

TRINITY WASHINGTON OFFICE BUILDING – Atlanta, Georgia

BUILDING RENOVATION

SCOPE Complete mechanical design and construction phase services for the 170,000 sq. ft. renovation of five lower tenant floors and the three garage sub-basement levels of this downtown high-rise building.



Owner
Georgia Building Authority

Mechanical Contractor
McKenneys

Prime Consultant
Richard & Wittschiebe Architects

Phase I Construction Cost
\$12,400,000 (total)
\$3,100,000 (mechanical)

SPECIAL CIRCUMSTANCES

- New stairwell pressurization systems.
- Replace and update existing enclosed garage ventilation systems.
- Extend HVAC systems (from existing equipment in penthouse) down to all five floors including VAV duct system, hot water heating piping, and 24/7 auxiliary cooling water.
- Replace existing domestic water booster pumps and all existing sanitary waste piping.
- New restrooms and breakroom plumbing on all newly renovated floors.
- Replace existing fire pumps and sprinkler the newly renovated floors and an additional dry pipe sprinkler system for garage levels.
- Design had to account for continued building operation for top three floors during construction.



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