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Construction challenges of occupied buildings

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A.P. Construction Company, the construction management and general contracting division of The Ashforth Company, is experienced in all types of construction from new structures to renovations for schools, municipal structures, healthcare facilities, commercial buildings and corporate interiors. Over the last quarter of a century the company has successfully managed numerous phased projects in fully occupied buildings requiring careful logistical planning to ensure the safety of all occupants and users.

Located in New Milford, the 42,000 s/f, Canterbury School's Steele Hall included the expansion and renovation of the school's library, cafeteria and administrative offices. Although the administrative staff was temporarily relocated, the cafeteria and library remained open during construction.

A.P. Construction also installed a thermoplastic polyolefin (TPO) roofing system at the Canterbury School. Thermoplastic single-ply roofing membranes are among the fastest growing commercial roofing products and have gained broad industry acceptance for their many performance enhancements and installation advantages. As demand increases for heat-reflective and energy efficient roofing systems, this type of roofing membrane is very popular due to its exceptional resistance to ultraviolet, ozone and chemical exposure.

The 88,000 s/f Ferguson Library project in Stamford is comprised of major interior renovations to five floors of the operational library built in the early 20th Century. The work required the project to be divided into five major phases and several sub-phases to accommodate the library's daily operations and minimize the interruption of services to the public. The library remained open during construction.

This is the seventh library that A.P. Construction has completed in recent years. A.P. Construction's last library project was the 54,000 s/f Darien Library in Darien, which was completed in 2009 and attained a LEED Gold certification.

Prior to this A.P. Construction completed the Wallingford Library in Wallingford. This was a multi-phase construction consisting of a 31,000 s/f addition and 34,000 s/f renovation. The project involved new construction on three sides of the library, a complete renovation of the existing spaces and extensive site work. A.P.'s strategic phasing process allowed the library to remain open during construction with minimal disruption. This was successfully accomplished while maintaining safety of the staff and public as well as providing quality work.

To achieve success on these challenging construction projects of occupied buildings, A.P. Construction has established guidelines that are followed starting from the pre-construction, budgeting and conceptual phase and carrying through the final project closeout. Each step is clear, concise, and direct in its goals in order to produce the desired end result.

Nick Everett is senior vice president at A.P. Construction Company, Stamford, Conn.