

#### **4. Project Introduction**

The Turnberry Tower Arlington project is being built in the Rosslyn section of Arlington, Virginia. The building consists of 6 levels of below ground parking and 25 levels of residential units equating to approximately 740,000 square feet. The building is finished only in the below ground parking levels, lobby level, the kitchens and the bathrooms of the residential units.

In order for Turnberry Tower Arlington to attain a LEED Certified Certification for New Construction, certain points were obtained in designing the building as well as recycling materials during construction. All materials were sorted during demolition and sold to private parties so that it can all be reused. Luckily, no special measures were needed during demolition because no harmful asbestos or lead paint needed to be removed.

The project began in September of 2006 with the demolition of the existing hotel on site. Working through the SIPS schedule being utilized on this project and with the current work rate, a date of September 2009 has been set for the substantial completion.

Turnberry Tower Arlington's primary structural systems consist of two way post tension concrete with shear walls and columns. The building will house 11 elevators with almost 2 miles of rail. All units will have their own heat pumps with their own mechanical closets. A sovent system will be used for the plumbing that will help reduce the need for vent stacks.

The general contractor on the project is Facchina-McGaughan, with BBG-BBGM acting as the project architect and Turnberry Limited and Facchina Development as the owners. The building cost of \$155 million is contracted under a guaranteed maximum price between Facchina-McGaughan and Turnberry Limited. The total project cost for this project is \$250 million.