

MICHAEL FUNK

Construction Management Option

CPEP Website:

www.arche.psu.edu/thesis/eportfolio/current/portfolios/mdf178/



2006—2007



Fairfax High School Renovation & Addition

Fairfax, VA

PROJECT TEAM

Owner: City of Fairfax School Board

Construction Manager: BeeryRio Architecture & Interiors

General Contractor: Grunley Construction Co.

MEP & FP Engineers: Strickler Associates, P.C.

Structural Engineers: Ehlert/Bryan, Inc

Civil Engineers: Adtek Engineers, Inc.



PROJECT OVERVIEW

Function: School

Building Size: 410,000 S.F.

Location: Fairfax, VA

Estimated Project Cost: \$45,000,000 (Lump Sum)

Construction Timeline: March '05—September '07

The project will occur in phases, and the students will occupy the building throughout duration.

ARCHITECTURAL FEATURES

- 70,000 S.F. of additional space being constructed
- State of the art classroom finishes
- Abuse resistant gypsum wallboard throughout
- CMU and Brick exterior wall systems

STRUCTURAL SYSTEM

- CMU and Brick exterior wall systems with steel framing used for new construction
- Metal Roof Decking system with expansion control and bituminous waterproofing

MECHANICAL SYSTEM

- Special System Room Air Conditioning Unit
- Rooftop Heating and Cooling Unit - Multi-Zone Gas Heating and DX Cooling
- Domestic Gas & Electric Water Heaters
- Hydraulically designed wet-pipe system covering the entire building

ELECTRICAL SYSTEM

- 1000 A capacity. 120V system
- Underground Electrical Service
- Dry-Type Transformers
- Emergency Back-up Generator

LIGHTING SYSTEM

- Performance based specification with a minimum 10 year life cycle cost.
- Sports Field Lighting
- Interior Fluorescent, Incandescent, and High Intensity Discharge lighting

Sponsored by Grunley Construction Co.