



## **Inspiron Construction completes phase 1 of Monsignor Farrell High School renovation; Project team includes: Zubatkin, Simpson Gumpertz & Heger, Zin Electrical and Graham Architectural**

October 20, 2014 - Design / Build

The project at Monsignor Farrell High School was completed with a collaborative effort by the entire team consisting of Inspiron Construction, Zubatkin Owner Representation, Simpson Gumpertz & Heger (SGH) and Monsignor Edmund J. Whalen from the Archdiocese of New York. Phase I of this project included the replacement and waterproofing of about 264 windows and openings and over 70,000 s/f roofing across several buildings. The exterior façade renovation program consisted of waterproofing the building and replacing the concrete block, brick, steel, and windows. The interior programs included mechanical upgrades and interior classroom aesthetic upgrades and energy code upgrades to the exterior walls. The design engineering that was incorporated into this project by SGH was second to none. The focus on the construction of this building was for the façade and windows to be water tight in order for it to be servicing the community for the next hundred years. Inspiron was honored to be involved on such an ambitious task of ensuring this well engineered system was executed properly. One main challenge Inspiron had to endure was to complete the project during an eight-week period, while accommodating school activities during the summer months. Every aspect of the project, not limited to daily coordination, logistics, schedule, procurement and mock up testing were micromanaged. The project management teams and the field operation teams met twice a day, every day, to make sure all stakeholders were on the same page. All of these activities, although numerous and complex, needed to be coordinated utilizing critical path methodology. The timing and sequencing of events had to crisscross like a finely woven blanket. All the team members understood that a day lost could not be recaptured this summer. The resulting balance between the demolition of the openings and the mechanical, structural and façade trades had to be precise in order to time the closing of every opening to the exact day of completion. The school opening could not be delayed; therefore, any unforeseen conditions had to be addressed immediately and an alternative solution proposed. The project managers, designers, and construction teams worked diligently to resolve any potential delays including shifting and modifying programs to meet the client's needs. On September 8, Inspiron Const. turned over Phase I of the school project with fully polished floors and functional building to the students and academic staff; free of water and protected from the elements, ensuring energy conscious usage for many years to come. The second phase of the project will commence in the summer of 2015.

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