



# Modular Office Complex for Jacobs at Fairfax County's Noman M. Cole Pollution Control Plant

Lorton, Virginia

## The Challenge

The Noman M. Cole Pollution Control Plant in Lorton, Virginia, needed to replace two aging double-wide modular buildings at the site. The replacement had to fit within the existing building footprint while significantly expanding usable workspace to accommodate engineering staff. The project required a detailed interior program including eight private offices, two bathrooms, a large conference room, and a smaller conference room, all within a triple-wide configuration. The layout had to be carefully developed to work around module seams and structural columns inherent in that building type. A fully turnkey solution was required, with all permitting, utility connections, and site work handled by the contractor.

## The Solution

Modular Genius delivered and installed a new 2,160-square-foot triple-wide modular office building consisting of three 12x60 modules, placed in the same footprint previously occupied by the two double-wide trailers, which Jacobs removed prior to installation. Manufactured by Diamond Builders, Inc., the building was delivered to the site on October 15, 2025, and installed on a new foundation with blocking, leveling, and anchoring completed by Modular Genius.

The scope included permitting across zoning, environmental, foundation, and building disciplines, with MGI retaining a permit expeditor to streamline the county approval process. All utility connections including plumbing, electric, and data/IT were completed using existing infrastructure already in proximity to the site. The project also included new access stairs, landings, canopies, and skirting, delivering a complete, move-in-ready workspace for Jacobs' engineering team supporting long-term operations at the plant.