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## **Connolly Bros. complete 12-phase interior renovations project for 130,000 s/f MITRE Corp. office building**

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Connolly Brothers Inc. recently completed a multi-million dollar interior renovation for MITRE Corp. The 130,000 s/f Building "S" office project was broken into twelve renovation/fit up phases. Each phase was carefully planned, managed and completed to adhere to an aggressive schedule that minimized disruption to the MITRE personnel who remained in the facility during construction. Close monitoring of subcontractor performance as well as early identification of long lead items were critical in this effort.

The project involved gutting and completely replacing mechanical, electrical and fire protection systems throughout the three story structure. The interior finishes including metal studs, drywall, carpeting, resilient flooring, cabinetry, acoustical ceilings, and painting were also completely replaced in a phased sequence that allowed MITRE to relocate personnel at the various stages of construction.

Connolly carefully coordinated with all the subcontractors and MITRE personnel to ensure that the required phasing did not interfere with the ongoing functions of the facility. Much time was dedicated to pre-planning each phase to ensure that as one phase was completed, the next phase was ready to begin.

The work at this facility is part of an ongoing construction management contract between MITRE Corp., Connolly Bros. and Spagnolo Gisness & Associates. The construction management contract is structured to utilize the services of Connolly Bros. as a construction manager to budget, assist in planning and administer the various construction projects required on the MITRE campus. A close, professional working relationship has developed between the Connolly personnel dedicated to the MITRE projects and the on-site MITRE personnel who are responsible for overseeing the work for MITRE. This relationship has greatly facilitated the successful completion of various projects on the campus.

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