

# AKIN GUMP – Alexander Court

2001 K Street NW, Washington, DC

## PROJECT TEAM

Gensler - Architect  
rand\* construction corporation - General Contractor  
GHT Limited - MEP Engineer

PROJECT SIZE	182,994 SF
CERTIFICATION	LEED V4 ID+C: CI Gold
FTE	545
DAILY VISITORS	150

## DESCRIPTION

Akin Gump has a well-recognized tradition of pro bono legal work. The Washington office is committed to addressing the legal issues facing the community in which it operates. Their lawyers dedicate their time and resources to various charities and organizations such as Tahirih Justice Center, Washington Legal Clinic for the Homeless, Whitman-Walker and Human Rights First.

This five-floor project covers nearly 200,000 SF of office space. The project includes the lower level of office space and floors 9-12 of amenity spaces, reception areas, conference rooms, and a conference center with adaptable rooms. The design was driven by dual motivations: First, that being a responsible environmental steward is an imperative for any firm; and secondly, that the financial savings from the efforts would cover the expenses of upgrades and aid in the law firm’s financial wellbeing.

The team faced challenges with the installation of tenant infrastructure due to very confined plenum conditions and a tall ceiling design. To work with these existing conditions, extensive coordination was required by all members of the project team. Due to the complex design of this project, upfront BIM coordination, 3D modeling and lots of teamwork between architects, contractors, lighting designers, MEP & structural engineers, and equipment vendors was essential. The MEP engineer worked with equipment manufactures to customize equipment that allowed for strategically placed penetrations to allow for pathways that fit in the plenum without affecting the base building systems or structure.

Wellness strategies for the project include an interior connecting stair that facilitates community among the different levels of the organization and active movement throughout the day, implementation of demand-control ventilation to high-occupancy areas that balances indoor air quality with energy efficiency, and additional ventilation that delivers 30% more outside air to the space than required by code. The design also incorporates elements of biophilia via the landscaping features of its rooftop terraces offering occupants a dose of nature in the project’s dense urban setting. The project prioritized efficient water systems to the extent possible within the Tenant fit-out but benefitted greatly that the base building also prioritized water conservation by selecting low-flow core restroom fixtures. The Akin Gump space estimates that approximately 300,000 gallons of water per year are saved from the project’s flush and flow fixture efficiencies as compared to a baseline project.

