

# KAISER PERMANENTE MOB AT TYSONS CORNER MCLEAN, VA

Brooke Helgesen Construction Management



Courtesy of Anshen + Allen

## PROJECT OVERVIEW

**Owner:** Kaiser Permanente  
**Construction Manager:** Jacobs  
**General Contractor:** DPR Construction  
**Architect:** Anshen+ Allen  
**Structural Engineer:** Cagley and Associates, Inc  
**MEP Engineer:** Leach Wallace Associates, Inc  
**BIM Engineer:** DPR Construction  
**Civil Engineer:** Vanasse Hangen Brustlin, Inc  
**Type:** Medical office building and outpatient service facility  
**Size:** 241,175 SF  
**Stories:** 5 Levels above grade + Lower Level + Basement  
**Duration:** 3/16/2011- 5/8/2012  
**Project Delivery Method:** Design- Bid -Build with GMP

## ELECTRICAL

- 5000A, 277/480V MDP switch board and paralleling low voltage switchgear.
- Electric Power is three phase, 4-wire, 120/208V enclosed bus-way system.
- Mass notification systems and nurse call stations.
- Installation of Verizon Line communication duct-bank connecting directly to the basement level TER room.

## MECHANICAL:

- Multiple VAV air distribution control units located on the lower level, 2, 4, and the roof.
- Gas fired steam generators and electronic steam humidifiers.
- 2 Fire-tube gas boilers and 1 clean steam boiler for hot water distribution.
- Twin tank alternating concept with a meter initiation method for water treatment system.
- 500 ton chiller and cooling tower system.

## STRUCTURAL

The 75' Mechanical Tower:

- HSS 8x8 X-braced and horizontal braced frame.
- Interior rigid moment connections connect the tower to the existing structure.
- Insulated metal wall panel exterior enclosure
- Concrete composite floor slab.

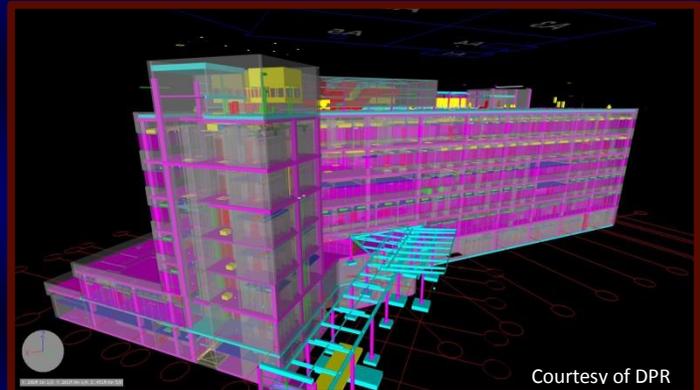
The Existing Building:

- Cast in place concrete column foundation and precast panel building enclosure.
- Concrete waffle floor slab.
- Additional horizontal steel members and vertical member single story support posts for support of loads from new medical equipment.

## ARCHITECTURE & DESIGN

The architectural focus of the building is a state of the art and modern depiction of Kaiser Permanente's new spin on healthcare. Metal panel canopies will act as an attractive entry to the building. A noteworthy characteristic of the existing structure that will remain is the large outdoor terraces jutting out on the exterior of three stories of the building.

- Renovation of an existing precast panel office building to a modern medical office building.
- CDU, Imaging departments, pediatrics, Cardiology, radiology/ MRI, Hematology/Oncology clinics, Optical services and pharmacy retail.
- Construction of 75 ft mechanical tower on the south side of the building to house the MEP systems.
- Installation of new mechanical units, interior build out, new glass and glazing, erection of reinforcing steel, installation of a new 7-stop patient elevator, and renovation of vehicular roundabout.



Courtesy of DPR

## FIRE PROTECTION & PLUMBING

- Automatic wet sprinkler and standpipe system.
- Wall and ceiling mounted medical gas panels.

## SUSTAINABILITY

- Tracking the Green Guide for Healthcare version 2.0. Focuses on reducing consumption, enhancing the healing process and eliminating toxic materials used during construction.
- Use of day-lighting with a storefront glazing system and ribbon windows to promote healing.
- Temporary LED lighting system used for potential future cost savings and consumption reduction.
- DPR's paperless environment (all electronic files).
- Resource Efficient Energy Saver Award for DPR trailer, sustainable practices, and recycling efforts.