

# OFFICE BUILDING EASTERN UNITED STATES

**Architect:** HO+K | **General Contractor:** Turner Construction | **Structural Engineers:** SK&A Engineers  
**MEP:** GHT Limited | **Civil Engineer:** Loiederman Soltesz Associates

## General Information:

**Size:** 649,461 SF  
**Stories:** 14 levels above grade  
**Garage:** 4 levels below grade  
**Delivery Method:** Design-Bid-Build  
**Construction:** Summer 2010 – July 2011  
**Project Cost:** \$75,000,000

## Architecture:

Curved glass curtain wall on the southern façade  
Open floor office space ready for tenant fit outs  
Upscale entrance with elegant stone flooring  
Street level retail space  
LEED Silver Certification

## Electrical:

Power provided by Pepco  
Stepped down by interior transformer to  
277/480 3 phase, 3 wire system

## Mechanical:

3 VSD chillers provide chilled water to AHUs  
VAV and CAV fans provide airflow to spaces  
Fully integrated building automation system (DDC)

## Structure:

Post-tensioned girders with 7" thick one-way slabs  
for floors 4-13  
Lateral resistance provided by internal shear walls  
spanning in both the major and minor axis  
Columns ranging from 24" x 24" 10,000 psi in garage  
to 30" Ø 6000psi in upper floors  
4 levels of concrete substructure used for parking  
Spread footings supporting loads between 64k to 1025k  
and range in size between 4' x 4' to 15' x 15'

## Construction:

### Logistical Issues:

Neighboring existing metro station  
On the corner of major roadways

### Construction Concerns:

4 story sub-grade parking garage  
Geotechnical complications  
Vibration effects from trains