

SPRINKLERMATIC WINS

Debut in First Coast EIC Earns Sub's Project of the Year Honors

This impressive new addition to Jacksonville's skyline is located along the St. John's River in Jacksonville's burgeoning Brooklyn district. Sprinklermatic was contracted by Gilbane Building Company for the full installation of fire suppression system and fire pump for the new construction.

Considered to be one of the most environmentally friendly buildings in Florida, the 931,386 sq/ft LEED Platinum and WELL Certified project consists of (1) 12-story 205' tall 378,693 sq/ft office tower with ultra modern offices and meeting rooms, 50,229 sq/ft restaurant, 13,713 sq/ft fitness center, state-of-the-art client engagement center, 6,141 sq/ft retail space and 8-level 552,693 sq/ft detached parking garage. The fire suppression system required (1) 1000 gpm @ 145 psi electric fire pump, (8) standpipes, 2,596

sprinkler heads and 5,300 linear feet of pipe providing a total water volume of 9,200 gallons.

Highlights of the contracted scope of the job include the installation of sprinkler heads in the complex modern ceilings located in the main lobby, restaurant, fitness center and open/floating ceiling design in the client engagement center. Installations in these areas were reliant on extensive BIM 360 Coordination.

Little did company officials know during the early planning stages in 2019 that the construction of their new headquarters would be taking place in the middle of a global pandemic. This is not to say there was a lack of planning when it came to unforeseen events. After all, the office is built to withstand a 500-year flood and fully-equipped with hurricane-proof windows. Contractors and architects aspired that the 12-story tower would be



considered the greenest building in the state. The project was also recognized on the Jacksonville Daily Record list of the 2020 Top Construction Projects at \$156 million.

One of the most challenging aspects of this job was the level of modern design elements throughout the 300,000 sq/ft project. From floor to ceiling and wall to wall, unusually high ceilings and ultra-complex ceiling designs introduced customized layout considerations required in order to provide adequate fire suppression coverage throughout the 12 floors.

This is especially true as it applies to the 50,000 sq/ft cafeteria and dining space on the third floor and the 10,000 sq/ft state-of-the-art gym with its view of the St. John's River. The lower three floors at 50,000 sq/ft each are the building's podium. The fourth through 12th floors are 25,000 sq/ft each for the workforce of approximately 1,800 employees.

Due to the project being

LEED Platinum and WELL Certified, cost modeling and cost benefit analysis was provided in order to provide a complete fire suppression system which would comply with NFPA-13 and Leadership & Environmental Design guidelines. LEED provides a framework for healthy, efficient, carbon and cost-saving green buildings. Extensive considerations were made along these ends which added to the complexity of the entire job.

The project is a quintessential example of the new class of office towers utilizing green technologies that continue to lay new ground and soar to new heights in today's market. These are projects which require the dedication of an entire team; from the subcontractors who worked alongside us to the hardworking pipe fitters who pour their heart into the important work of saving lives.

