

Rockville Metro Plaza II

121 Rockville Pike, Rockville, Maryland

John M. Vais | Structural Option

Building Statistics

Size: 322,925 sq. ft. (GSF)
200,000 sq. ft. Office Space
14,000 sq. ft. Retail
114,000 sq. ft. Parking
No. of Stories: 10 Above Grade
3 Below Grade (parking)
Delivery Method: Design-Bid Build
Construction: Sept. 2011 – April 2013



Project Team

Development Team: Foulger-Pratt
Architect: WDG Architecture
Civil Engineer: Joyce Engineering
Structural: Cagley & Associates
MEP: WFT Engineering
Landscape Arch: Studio 39

Architectural Features

- Precast concrete panel façade
- Spacious/open office floor plans
- Large window for natural lighting
- LEED Platinum rating

Structural System

- Spread footings 10 ksi bearing capacity soil
- 8" thick one-way slabs
- Post-tensioned beams span building width

Mechanical System

- Two rooftop cooling towers
- VAV system on each floor
- Exhaust fans and CO detectors in garage

Lighting/Electrical Systems

- Central 2500A bus duct riser, 277/480V
- 250A panel boards serve each floor
- Fluorescent lamps illuminate office areas
- 450 kW diesel generator