



**Region 1
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Design Build competition 2005

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It is an existing five story building with a sixth story as a mechanical penthouse. It is located in the congested district a New England state. It used to be a jewelry manufacturing building. There is 105,000 sf. The client is a local university and the space is to be converted in research labs with an animal care facility. The project was run under an OCIP (Owner Controlled Insurance Program). The project is to gut the interior down to structure; provide all new MEP infrastructure as well as interior partitioning and finishes. Acoustical studies are required to determine if attenuation is needed for the exterior roof mounted units. MEP systems include interior and exterior air handling units, 3 chillers located in the penthouse, new boilers and associated pumps. Equipment will be on a building management system that will be monitored remotely at the main campus. The animal care facility has a sophisticated control system allowing temperature swings of only one degree off of set point and humidity control within 5%. The sixth floor is reserved for MEP equipment. Floors 3 – 5 will be open lab space. The second floor will house the animal care facility. The first floor space will be lab space, some mechanical space and auditorium with a state of the art audio/visual system. Exterior improvements include a new entrance canopy, landscaping and parking lot upgrades. The project must be completed in one year from project award. It is a guaranteed maximum price contract, design build, fast track construction.

ASC Region 1 web site, <http://www.region1.ascweb.org/>

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