M, signaling the completion of the excavation and the foundation of the 11-story, 234,000-square-foot Class A office building currently under construction in Washington, D.C.'s Capitol Riverfront neighborhood.

Located at the corner of 1st and M Streets, SE, [99M](#) is steps from both Navy Yard-Ballpark Metrorail entrances and seven blocks from the U.S. Capitol. It will include approximately 220,000 square feet of office space, with approximately 11,000 square feet of retail/restaurant space on the ground floor. Skanska has announced an agreement with two restaurant tenants from Metropolitan Hospitality Group (MHG), [CIRCA](#) and [Open Road](#). The building will also feature a green roof and rooftop terrace, a club-grade fitness facility, secure bicycle storage and four levels of underground parking.

“The completion of one of the most complex excavations in the market at 99M is a testament to Skanska’s ability to take on multifaceted projects and create the highest-quality real estate,” said Mark Carroll, head of Skanska’s real estate development operations in D.C. “As construction progresses, we look forward to going vertical so the community can see the world-class office space and the amenities it will bring to this coveted D.C. location in the heart of the Capital Riverfront.”

The complex excavation for 99M began in November 2015 and nearly 500 construction workers have dedicated approximately 51,200 work hours to achieve this milestone. Skanska used a complex support system during the excavation process as a proactive measure to mitigate against settlement, a common issue in the Capitol Riverfront submarket. As part of the excavation process:

- 34,000 cubic yards of soil and rock were removed from the site, enough to fill more than 10 Olympic-size pools;
- 39 tons of rebar, about the weight of 40,000 major league baseball bats; and
- 3,460 cubic feet of concrete, a space big enough to hold 300,000 baseballs, were installed to create and fortify the foundation.

“Using this specific excavation method enabled our team to proceed efficiently and safely within the existing underground infrastructure, including the Metro Green Line Navy Yard-Ballpark station and tunnel, which came within twelve feet of the lowest point

of the excavation,” said Steve Skinner who heads up Skanska’s building construction operations in the Greater Washington, D.C. region.

For a time-lapsed video of the excavation [click here](#).

Skanska has five real estate projects in its greater D.C. area portfolio. Development projects currently underway in the region include [2112 Pennsylvania Avenue](#), an 11-story, 250,000-square-foot office building and [RESA at Tyber Place](#), a new 12-story, 326-unit luxury residential apartment building with significant rooftop amenities and approximately 7,000 square feet of ground-floor restaurant and retail space, located at 22 M Street NE, between North Capitol and First Streets, NE.

In the Greater Washington area, Skanska is also building the First Street Tunnel, the headquarters facility for the District of Columbia Water and Sewer Authority (D.C. Water), and American University’s East Campus project. The firm also recently completed the reconstruction of the 11th Street bridges and adjacent interchanges, infrastructure that helped spur redevelopment like 99M in the Capitol Riverfront neighborhood.

For further information, please contact:

Beth Miller, Skanska, 917.438.4523, beth.miller@skanska.com

Mittie Rooney, for Skanska, 301.602.8709, mrooney@axcomgroup.com

This and previous releases can also be found at www.usa.skanska.com.

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