

#### Architect:

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#### Owner:

The Tower Companies

#### Project Cost:

n/a

#### Square Footage:

276,000 sf

#### Cost per Square Foot:

n/a

#### Completion Date:

2001

#### Project Consultants:

##### Structural Engineer

Smislova, Kehnemui  
& Associates, P.A.  
6101 Executive Boulevard  
Suite 250  
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##### Mechanical Engineer

TOLK, Inc.  
8401 Arlington Boulevard  
Suite 600  
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http://tolk.net

##### Landscape Architect

EDAW, Inc.  
601 Prince Street  
Alexandria, VA 22314  
Phone: (703)836-1414  
Fax: (703)549-5869  
Elizabeth.Neill@edaw.com  
http://edaw.com



#### Project Description:

The Flagship Building is a 10-story, 276,000 sf new office building designed to attract high-tech tenants to the I-270 "Technology Corridor". It is located at the junction of I-270 and Wotton Parkway, a gateway site for the corridor as well as for the City of Rockville.

#### Green Features:

Through very innovative and holistic mechanical design practices, the Tower Building uses about 30% less energy than is used by 99.9% of all buildings in America. This savings in the Tower Building alone is equivalent to not burning 466 tons of coal per year, which means 932,000 lbs. of coal is not burned in order to operate the Tower Building. These results in a reduction of 3323 tons of CO<sub>2</sub>, 36 tons of sulphur dioxide, 11 tons of nitrous oxide and 28 tons of ash released every year into our environment.

- Indoor air quality: Triple filtered, 3-stage, outside air filtration system, (like the ones used on nuclear submarines) with first a media filter, then activated charcoal and potassium permanganate filters which scrub and clean the air, removing 85% of airborne chemical pollutants.
- Day light availability: A low E glass has been used that allows the daylight in, but keeps the heat and cold out and maintains a steady and more comfortable temperature in the space.
- Air conditioning: Low temperature central plant chilled water air conditioning system with economizers, which is 30% more efficient than typical "market" air conditioning systems.
- Double wall construction for air conditioning units providing cleanable interior surfaces and superior acoustics and moisture removal features that minimize microbiological growth.
- Ventilation systems: Exceed the ASHRAE 62 standard by more than 25% and exchange air in the building entirely every 55 minutes.

*Contractor*

Sigal Construction Corporation  
3299 K Street, NW  
Washington, DC 20007  
Phone: (202)944-6600  
webmaster@sigal.com  
<http://sigal.com>

- Digital electronic building management system (BMS).
- Energy adaptive smart elevators (they learn the traffic patterns of the building).
- A high percentage of recycled and recyclable materials, including the carpet.
- Ecologically-sensitive cleaning materials and solvents using low volatile organic compounds (VOCs) are used throughout the building.
- The ceiling tiles are made up of 79% recycled materials and acoustical sound transfer is 30-40% less than in a typical building - that means it's quieter - a place you can think.

