

Brookfield

77K Street NE

General Description	77K Street is an 11-story class A office building consisting of 325,000 rentable square feet. Building amenities include a 3 level parking garage with 241 parking spaces and a full time parking attendant, a rooftop terrace and seating area, and a fully equipped fitness center. The building is post tension construction and the façade consists of precast concrete panels and aluminum mullions with a membrane roof system. The property is located in the North of Massachusetts Ave (NOMA) business district and in close proximity to the Union Station Metro across from the US Capitol building. The red line serves the property from both the Union Station Metro and New York Avenue Metro stops.
Design Architect	Davis Carter Scott
General Contractor	Davis Construction
Mechanical Engineer	Girard Engineering
Structural Engineer	Fernandez & Associates
Completion Date	September 30, 2008
Building Height	130'
Design Load	1 st level – 250 PSF, tower floors 100 PSF, roof 100 PSF, Mechanical 150 PSF
Rentable Area	325,000
Typical Floor Area	31,000 sf typical floor plate
Ceiling Heights	Slab to slab Garage: P2-P3; 9'6": P1; 11': Lobby 15'8" Slab to slab Tower: 2 nd -10 th ; 11'4": 11 th floor 11'10" Slag to finished ceiling: 8'7"
Mullion Spacing	5' on center
Interior Column Spacing	30' on center
HEATING, VENTILATION AND AIR CONDITIONING	Zoned VAV package with 1 –AHU per floor supported by a chiller and DX free cooling. Perimeter VAV heat coil. Three cooling towers and one 700 ton chiller.
Design Criteria	The building's HVAC system consists of a roof level centrifugal chiller, self contained units and VAV boxes located on every floor. The SCU's have chill water coils, DX coils and water side economizers. The DX coils are rated for an EAT of 78 degrees DB and 65 degrees WB.

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The economizer coils are rated for an EAT of 80 degrees DB and 67 degrees WB. The EWT for the condenser is 90 degrees and the economizer is designed for 45 degrees. Our chill water set point is 42 degrees.

Heat

Heat for the building is supplied by electric resistance heaters in the VAV boxes.

Air Conditioning

A/C is supplied from a centrifugal chiller and a condenser loop to a package unit located on each floor. During business hours the package unit uses chilled water for cooling and after hours operation uses the package unit compressors and the condenser loop.

Standard Hours of HVAC

7am-6pm Monday through Friday

Operation

ELECTRICITY

2 watts lighting; 5 watts equipment; 480/277 volts and 208/120 volts are standard

General

Electric Closet

One closet per floor

Telephone Closet

One closet per floor

PASSENGER ELEVATORS

Otis Gen 2

Number of Elevators

6– traction passenger; 2-traction garage shuttles

Elevator Capacity

4000 lbs on passenger; 3500 lbs on garage shuttles

Elevator Speed

350 FPM

SERVICE ELEVATORS

Otis Gen 2

Number of Elevators

1

Elevator Capacity

4500 lbs

Elevator Size

8'x5'9"

BUILDING AMENITIES

- 241 parking spaces with full time parking attendant
- Fully Equipped Fitness center
- Rooftop terrace with seating
- Close proximity to Metro Red line
- 24/7 on-site security
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