

GSA- IRS, CRIMINAL INVESTIGATIONS - 4TH FLOOR INTERIOR OFFICE RENOVATIONS (DESIGN-BUILD)

Project Overview

CUSTOMER:

U.S. General Services Administration
Springfield, MA

CONTRACT TYPE:

Firm Fixed Price(FFP) Construction



Customer Contact Information

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- Susan Hetrick, Owner
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South Service Center (1PL)
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- John T. Brennan & Associates, Architect
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Project Details

PROJECT LOCATION: Springfield Office Building, Springfield, MA

CONTRACT NO.: #GS-01P-10-BZ-C-0029

SCOPE OF WORK:

Security Construction Services was tasked to design and construct the interior office space located on the 4th floor of the Springfield Office Building. Work performed included the demolition of 3,000 square feet of office space. The design pertained to architectural, structural, civil, mechanical, electrical and engineering. The new construction included new windows, floors, walls and ceiling systems, doors and finishes. Electrical and mechanical components were also upgraded have also been constructed with the installation of an intrusion detection system.

CONTRACT DOLLAR VALUE: \$236,222.47

NOTICE TO PROCEED: 06-07-10

CHANGE ORDER TOTAL: \$14,017.00

DATE OF SUBSTANTIAL COMPLETION: 08-30-2010

FINAL CONTRACT AMOUNT: \$250,239.47

DATE OF FINAL COMPLETION: 09-30-2010

REQUIRED/CONTRACTED CONSTRUCTION DURATION: 116 Days

COMMENTS/ NOTES:

During and after the demolition phase, complexity was added by unforeseen existing conditions before selective demolition was complete, such as a sanitary drain pipe to be relocated into the nearest chase column and pipes and conduit obstructions to the build-up of the demising partition walls.

Also, bringing materials to the 4th floor of the building posed added complexity due to the dimensions of the necessary components of the partition walls (9' gypsum board, and 9' and 12' studs) and the limited dimensions of the freight elevators. Plan changes were made to use shorter gypsum board sheets, and shorter studs, and employ a different approach to building the respective partition walls and all work occurred in an occupied building with tenants above and below the area of construction.

During start up, mobilization and construction phases, coordination had to be considered between our construction crew and other contractors hired separately by the Owner to perform renovation and construction activities in the building on adjacent floors. Coordination involved the use of the onsite dumpster with other General Contractors, use of freight elevators, access to above ceiling spaces on the lower floors to connect or disconnect/demo, plumbing pipes, relocation of sanitary drain pipes serving upper floors and the demo make safe of the pertaining electrical systems all without interfering with the existing and functioning buildings vital technical systems.