

The Apartment Building

East Coast, USA



Project Team

Owner: BMPI, LLC
GC: John Moriarty and Associates
ARCH: Rust Orling Architecture
STRUC: Structura Inc.
MECH: Mechanical Design Group LTD
ELEC: Power Design Inc.
CVL: Urban LTD

Project Overview

Size: 151,000 SF
Stories: 10 above grade + 2 below grade
Building Height: 99 ft
Delivery Method: CM at Risk
Contract Type: Negotiated GMP \$29,949,641
Construction Dates: 2.11.13 - 2.19.15

Architecture

- Brick, stone, and metal panel facade
- 165 high-quality units
- 10,000 SF public pedestrian park with outdoor pool
- Amenities include lounge, business center, fitness room, club room and accessible terraces

Structural System

- Cast-in-place concrete
- Posttensioning used starting on second floor
- Average slab thickness of 8in

Mechanical System

- Centrally located mechanical room
- Two Rooftop Units (5580 and 6150 CFM)
- Split system heat pumps condition individual units and common areas

Electrical System

- Main electrical room and transformer vault located on G2 level
- 208/120V
- Four 100A switchgears supply the 16-20 load centers located on



View from SE

Source: B. Kerem

B. Kerem Demirci | Construction Option | Messner

<https://www.engr.psu.edu/ae/thesis/portfolios/2015/bkd5069/index.html>

MORIARTY

