

Building Statistics
Brice Ohl
Mechanical Option
Advisor: Stephen Treado

General Building Data

Building Name: New Office Building for Reese, Lower, Patrick & Scott Architects, LTD.

Location and site: 250 Valleybrook Drive, Lancaster, PA 17601

Building Occupant Name: Reese, Lower, Patrick & Scott Architects, LTD.

Occupancy: Business

Size: 22,568 SF

Number of stories above grade: One story with a mechanical mezzanine

Primary Project Team:

Owner: RLPS Architects Ltd.	www.rlps.com
General Contractor: Warfel Construction	www.warfelcc.com
Architects: RLPS Architects, Ltd.	www.rlps.com
Mechanical Engineers: Reese Engineering Inc.	www.reeseinc.com
Electrical Engineers: Reese Engineering Inc.	www.reeseinc.com
Structural Engineers: Zug & Associates, Ltd.	www.zugassociates.com
Civil Engineers; Harbor Engineering	www.harborengineering.com
Surveyor: Herbert, Rowland, & Grubic, Inc.	www.hrg-inc.com
Landscaping: RLPS Architects Ltd.	www.rlps.com

Construction Dates: Fall 2011 -January 2013

Cost Information: \$1,000,000 electrical, \$900,000 Mechanical, \$440,000 Plumbing/Fire Protection

Project Delivery Method: Design-Bid Build

Architecture

Architecture: Built in a residential area the new offices are reminiscent of a colonial home, but with modern flair for an architecture office.

Major national Codes: International Building Code 2006, ICC/ANSI 117.1-1998, NFPA 13, ASHRAE 62.1 (2004)

Zoning: Zoned as business in Manheim Township, Lancaster County, PA

Historical Requirements: Does not apply

Building Enclosure

Building Facades: Primary building facades will incorporate 2x6 wood framing with exterior stucco and 6" stone veneer. Additionally, 8' wide Nana wall sections will be used for the interior courtyard. Nana, is a manufacturer of high quality folding glass doors and glass walls. Preconstruction meetings indicate that glass with high R values was selected in all locations.

Roofing: A standing seam copper roof will be used at the RLPS Office. The goal is to use recycled content where possible and have an R-38 insulation value in typical areas. The pitch will be 12/12 and the roof will be supported wood trusses. The volume between the roof pitch and ground floor ceiling construction will act as the mechanical mezzanine over most sections of the building.

Sustainable Features

The primary sustainable feature of the New Offices for RLPS Architects is an 8 loop, 16 pipe geothermal well system that supplies the WSHP terminal units. Additional integrated technologies include demand type water heaters and a Building Automation System with several tools for energy management. Finally, many materials and design choices were chosen with LEED certification in mind (i.e. V.O.C. limits), though LEED qualification was ultimately omitted.