
Fannie Mae Facility Assessment



Client: Fannie Mae
Owner: Sallie Mae
Project Location: Reston, VA

For FannieMae to purchase the SallieMae building , located at 11600 Sallie Mae Drive, Reston, Virginia. a comprehensive Due Diligence report of the facility was needed.

GPI conducted a thorough assessment of existing conditions for the building. The building, designed by Skidmore, Owings & Merrill and constructed in 1996, has a total square footage of 430,000 square feet with a 475,000 gross square foot structured parking garage. It is a nine-story brick and pre-cast concrete panel clad facility designed to accommodate both data center and general office uses. It is a state-of-the-art building with raised floors throughout that incorporates high-class amenities with above average building operational systems.

The project consisted of two (2) phases of work, a Deficiency Assessment Survey and Operating Budget. The first phase was to provide FannieMae with an immediate assessment of the facility indicating deficiencies of major architectural, structural, mechanical, electrical, and plumbing systems as well as the roof and landscape. Our survey involved review of all spaces and systems within the building which included outbuildings located throughout the site. In addition, the survey included the structured parking garage, an exposed parking deck, a structural road bridge, property drainage, the fire protection and fire alarm systems, and the kitchen. The second phase of work was to provide FannieMae with an estimated annual operating budget. Additional costs for non-annual maintenance were also addressed in our report.

GPI saved Fannie Mae client 10% on the purchase of this 100 million dollar property.

