



PROJECT:

***Building 85 Conversion From Steam to Hot Water,
Building 100, VAPSHCS***

The purpose of this project was to convert Building 85 from campus-wide steam to local natural-gas fired boilers due primarily to three factors: cost, efficiency and maintenance.

Cherokee Construction Services was contracted through the US Army Corps of Engineers as the **prime contractor** to remove the existing steam equipment and associated piping, and install new natural-gas fired equipment, while keeping Building 85 heated through the winter months. This scenario posed the biggest challenge on Cherokee Construction and our Mechanical Contractor, as this meant we'd have to stage the removal and installation, so at no point, the building would be without heat. Knowing that cost is always a contributing factor in any government project, Cherokee Construction and our Mechanical Contractor, developed a Staging Plan that would allow us to maintain the current system, while the new natural-gas fired equipment was installed, saving on temporary heating costs. The Staging Plan also accounted for change over time from the current system to the new, including any potential setbacks. With weeks of planning, and months of onsite construction, Building 85 did not experience any interruption in heat.

During construction, Cherokee Construction Services and our Mechanical Contractor also faced another challenge, moving the new natural-gas fired equipment into the Mechanical Room without the use of a Forklift or Pallet Jack. Working together, Cherokee Construction and our Mechanical Contractor setup a temporary trolley and winch system to move the equipment down the stairs and into place without damage or injury to personnel picking up the heavy equipment.



Project Highlights:

- Occupied Facility
- Construction/Switchover During Winter Months
- **NO** Temporary Heating Required

Project Vitals:

- **Client:** US Army Corps of Engineers, Seattle District
- **Location:** Veteran Affairs American Lake Hospital, Tacoma, Washington
- **Contract Amount:** \$740,195.45
- **Contract #:** W912DW-09-D-1010 #0008
- **Point of Contact:** Matthew Kitterman, Project Engineer, (253) 967-3608, Matthew.J.Kitterman@usace.army.mil
- **Duration:** February 2010 – May 2010
- **Amount Self-Performed:** 52%
- **NAICS Code:** 238220