

SiteCast Construction

LCI Engineering Office Fit-up

Antares Drive, Ottawa.

Project Statistics

Area description:	Group D occupancy
Area size	6,800 sq. ft.
Project budget	\$150,000
Project manager	Martin Michaud
Project Dates:	Oct 2011—Jan 2012

Responsibilities

To provide an integrated design package for the fit-up of a high density office environment. The fit-up of the new space included the interior design, mechanical and electrical design services.

This project demonstrates the level of inter-discipline coordination that is required for projects in an existing building. Small changes in one discipline can greatly affect others and effectively capturing all the components from each discipline, as a unified design, helps reduce budget and schedule overruns.

Services Provided

- ▣ *Design management*
- ▣ *Project Management—Schedule Specialist*
- ▣ *Interior design*
- ▣ *Mechanical design*
- ▣ *Electrical design*
- ▣ *Project commissioning*

Project Objectives

Provide new office layout which incorporates new pre-purchased office furniture. The interior finishes, wall construction and life safety issues were reviewed and the required changes captured in the design drawings.

Relocation and/or new HVAC distribution and electrical distribution, modifications to and/or new life safety items and lighting distribution to suit the new layout and to meet local codes.

Risks

Provide a timely design such that the client and owner would meet their respective lease and move-in deadlines. Any delays in the project would result in lease-hold penalties.

Challenges

To provide an integrated design package that incorporated the clients form and function requirements while making efficient use of the existing space. The mechanical and electrical systems needed to provide furniture that has been pre-purchased by the client in the new layout.

To provide a design that fully captured all of the clients requirements, as well as took into account the physical restrictions of the existing building while maintaining a fixed schedule bound by lease restrictions.

As we were working directly or the property manager to develop a design for the end user, two different agenda's needed to be aligned and satisfied. We were required to provide a functional design for the end user while being a good steward of the building for the building owner.

Strategies for Success

A complete site survey and stakeholder interview was conducted prior to the commencement of the design. This allowed all of the project's challenges and risk factors to be identified and neutralized before they became an issue.

The benefit of being an integrated design firm allows all of the members of the design to share a common agenda; the total success of the project. Internal design coordination meetings occurred regularly and interference between the disciplines were achieved easily.

Solutions and Successes

- ▣ Project delivered on time and under budget.
- ▣ Existing space, including mechanical and electrical systems were effectively and efficiently used to provide superior cooling for the new space.
- ▣ Both the client and the property manager were satisfied with the design and the use of the buildings.

