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Consigli completes office building renovations for Dead River Co.; engineering/architectural upgrades provided by WBRC

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Comprehensive renovations and upgrades to 82 Running Hill Rd., owned by Dead River Co., have been completed by Consigli Construction Co., Inc. Representing a growing trend of property owners providing base building upgrades to better serve their tenants, this \$4.2 million renovation provided multiple improvements resulting in increased energy efficiency for the existing, four-story, 120,000 s/f building, currently occupied by Fairchild Semiconductor.

Consigli executed comprehensive pre-construction and construction plans to renovate the office building's common areas and an entire HVAC system upgrade while the building was occupied. Also incorporated into this renovation was a complete parking lot overlay, new energy efficient lighting for both the interior and exterior of the building, including the parking lot and elevator control upgrades. Consigli maintained access at all times for tenants, while keeping utilities online and elevators functional.

"Night operations enabled our building team to make upgrades to mechanical spaces without interrupting service or disturbing occupants", said Matthew Tonello, Consigli's area manager. "Despite the challenges of performing exterior glazing replacement adjacent to occupied offices, and removing and replacing all air handling units on the roof of the building, we were able to complete the project ahead of schedule."

WBRC Architects-Engineers were responsible for the architectural and engineering upgrade designs for the building. New system improvements are projected to reduce both annual operating costs and annual electrical cooling energy costs.

CBRE/The Boulos Co. was the property manager for Dead River.

Fairchild Semiconductor is a leading global provider of semiconductor technology that powers electric appliances and makes them more energy efficient. Fairchild has received the Maine Governor's Award for Environmental Excellence.

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