**Project Information**

- **Size**: 50,590 sf
- **Cost**: $15.5 million
- **Construction**: Mar 08 - Mar 09
- **Method**: Design-build

**Architecture**

Simple rectangular grid. Warehouse attaches at a rotated angle. Flat, tilt-up concrete walls have vertical and horizontal lines to break the façade. 30% window area. Built-up roof with 3” rigid insulation and 1.5” metal deck. Anticipating a LEED Gold rating.

**Mechanical**

The central plant is a heat recovery chiller used for both heating and cooling. Open loop ground source heat pump. Single rooftop AHU (with VFD) distributes air via ducts to the office section of the building. Series VAV boxes with hot water reheat.

**Electric**

Powered by 480/277 V 3 phase 4 wire stepped down to 208/120 V. Lights are all fluorescent and there are 4 skylights above the second floor.

**Structure**

6” reinforce concrete slab-on-grade on strip footing. 7” concrete walls and 8x8 concrete columns. W 12x19 joists spanning 25’ and W18x35 girders also spanning 25’ hold up the second floor. Open web joists (32l375/208) spanning 50’ and 48g6n18.8k girders spanning 50’ keep the roof up.

**Construction**

Type IIIB construction and design-build delivery. One interesting feature of construction is the tilt up walls. All the exterior walls will be poured on site and tilted up after curing.

**Project Team**

- **Owner**: Mckinstry
- **General Contractor**: Hoffman
- **Construction Manager**: TS
- **Architect**: Mildred Design Group
- **Mechanical**: Mckinstry
- **Electrical**: Mckinstry
- **Structural**: TM Rippey

Alex Wyczalkowski. Mechanical. 2009 Senior Thesis