

## Client Information

### Smithsonian Institution

- “The Smithsonian, as an independent trust instrumentality of the United States, conducts scientific and scholarly research, administers the national collections and performs educational public service functions, supported by its trust endowments and revenues, gifts, grants, contracts and funds appropriated by the Congress.” (Taken directly from <http://newsdesk.si.edu/>)
- The Patent Office Building is going to house three distinct art museums: The National Portrait Gallery, The Smithsonian American Art Museum, and The American Art Archives. The building is being renovated because of a number of issues related to the age of the building. When a building reaches a certain age the mechanical, electrical and plumbing systems become outdated. There is significant wasted energy, and there are a number of hazards related to the asbestos and lead in the building.
- The total cost of the building, including previous work to clean the façade, fix the roof, and replace the windows, combined with design and development costs and some planned future work, will be approximately \$210 Million.
- The quality expected in the building is extremely high. The level of finishes required in the interior spaces are the highest possible on their respective scales. Many items are hand made, or made to resemble the buildings original makeup, as well as restoration of existing materials that have undergone 170 years of wear. The evidence of the strong interest is very clear in the specifications for the building through the quality control measures and the very specific nature of the specifications for finish materials. Also, the project is an historical building as well as an art museum, both of which are of an extremely public, visible nature and the visitors coming into the building will have high expectations, therefore the owners want to meet the expectations coming in. Also, there is a whole section of the specification related to the historic nature of the building.
- The schedule is designed to have the building substantially complete and open to visitors on July 4<sup>th</sup> of 2006, 170 years after its original construction on a significant American holiday. The schedule includes some phased occupancy to allow the museums to all have some space within the building before the grand opening, as well as working out the commissioning of the systems and the move-in of the significant amount of art to be displayed.
- The safety is of utmost importance due to the hazardous contents and the age of the building creating the potential for very dangerous situations. The owners’ emphasis on safety can be clearly seen through their hiring of a general contractor with a track record for safety, and their requirement of a full-time safety manager on site throughout the entire project.
- There is, as mentioned above, phased occupancy for the building. The entire West wing of the building is turned over to the owner more than a year in advance of the substantial completion of the project.
- The keys to completing the project to the owner’s satisfaction lay in:
  - ◆ Completing the project in a timely manner, due to the significance of the grand opening date.
  - ◆ Providing a project up to the quality expectations of the representatives of the multiple museums who will be occupying the space.
  - ◆ Completing the project within a reasonable range of the budget.
  - ◆ Having no major injury throughout the construction.