

**River Tower at Christina Landing
Wilmington, DE**

PROJECT OVERVIEW:

- 25-story condominium tower
- Enclosed parking garage interfaced in lower eight stories
- Ninth floor features roof terrace, pool, and observation platform
- *Total Size: Approximately 433,200 Sq. Ft.*
- *Projected Date of Construction: September 2005 to April 2006*
- *Project Delivery Method: Design-Bid-Build*
- *Projected Total Cost: \$55.5 Million*



**Entire Christina River
Redevelopment Site**



PROJECT TEAM:

- *Owner: The Buccini Pollin Group*
- *Architect: Burt Hill Kosar Rittleman Associates*
- *MEP Engineers: Burt Hill Kosar Rittleman Associates*
- *General Contractor: Gilbane Construction Company*
- *Civil Engineer: Pennoni Associates, Inc.*
- *Structural Engineer: O'Donnell & Naccarato, Inc.*
- *Elevator Consultant: Lerch Bates & Associates, Inc.*

ARCHITECTURAL:

- Phase II of riverside redevelopment plan
- Has since been redesigned for value engineering
- Brick/precast exterior, aluminum glass curtain wall
- Tall 9' ceilings (10' in penthouses), open floor plans
- Balconies provide spectacular views of city or river

STRUCTURAL:

- Steel piles support 12 in. thick first floor slab
- Concrete grade beams support perimeter
- 8 in. post-tensioned concrete floor slabs
- Concrete columns: typical 23'-0" by 28'-6" grid
- Concrete shear walls provide lateral resistance

MECHANICAL/PLUMBING:

- Two rooftop mounted cooling towers
- Constant heat value AHU on penthouse/mech. floor
- Electric radiant heat panels and central A/C control provided in each unit
- Four storage tankers with gas-powered water heaters

ELECTRICAL/LIGHTING:

- Both 480/277V and 208/120V power distribution
- 480Y/277V, 800kW, 1000kVa emergency generator
- 208/120V, 1 phase, 3 wire, 125A MCB to each unit
- Ceramic metal halides light parking lot and rooftop
- Fluorescents and halogen accent lighting illuminate lobbies and other public spaces

