nerej
CELEBRATING 55 YEARS

J. & M. Brown Co. provides fit-out of 400,000 s/f Brown Brothers Harriman headquarters

March 20, 2014 - Construction Design & Engineering

In one of the city's largest tenant fit-out and renovation projects in recent years, J. & M. Brown Co., Inc. (JMB) has completed electrical installations at the new 400,000 s/f headquarter offices of Brown Brothers Harriman (BBH) at 50 Post Office Sq., meeting an aggressive 6-month project schedule.

The project team included Lee Kennedy Co. Inc.- general contractor; RDK Engineers - electrical engineer; Dyer Brown Architects - architect; Habjan Architecture + Interior Design, LLC - architect.

JMB's multidimensional scope entailed comprehensive electrical installations in BBH's 12 floors (7 through 18) of office space in the renovated, historic 18-story high rise, including: power distribution, emergency power, electrical systems, fire alarm, and lighting/lighting control systems. To ensure uninterrupted operations in the event of major power outages, the NECA contractor installed three 800kW generators to meet BBH's back-up power requirements.

The JMB project management team, lead by Bryan Greene, Robert Carabia, Mike Booker Dennis Sheehan, and Kim Roderiguez, maintained an on-site construction office to foster close collaboration with all trades. At peak construction, the JMB team managed a skilled field crew of 75 IBEW Local 103 electricians, supervised by foremen John Mallett and Billy Joyce. To meet project schedule requirements, the crew worked night and weekend shifts.

Integral to the efficient construction process, J. & M. Brown conducted two weeks of pre-construction planning, creating a detailed electrical schedule to plot progress against the project milestone timeline.

Lee Kennedy project executive Scott Giles said, "This was a very tight, complex and demanding project. To provide a $70 million build-out in a six-month project schedule required a dedicated and skilled group of subcontractors. J. & M. Brown did a phenomenal job - they were instrumental in making it happen. Their entire project management team, headed by Mike Booker, Dennis Sheehan, and Robert Carabia, were the keys to a well-coordinated build-out, and the J. & M. Brown crew of highly skilled IBEW tradesmen met the challenge."

JMB project manager Dennis Sheehan said, "Our ability to meet the aggressive schedule required close coordination with key vendors, including Milton Cat and Yale Electric, and with the GC Lee Kennedy, as well as other skilled trades. Working closely with IBEW Local 103, J. & M. Brown was ensured availability of the region's most experienced and skilled electrical field crew to meet the demanding installation requirements."

The 50 Post Office Sq. facility was occupied and lobby renovations were ongoing during the BBH tenant fit-out, adding to logistical challenges that were met. The BBH build-out coincided the revitalization of the landmark 50 Post Office Sq.building.

Under separate contract, the J. & M. Brown fire alarm division provided base building fire alarm renovations at 50 Post Office Sq., working with general contractor Suffolk Construction.