

Office Building

Washington, Dc

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Construction Management



Project Information:

Building Name: Office Building

Location: Washington, DC

Occupancy types: B1 - Business;
Commercial Office Building

Size: 529,000 SF, 10 stories

Dates of Construction: August 2006 -
April 2009

Base Building Cost: \$99,000,000

Project Delivery Method:

Design-Bid-Build

Project Team:

Construction Manager:
Balfour Beatty Construction



Architecture:

- State-of-the-art technology
- Three paver terraces
- Three levels of parking
- Well-located core services
- Flexibility to meet the needs of small, medium, and large space users
- LEED Silver certified
- Direct access to MACR Train Service, Virginia Railway Express trains, Amtrak, Metrobus and Washington's Metrorail
- Offer tenants high visibility, access to natural light and air, and spectacular views of Washington, DC

Structural:

- 4'-6" Reinforced Mat slab with a "false slab" underneath to aid in water proofing
- 12" Post-tensioned Concrete Floors
- Building Envelope features a glass curtain wall system with granite stone panels on three elevations
- Thermoplastic single-ply roofing membranes (TPO)
- 9" thick two-way reinforced concrete slabs on the underground and ground levels

Mechanical:

- (4) Chillers with a capacity of 500 tons, located on the P3 Level
- (4) Cooling Towers located on the Roof
- (30) Air-Handling Units service the building with CFM values ranging from 4000 to 23400
- VAV fan powered terminal units with electric heat serve multiple ducts

Electrical:

- 4000A at 480/277V 3 phase
- (3) 4 Wire Switchboards
- Transformers provide step down voltage from 480/277 to 120/208 volt power for panels on every level of the each riser
- 750Kw, 208/120V back-up generator will provide power to all emergency systems
- Fluorescent lighting throughout the building