

Office/Retail Building - Washington, D.C.



PROJECT TEAM

Owner: (undisclosed per owner's request)
General Contractor: Balfour Beatty Construction
Architect: WDG Architecture, PLLC
Structural Engineer: SK&A Structural Engineers, PLLC
Civil Engineer: A. Morton Thomas & Associates, Inc.
MEP Consultant: GHT Limited
Landscape Architect: Peter Liu Associates, Inc.
Curtain Wall Consultant: WJE Associates, Inc.

PROJECT OVERVIEW

- Major renovation of an existing office/retail building
- **Construction Dates:** July 2006 – September 2007
- **Size:** 503,000 SF (gross); 362,000 SF (occupied)
- **Height:** 10 stories above grade, three underground parking levels, and a mechanical penthouse level
- **Cost:** \$33,597,800 (base building – core and shell)
- **Project Delivery Method:** Design-Bid-Build

ARCHITECTURAL FEATURES

- Glass and metal panel curtain wall system on two sides facing street and partially on west end
- Monumental roof cornice along East side
- New entrance canopy at East side
- Enhanced retail storefront at street level
- "L" shaped footprint allows for private courtyard
- Partial rooftop terrace overlooking the monuments
- Elegant new lobby featuring marble wall and floor panels
- Roof terrace consists of 2' x 2' concrete pavers over insulation and waterproof membrane, along with a fluid-applied protected membrane roofing system elsewhere

STRUCTURAL SYSTEM

- Primary structural and foundation system to remain
- Steel columns added along new mechanical shafts
- Steel beams added beneath penthouse floor slab to support new MEP equipment and roof loads
- Exterior façade consists of the glass and metal panel curtain wall system along with existing brick veneer over metal stud framing surrounding strip windows

MECHANICAL, ELECTRICAL, LIGHTING

- **Mechanical:** Two 2100 GPM cooling towers; six water-cooled air conditioning units ranging from 800 – 14,000 CFM; variable air volume boxes supply air to office and retail spaces; wet sprinkler system installed throughout occupied space.
- **Electrical:** Main switchgear is 265/460V, 3 phase, 4 wire; transformer system voltage is 460V primary to 208Y/120V secondary; 400kW/500kVA emergency generator located in penthouse.
- **Lighting:** Fluorescent fixtures in parking garage levels; incandescent fixtures throughout core in floors 2-10 and penthouse; wall sconces and luminous wall panels located in lobby.

