ACE Construction Watch Tour
Suitland Technology Center, Suitland, MD
Crossland High School -- Prince Georges County, MD
Created by Perry Gross, Parsons Brinckerhoff
This project involved a complete renovation of a 7,500-square-foot office building. The rehabbed structure is designed to house training facilities for community residents, leaseable office space, a café, and a Kinko’s “look alike.”
Reception Area

Electrical Wiring for Fluorescent Light Fixtures

Drywall (Sheetrock) stacked, Ready for Use
Main On-Off Valve

Incoming Fire Water Supply

Flow

Pump will go Here
Potable Water Main Supply and Cutoffs

Will connect from “City Water” and Meter Here

Plumbing Fittings
Fire Protection Pipe (Cast Iron) and Spray Head

Roof Truss

Potable (Drinking) Water Main (2 in. Dia. Copper)
Interior Wall Framing (Metal Studs)

Sheetrock on Opposite side
Interior Doors – Most interior doors should open inward, from hall, and hinge to open against side wall.

Windows in doors allow vision to other side.
Roof Decking; rests on Truss Girders

Roof Opening, for placement of future Roof-Mounted HVAC Unit, when this space is leased by a tenant. Less expensive to make cutout now; and buy unit later!
This space is nearing “base building” completion. Tenant can select wall and floor finishes after signing a Lease with Owner.
HVAC Duct, above ceiling

Rigid Duct

Flexible Duct

HVAC Register; Warm and Cool Air comes out here

Ceiling Track, for lay-in ceiling tiles
Hallway

Womens Bathrooms Mens

Rough-in for Chilled Water Fountain – ADA compliant

Floor Drain Rough-in. Plastic Pipe to be cut off below floor level; screen attached.
Bathroom, ready for Tile and Fixtures
Bathroom – Ready for Tile and Fixtures

Floor Drain “Rough-in”. Will be Cut Flush with Floor

Lavatory Rough-in Plumbing
Citiview’s “Common” Conference Room; for use by all tenants. Will be “finished” upon building opening.

Floor will get carpet, last thing.
Another of the Office Lease areas – will be “finished” on the inside after a tenant signs a lease!
Metal Door Frame

Metal Studs for finished surface (sheetrock).

Structural wall
Lease Area Ready! Just needs a Tenant!

Let’s Name all the components and materials in this Photo!
Each Tenant gets a Meter to record Electricity Usage. Tenants pay for their Electrical Service.

Breaker Handle – Turns Electricity On or Off

Electrical Breaker Panels and Meter Bases
Mr. Walter Gorham, Vice President, CityView LLC, the Developer of the Building, was a great host.
The Jobsite Plans Table

Temporary Lighting

This Area planned for lease by a Copy Service, Like Kinko’s.
It all comes together, day by day . . .
This area planned for lease by a food service firm. Ready to Lease! Developer will “Build-to-Suit” the tenant’s needs.

A Wendy’s No. 2 Anyone?
Wheelchair Ramp and Double Doors – ADA Compliant!

This Exterior is Painted “Stucco”

Wheelchair Ramp and Double Doors – ADA Compliant!

Parking Area Ready to be paved!