

50 Connell Drive

Berkeley Heights, NJ

About the Building:

Owner: The Connell Company
CM: Turner Construction
Architect: HLW International



General Data:

- 4 Story High End Office Building with Cafeteria
- 185,000 Total Square Feet
- Pursuing LEED Gold Certification



Mechanical Systems:

- Concealed Mechanical Penthouse
- 2 pipe direct return air/water system
- (4) McQuay Destiny Air Handling Units
- Floor by Floor VAV Heating and Cooling Units
- (2) Closed Circuit Induced Draft 432 Ton Cooling Towers



Architectural:

- Granite Panel Facade with Curtain Wall Sections
- Reflective Roof with Fully Adhered Membrane

Construction:

- Schedule July 2007 – Jan. 2009
- Clearing of a Wooded 16 Acre Site
- Erected in Bays with 150 Ton Crawler Crane



Electrical/Lighting:

- 13.2 KV Main Power Feed
- (2) 15 KV Switchgears
- TP-1 Transformers Step Power from 480V to 277V
- Natural Gas Powered Emergency Generator
- Fluorescent lighting with multiple fixture types

Structural:

- Concrete Footings and Grade Beams
- Structural Steel Frame
- Composite Metal Deck Floor Slabs
- Vertical Steel Cross Bracing



Jason Salyer, LEED AP
Construction Management

<http://www.engr.psu.edu/ae/thesis/portfolios/2009/jcs5018/>