

## VA Benefits Section Relocation/Renovation Newington, CT

### Location

Newington, CT

### Owner

US Dept. of Veterans Affairs,

### Duration

2003-2004

### Construction Cost

\$3.5 million

### Project Description:

As part of a two-part qualification/price selection process, AI Engineers' team places first in the qualifications and was low 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 Engineers supervised / performed the architectural, structural, mechanical, electrical, plumbing, fire protection, and security design to convert 43,000 s.f. (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. All new duct work was required as part of a plenum ceiling system. A sophisticated pre-action fire sprinkler system and large back-up UPS power supply system was developed for the computer room. A security control system was designed to limit access to areas containing health records and other documents, the computer room as well as separating the claims filers from the adjudication areas. The fire alarm and security system was connected to the area wide VA network. Seismic design was incorporated where necessary for large equipment, piping, lighting and ceilings.



### Salient Features

- Coordinate with Utilities
- Design of Mechanical
- Design of HVAC
- Design of Plumbing
- Plan Preparation
- Quantity/ Cost Estimate
- Specification Preparation

## VA Benefits Section Relocation/Renovation (*Continued*) Newington, CT

### Project Description:

Architectural design included a high quality oval shaped client reception area with circular reception desk and cabinets, direct and indirect lighting and other architectural treatment throughout the entire project area of walls, floors, ceilings and lighting to develop a sophisticated Class A office space. Included in the design was the establishment of kitchen and eating areas for the employees. As prime contractor that guaranteed a fixed price for the project, AI Engineers procured subcontractors by competitive bids and negotiated their contracts and purchase materials. During construction AI performed the construction supervision, quality control inspection, undertook our health/safety training program regularly with all construction works, reviewed all shop drawings, insured work conformed to the plans and specifications in insure completion of construction on-time and on budget. AI prepared the monthly invoice and submitted to our client and reviewed all subcontractor requests for payment.

