

Project Team

Owner: Tishman Speyer Properties

Architect: Thomas Phifer and Partners

Civil Engineer: Wiles Mensch Corp.

Structural Engineer: Tadjer-Cohen-Edelson

MEP Engineer: Syska Hennesy Group

Lighting Designer: George Sexton Associates

General Contractor: James G. Davis Construction Corp.



Basic Project Information

- 173,260 SF of Premier Office and Retail Space
- 11 stories Above Grade, 4 stories Below Grade Parking
- Design-Bid-Build with CM @ Risk (General Contractor)
- Construction Cost: \$31,600,000
- Project Duration: June 2006 through March 2008 (estimated)
- Building features a “fish-scale” glass curtain wall on which each piece of glass lays in a separate plane

Structural System

- Foundation rests on 3,000psi Grade Beams and Spread Footings
- Parking Deck Structure comprised of combination 4”, 8” and 12” reinforced concrete decks
- Building frame is post-tensioned concrete with an Effective Post Tensioning Strength between 100 and 1000 kips



Mechanical and Electrical Systems

- (2) 1440 GPM 500 ton Cooling Towers serve (15) Self-Contained Water Cooled Air Conditioning Units at each level
- VAV Boxes with Reheat Coils distribute air through occupied spaces
- Building Serviced by a 3 ϕ , 4-Wire, 460/265 Volt, 4000A Main Bus that steps down through (3) 30KVA, 3 ϕ , 460/120V Transformers
- Emergency Power Supplied by (1) 350/438 KW/KVA 480/277V Generator