

# IMF Concordia Hotel

Washington, DC

Ian Bower Construction Management

## General Information

- Location: Washington DC
- Building Type: Hotel R-2
- Building Size: 96,200 SF
- Height: 10 Stories, 90 Ft
- Construction Dates: November 2011-December 2012
- Cost: \$23 Million
- Delivery: CM @ Risk/CM Agency

## Architecture

- Extended stay facility with two main structures connected at the ground floor.
- Composed of 178 rooms the bond building has 78 while the Concordia houses the other 100
- Designed in by Berla & Able
- New façade will consist of aluminum composite panels as well as aluminum trellis'

## Structural

- Reinforced concrete columns
- 42" thick mat foundation on Micro piles

## Mechanical

- Two main Air Handling Units will condition and circulate the air for the entire building (1 located on the roof, 1 located in mechanical room-cellar level).
- One Make-up Air Unit providing supply air for the building (located in mechanical room-cellar level).
- 9 fan units (5 supplies, 1 return, 2 exhaust/returns)
- Variable Refrigerant Volume (VRV) systems installed into the structure
- 11 VRV air cooled condenser outdoor units located on every floor.
- 3 air cooled split systems located in the fire control room, IT/telecom room and the elevator control room.
- 2 electric unit heaters and one 1 relief hood

## Fire Suppression

- Combination of a wet-pipe system and a dry-pipe system in areas such as the loading dock and parking garage.

## Project Team

CM/GC: Turner Construction

Architects: Bonstra Haresign Architects LLP

Engineers:

(MEP) WSP Flack + Kurtz

(Structural) SK&A

(Landscape Architect) Landscape Architecture Bureau

(Civil) Wiles Mensch Corporation

