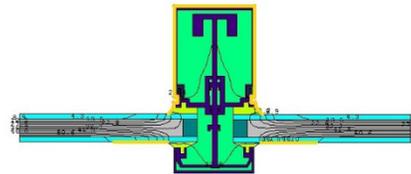


225 Grandview Avenue Curtain Wall Evaluation and Replacement Program



	U-factor	delta T	Length	Rotation	
	Brn/AlcF	F	inches		
Frame	2.4097	70.2	3.38494	0.0	Projected in Glass Plane
SHGC Exterior	2.4270	70.2	3.38006	0.0	Projected in Glass Plane
Edge	0.4668	70.2	3.91927	0.0	Projected in Glass Plane

Display:
 U-factor
 R-value

% Ener Energy Hom: 7.40%

Export
OK

The property, which consists of: a 215,532 square foot existing office building, was constructed in two phases between 1981 and 1986. The building exterior was clad with a non-thermal aluminum frame curtain wall system. As part of overall building renovations, the Owner wished to modify the exterior curtain wall system in order to modernize the building appearance and improve its' energy efficiency with the goal of attracting quality, long-term tenants. Not only was D&A engaged as a building envelope consultant to evaluate the merits of the proposed curtain wall system renovation/options and the general impact on other building systems, but also to develop the RFP for architectural design services, identification of qualified design architects, and development of selection criteria.

Challenge: Evaluate existing system and provide curtain wall replacement recommendations while developing the architectural design services RFP and selection criteria to meet owner's aggressive 1-year completion schedule.

Value Added: D&A's evaluation determined modification of the existing system to meet current building code/energy requirements was not technically feasible or cost effective. The developed RFP promoted aesthetic diversity while cultivating alternative delivery approaches leading to the selection of a concept and design-build scenario utilizing a unique panelized curtain wall system.

Service performed: Curtain wall evaluation, RFP development, design services and selection, envelope consulting technical construction document review, & quality assurance during construction.

Developer: Select Capital Commercial Properties, Inc.

Contractor: AP Williams

Architect/Client: Murray + Associates

Duration: 2018 - 2020