

Northeastern Pennsylvania Office Building

Northeastern Pennsylvania

Christopher Havens

Construction Management

Project Team

Owner: Requested to Remain Anonymous

Architect: Requested to Remain Anonymous

CM/GC: LeChase Construction Services, LLC

MEP & Site Engineer: Larson Design Group, LLC

Geotechnical Engineer: CME Associates, Inc.

Building Statistics

Function: Office Building and Shop Building with

4 Work Bays and a Wash Bay

Size: 26,070 SF (Office—11,355 SF/ Shop—14,715 SF)

Number of Stories: Single Story Above Grade

Construction Schedule: June 2011—March 2012

Cost: \$5.4 Million

Delivery Method: Design-Bid-Build

Architecture and Structure

Foundation: Grade Beams, Pier Footings, Slab-on-Grade

Structural System: Pre-Engineered Metal Building (Steel Frames, Laterally Braced with Purlins)

Façade: 26-Ga. Corrugated Galvalume Panels

Roof: 26-Ga. Corrugated Galvalume Panels

Site: Includes 50 Parking Spaces, 19 Acre Gravel Laydown Area for Materials

Expansion Possibilities: Expand the Office Building into the Neighboring Gravel Laydown Area



Lighting/Electrical

- 480/277 Volt, 800 Amp Supply from Utility Transformer to 2 Panels that Service All Lighting and Overhead Door Motors
- 2 Transformers Step Down 480/277 Volts to 208/120 Volt to Service 5 Panels that Service All Other Electrical Services in Both Buildings
- On-site Generator Provides a Fully Redundant System

Mechanical

- Conditioned Air System Services the Office Building
- 10 Gas Furnaces/Condensing Units Provide Conditioned Air that is Distributed Throughout the Space by a System of Metal Ductwork
- 2 Energy Recovery Ventilators Maintain a Minimum Outside Air Level Required by Code
- 12 Gas-Fired Infrared Heaters and Ceiling-Mounted Fans Service the Shop Building