

# Office Building in D.C. | Washington, DC

Lynn Appel | Construction Management



## Project Team

**Owner:** General Services Administration

**GC:** Turner Construction

**CM:** Heery International

**Architect:** Boggs and Partners

**Structural Engineer:** AECOM

**MEP Engineer:** GHT

**Civil Engineer:** A. Morton Thomas and Associates, Inc.

**Landscape Architect:** EDAW

**CPEP Website:** <http://www.engr.psu.edu/ae/thesis/portfolios/2011/lpa5005/>

## Building Statistics

**Location:** 200 C Street SW

**Building Occupant:** cannot disclose

**Type of Building:** Class A Office Space

**Size:** 550, 000 ft<sup>2</sup>

**# of Stories:** 2 below grade, 6 above grade + penthouse

**Dates of Construction:** March 2010 to Summer 2012

**Cost Information:** withheld at request of owner

**Project Delivery Method:** Design-Bid-Build

## Architecture

- Office space
- 8-story central atrium is being cut into the building with interior storefronts, a skylight, and a cantilevered stair
- Replacement of the existing limestone façade with vast expanses of glazing
- Glass entrance pavilion at the building's North side
- Transformation of the existing surface parking lot into a public landscaped plaza

## Structural

- Existing structure remains throughout the building with the addition of a couple features.
- Existing 8" concrete slabs with concrete on metal deck around perimeter.
- New steel moment frame beams and columns around perimeter to support curtain wall.

## MEP

- Complete removal and replacement of MEP with exception of chiller plant.
- (4) chillers in the basement that serve the Ford Building across the street and the office building.
- (12) transformers total: (8) in the basement and (4) in the penthouse.

## Sustainability Features

- Green roof
- Maximum use of natural light in the interior
- Storm water retention for landscape irrigation
- Energy saving LEDs
- Smart building controls technology
- Charging stations in the lower parking level for Electric Vehicles