



## **Project of the Month: Dacon Corp. completes 70,000 s/f phase one for Prudential Cleanroom Services at 45 Simon Street, Nashua**

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Nashua, NH Dacon Corp., in conjunction with American Laundry Systems and Hayner/Swanson, Inc., recently completed a commercial laundry, clean room garment facility for Prudential Cleanroom Services at 45 Simon St. Phase one is a 70,000 s/f ground-up precast concrete facility. Total build-out at the completion of the project will be 120,000 s/f. Prudential contracted Dacon in September 2016 and construction was completed just a year later in October 2017.

Dacon was awarded the project on a construction management basis to provide preconstruction, cost control, and evaluations of materials and systems being utilized in the facility.

Phase one included the construction of a 20,000 s/f standard ISO Class 3 clean room garment laundry. This laundry includes six dedicated clean room service routers with 540 air exchanges per hour. Capacity for the laundry is over 200,000 pounds per week.

The facility also included 7,000 s/f of office space, a mechanical mezzanine to support clean room HVAC operations, 15 interior tailboard loading docks, 103 parking spaces, 50/60 footcandle LED lighting systems and a 1000 kw diesel back-up generator system.

One of the challenges of the project was a unique conventional structural steel package. Dacon collaborated with Fabcon (precast manufacturer) and Jay Steel, LLC (structural steel fabricator) to develop alternate building shell systems for the building shell. Dacon also utilized its in-house resources to evaluate the overall shell design and provide assistance to establish building envelope specifics and details. This allowed the teams to save time and

lower the project cost for Prudential.

With the ever-changing industry for building envelope requirements, Dacon spends a significant amount of time working hand-in-hand with its in-house design/build team to generate standard details for all types of buildings.

The Dacon project management team understands the importance of collaboration to achieve project goals for every client. Using our expertise ensures superior building performance that is valued by both the CM and design/build world.

American Laundry Systems designed the process laundry systems and acted as Prudential Clean Room Services' owner's representative and project manager. Hayner/Swanson, Inc. was the project civil engineer. Full operation of the facility will start in early 2018.

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