

Granby Tower

Norfolk, Virginia

Project Information:

Cost including property, design, and construction: \$180 million

Total Square Footage: 717,233 sq.ft. (gross)

Building Height: 31 story high rise

Total Site Area: 2.32 acres

Delivery Method: GMP

Construction Dates: July 2, 2007 (NTP) - Nov. 2009

Project Team:

Owner: 515 Granby Tower LLC

General Contractor: Turner Construction

Architect: Humphreys and Associates

Structural Engineer: Abiousness, Cross and Bradshaw

MEP Engineer: Jordan & Scala Engineering



Structural System:

Cast in place concrete with most of the slabs being post-tensioned concrete

1233 piles

Deep mat foundations

Architectural Systems:

Post modern style architecture

Hand set panelized curtain wall for most of building skin

Contains operable aluminum framed windows

Membrane roofing over tapered insulation

MEP:

4 pipe mechanical system

3300 GPM Forced Draft Cooling Tower

87 GPM Natural Gas Boiler

1100 GPM Tower Water Pump (CWP)

1650 GPM Tempered Water Pump (TWP)

87 GPM Boil Heating Pump (HWP)

Riser system has sub panels every three floors

120A/208V wire for the units

277A/480V wire for the equipment

500KW deisel generator for emergency power



Justin Pennycoff - Construction Management

<http://www.engr.psu.edu/ae/thesis/portfolios/2008/jap410/>