



INOVA Fairfax Hospital South Patient Tower

Falls Church, VA

Michael Morder

Mechanical Option

General Information:

Function: Hospital Bedtower
Size: 236,000 SF
Overall Cost: \$76 Million
Delivery Method: Design-Bid-Build
Contract: Negotiated Lump Sum
Construction Dates: August 2010 to June 2012

Project Team:

Owner: INOVA Health System
Architect: Wilmot/Sanz, Inc.
General Contractor: Turner Construction
Structural Engineer: Cagley & Associates
MEP Engineer: RMF Engineering, Inc.
Civil Engineer: Dewberry & Davis

Architecture:

- Designed to Respect Existing Tower
- Natural Daylight Essential for Patient Rooms
- Focal Point—Atrium with Fountain at Entrance
- Sustainable Concepts—Pursuing LEED Silver

Mechanical:

- Campus Loop— Chilled Water and Steam
- Four 50,000 CFM AHUs (Tower)
- 10,000 and 13,000 CFM AHUs (Podium)
- Steam to Hot Water HX to serve building

Electrical/Lighting

- Two 2000 kVA transformers
- Service Provided via 600 A Bus Ducts
- Energy Efficient Lighting Fixtures
- 2000 kW Emergency Generator

Structural:

- Typical 29' X 29' Bays Throughout
- Five Reinforced Concrete Shear Walls
- Reinforced Normal Weight Concrete
- Foundation Supported on 16" Piles

