



## Building Project of the Year

### 111 Main

111 Main is a 24-story office tower located at the center of downtown Salt Lake City. This elegant icon on the city's skyline offers 440,000 SF of Class A office space. The typical floor has 21,000 SF of space with floor-to-ceiling glass, nine-foot ceilings, and a column-free design. The building is connected to the adjacent George S. and Dolores Eccles Theater. The 111 Main tower extends 45 feet over the top of the theater without any structural connections between the two buildings.

An innovative steel two-way hat truss system contains 1,870 tons of structural steel and supports 18 suspended perimeter columns. The perimeter columns transfer almost half of the building's live and dead loads - more than 40 million pounds - to the hat truss on the roof of the building which transfers weight to the central reinforced concrete core.

The hat truss system helps 111 Main cantilever over the adjacent Eccles Theater and allows for a column-free design in the

interior of the building and an open and unobstructed glass lobby that welcomes people to step up and observe. This use of use of structural glass which requires no steel or concrete to support its weight is unmatched in North America and is illustrated by the 35-foot tall and 10-foot wide glass panels that stand by themselves.

The entrance showcases the world's first application of inserting wood into laminated glass panels. This innovation fulfills the design intent of having a warm entrance. Inside the lobby's water feature is custom designed to represent a point of discovery. The water flow is discreetly contained in the feature's interior causing visitors to hear the energy of water flow







before actually seeing it.

As a LEED Gold building, 111 Main is a model of sustainable design. With features like an underfloor air distribution system, the building has reduced energy consumption more than 18% from the LEED baseline. It also reduces potable water use by 41% from the LEED baseline. 111 Main's energy consumption will be closely monitored by an energy use and measurement verification system. The building has 2,600 cubic yards of concrete seismic footings that will allow the building to withstand a 2,500-year earthquake event.

**Owner:** City Creek Reserve, Inc.

**Architect:** Skidmore, Owings & Merrill / VCBO Architecture

**General Contractor:** Okland Construction

**Electrical Engineer:** WSP Parsons Brinckerhoff / Spectrum Engineering

**Structural Engineer:** Skidmore, Owings & Merrill / Dunn Associates, Inc.

**Mechanical Engineer:** WSP Parsons Brinckerhoff / Colvin Engineering

**Civil Engineer:** Great Basin Engineering

**Electrical Contractor:** Cache Valley Electric

**Mechanical Contractor:** J&S Mechanical

**Deep Footings/H Piles:** Ralph L. Wadsworth

**Structural Steel:** SME Steel / Hassett Engineering Inc.

**Curtain Wall & Glazing:** Steel Encounters

**Other Specialty Contractors:** Sedak, Prismview, Outside The Lines, DesignTeam

