

Cathedral Place

Milwaukee, Wisconsin

Project Team

Owner:	Van Buren Management, Inc.
CM:	Comerford Development Resources
Architect:	Solomon, Cordwell, Buenz & Associates, Inc.
GC:	KBS Construction, Inc.
Structural:	Skilling Ward Magnusson Barkshire
MEP:	Arnold & O'Sheridan, Inc.
Civil:	National Survey & Engineering



Architecture

- 17 story mixed-use building south of Cathedral Park
- Concrete parking deck molded into glass curtain wall structure, which houses condominiums (1-9), tenant office spaces (10-17), and retail at ground level
- Facade curvature unique among office buildings in area
- Tallest in immediate area generates beautiful views of downtown, city (to the west), and Lake Michigan

Structural

- 6" and 8" post-tensioned concrete slabs on long-span concrete beams (floors B1-9)
- Building sectioned into two structural entities
- Simple footings support concrete columns
- Steel moment frame structure integrated and supported by 9th floor concrete columns (floors 9-17)
- 4" concrete slab floor on composite steel deck.
- Steel frame structural entity ties together two lower structural entities

Construction

Project Size:	649,000 sq.ft. - 373,000 sq.ft. parking
Total Levels:	18 floors (17 above grade)
Project Cost:	\$53,040,000
Delivery Method:	GMP - Cost plus Fee
Construction Dates:	March 2002 - March 2004

Electrical

- 13.2kV 3 ϕ parallel service entrance to switchgear
- 4 main switchboards serve Office, Residential, Parking, and Retail with 480/277V and 208/120V distribution from tenant/condo panels
- 350kW diesel emergency generator for house only
- 2500A bus duct to office spaces, 1200A bus duct to residential, tapped at each floor respectively

Lighting

- Lobby luminaire artwork for ambient, fluorescent strip and downlight for general purpose lighting
- Vast daylighting throughout building via curtainwall
- Ceramic Metal Halide for parking and facade lighting

Mechanical

- Packaged Terminal Air Conditioning units serve tenant offices and retail spaces
- Water Source Heat Pumps serve condominiums
- PTAC and HP hot water supplied by water-steam heat exchanger, steam provided as utility
- 1 Evaporative Fluid Cooler serves condo heat pump condensed water loop.
- 2 Cooling towers serve office and retail CW loops

Steven Puchek - Lighting/Electrical - Thesis Abstract