

Little Rock Federal Building

Little Rock, Arkansas

services provided
CONSTRUCTION MANAGEMENT

owner
GENERAL SERVICES ADMINISTRATION

size
370,000 SF

construction cost
\$??? MILLION

completion
20??



Procon provided construction management, and commissioning services for building envelope repair, systems modernization and asbestos abatement in a fully occupied 370,000 square foot office building.

The Little Rock Federal Building, constructed in 1961, is a seven story concrete encased steel-frame office building undergoing systems modernization project while remaining fully occupied. The project includes full replacement of fire suppression and fire alarm systems, repair to building envelope, and abatement of asbestos containing material. The project also entails repair and replacement of exterior hardscapes and building diagnostics for persistent water infiltration.

Key Responsibilities

- Complete owner's representation services for design and construction phases.
- Comprehensive scheduling, cost estimating, and risk assesment development, coordination, and tracking.
- Oversight and coordination of design review, codes and standards reviews, constructability reviews, and process, AE submissions, and value engineering.
- Coordinated logistics and communication with tenants on owner's behalf.
- Daily site inspections to monitor construction activity and quality, and daily compliance reports and bi-weekly progress reports.
- Tracked financial obligations and monitored implications of developer proposals for changes to the agreed upon scope of work.
- Coordinated approval and regulatory processes with client and external agencies.
- Full commissioning services and testing administration for effected systems.

Southern Maryland Courthouse

Greenbelt, Maryland

services provided
CONSTRUCTION MANAGEMENT

owner
GENERAL SERVICES ADMINISTRATION

size
297,000 SF

construction cost
\$??? MILLION

completion
2013



Procon provided comprehensive construction management services for the multi-phase Bridging-Design-Build renovation of this 297,000 sf federal courthouse.

The project scope includes major interior renovations and alterations including construction of grand jury preparation and pre-trial supporting spaces and proffer room, new pre-trial and debtor assistance office spaces, a new cafeteria, a Civil Violations Bureau (CVB) courtroom with reception area and administrative support spaces, and a reconfigured and expanded lobby entrance.

Key Responsibilities

- Managed bridging-design-build process including conducting design reviews for code compliance, completeness, and constructibility and coordinating construction activities.
- Coordinated offsite courtroom mock-ups.
- Developed cost estimates, maintained cost controls, conducted life-cycle cost analysis, and managed interdependencies of budgets, costs, and manpower resources.
- Reviewed, negotiated, and created contract modification packages.
- Provided QA/QC oversight and provided reporting, and followed up on outstanding issues.
- Developed commissioning specifications, test procedures, pre-functional checklists, and functional performance test requirements.
- Performed complete turnover and closeout services including punch-list management and collection of final as-built drawings, O&M manuals, and warranties.