

FEDERAL DEPOSIT INSURANCE CORPORATION

Washington, DC

services provided
CONSTRUCTION MANAGEMENT

owner
GENERAL SERVICES ADMINISTRATION

size
260,000 SF

construction cost
\$26.9 MILLION

completion
2015



Procon provided construction management services during design, construction, and commissioning for major full-building HVAC retrofit and interiors upgrade.

The 1962 Federal Deposit Insurance Corporation (FDIC) building consists of seven stories above ground, a basement parking garage with two access ramps, and a penthouse mechanical room. The \$26.9 million design-build project included HVAC retrofit and interior upgrades for the 260,000 SF building. The project was a multi-phased construction project in an occupied federal building.

The scope of the project included upgrading current HVAC air distribution systems, new lighting and control systems, modifications to the existing power distribution system, plumbing upgrades, and window replacement including energy efficient, blast resistant windows in some locations. Complete interior upgrades were implemented on each floor including asbestos abatement, IT upgrades, fire alarm and fire protection replacement, new acoustic ceilings, carpet replacement, lighting doors, hardware, mill-work, and painting.

Key Responsibilities

- Performed comprehensive bridging design review and coordinated stakeholder review comments.
- Coordinated all construction activities and provided project documentation.
- Developed cost estimates, maintained cost controls, and conducted life-cycle cost analysis.
- Developed and maintained cost loaded project schedule.
- Managed project documentation, submittals, RFIs and change orders.
- Conducted daily field inspections and weekly QA inspections, and provided regular quality reporting and issue resolution.
- Performed value engineering exercises that reduced project cost by \$1.4 million and construction duration by 120 days.
- Acted as Commissioning Authority for systems and equipment to ensure proper performance and compliance with customer's requirements.