

## Veterans Administration Building Renovations Newington, CT

### Project Description:

#### Location

Newington, CT

#### Owner

US Dept. of Veterans Affairs

#### Duration

2003 – 2004

#### Prime/Sub

Prime

#### Construction Cost

\$3.45 million

As part of a two-part qualification/price selection process, AI Engineers, Inc. team was placed first in the qualifications and was the lowest bidder for this design-build project.

The Veterans Administration provided all qualified teams design-build plans and specification package. The team awarded the contract was required to complete the design as required in the specifications and meet local code requirements.

As the contractor at risk, AI supervised/performed the architectural, structural, mechanical, electrical, plumbing, fire protection, and security design to convert 43,000 SF (three floors) of existing hospital patient room, nursing stations and surgical unit into a secure Class A office space to house the relocated Hartford Regional Offices of U.S. Veterans Benefits Administration.

The design required the preparation of demolition plans for removing most of the walls, floor covering, all ceiling, HVAC systems, plumbing, electrical and fire sprinkler system. The project area was situated on a portion of three floors in the hospital and the areas adjacent to the work remained active during construction. Significant dust and debris containment was required.

Significant features of the design required calculation of the new heat/cooling load that resulted in the conversion of the air handling motors to handle the increased air exchange requirements. Additional air handling units were also installed on the roof of the building for the computer room and several other areas.



### Salient Features

- 43,000 Sq. Ft. of Class A Office Space
- Demolish Existing Facility
- Seismic Analysis
- Integrated Proposed M/E/P and Fire Protection
- Advance Security System
- Design/ Build Contractor of Record