

**Owner:** Ingleside Presbyterian Retirement Community

**General Contractor:** Turner Construction Company

**Project Delivery:** CM Joint-Venture with Turner-Konover

**GMP Contract:** \$97,000,000 (construction only)

**LEED:** Seeking LEED Certification

### Construction:

- Start 3/14/2007 and Finish 1/15/2009
- On-Site Temporary Batch Plant and use of 2 Tower Cranes



### Architects:

- Arthur Shuster
- CSD People Architecture



### Engineers:

- Loiederman Soltesz Associates, Inc.
- Morabito Consultants, Inc.
- Siegel, Rutherford, Bradstock and Ridgway, Inc.

### Architectural & Site Features:

- 790,000 SF Continuing Care Retirement Community (CCRC)
- Colonial and Second Empire Architecture Styles
- 8 Levels including Below Grade Parking Garage
- Independent Living Units, Assisted Living Units, Skilled Nursing Units, Dementia Units, Theater, Restaurants, Shops, Olympic Size Swimming Pool, Tennis Court, and Roof Gardens
- Ground/Split Face Masonry and Stucco Facade
- Open Courtyard
- Metal Shingle Mansard Roof
- Sustainable Elements



### Mechanical System:

- Constant Volume Air System
- Induced Draft Cooling Towers w/Plate and Frame Heat Exchanger
- Gas-Fired Rooftop A/C Units and Makeup Air Units serves Common Areas
- Living Units served by Horizontal/Vertical Water Source Heatpump Units
- Ductless Split Systems
- Gas-Fired Forced Draft Hot Water Boilers

### Lighting/Electrical System:

- 480/277V 3 Phase Electric Service w/750KW Emergency Generator Set
- Compact Fluorescent Down Lighting in Main Living and Corridors, Incandescent Decorative Dining and Roof Garden Lighting, and HID Outdoor and Pool Lighting

### Structural System:

- Reinforced Continuous Concrete Footing
- Reinforced Concrete Columns w/Two-Way Post-Tensioned Flat Plate Floors and Drop Panels on top Floor
- Steel Roof Structure with Light Gauge Steel Framing Screening



### Plumbing System:

- PEX Tubing Supply Water Supply Lines in Living Units
- Grease Recovery Unit for Food Service

