

## LITTLE ROCK FEDERAL BUILDING

Little Rock, Arkansas

services provided  
CONSTRUCTION MANAGEMENT

owner  
GENERAL SERVICES ADMINISTRATION

size  
370,000 SF

construction cost  
\$6.2 MILLION

completion  
2016



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 assessment 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.