

NORTH HALL



Project Overview

- **Occupancy Type:** A-3 and R-2
- **Size:** 122,200 Square Feet
- **Number of Stories:** 8 Stories + Penthouse
- **Construction Date:** May 15, 2012 to August 9, 2013
- **Overall Project Cost:** \$29,000,000
- **Project Delivery:** Negotiated Guaranteed Maximum Price (GMP)

Project Team

- **Owner:** American University
- **Architect:** Little Diversified Architectural Consulting
- **Construction Manager:** Grunley Construction Company
- **Geotechnical Engineer:** Schnabel Engineering Consultants, Inc.
- **Landscape Architect:** Mahan Rykiel Associates, Inc.
- **Civil Engineer:** Wiles Mensch
- **Structural Engineers:** ReStl Designers Inc. & Tadjer Cohen Edelson Assoc., Inc
- **Mechanical Engineer & Electrical Engineer:** Vanderweil
- **Plumbing Engineer & Fire Protection Engineer:** AKF

Structural System

- Reinforced Cast-In-Place Concrete
- Post Tensioned Slabs on 3rd Floors and Above
- Supported by Caissons and Grade Beams
- Precast Panels Façade

Mechanical

- Each Suite Contains a Fan Coil Unit (FCU) Allowing for Temperature Control in Each Suite
- 3 Air Handling Units Supply the Ground Floor
- Connected to Campus Steam & Chilled Water Loop

Electrical/ Lighting

- Main Distribution: 277/480 V, 3 Phase, 4 Wire, 2000A
- Emergency Diesel Generator : 180 kW/125 kVA Producing 277/480 V. 3 Phase, 4 Wire Service
- 2,869 Lighting Fixtures : Majority of Fixtures are Fluorescent

GRUNLEY
Building on Tradition

BRANDON TEZAK, LEED GREEN ASSOCIATE | CONSTRUCTION MANAGEMENT

<http://www.engr.psu.edu/ae/thesis/portfolios/2013/bmt5078/index.html>

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