

DESIGN/BUILD/PERFORM OF AN EXTERIOR RENOVATION PROJECT



Designer: McRae Enterprises, LLC

Location: New Albany, IN

Duration: 60 Days

McRae Enterprises provided a 'design-build' solution for a light industrial client. A recent acquisition by a larger company led the customer to desire an overall facelift of the facility. Not much had been improved on since it's original construction dating back to the 1950's. The building's original use was mass production of manufactured housing for military veterans returning from war deployments.

The project called for a few key objectives:

1. Provide a fresh, clean look
2. Minimize long term maintenance requirements
3. Increase efficiency and building performance

Some challenges were:

1. Minimal disruption to operations and challenging space & traffic management
2. Schedule adherence and liquidated damages

Step one was to construct a permanent addition to the parking area which would provide more space for employee parking and contractor lay-down area. Secondly was constructing an engineer designed scaffolding system to provide safe access for all the trades associated with this project. Next, 92 asbestos glazed windows were removed and transported to a hazardous waste landfill. Next, carpenters framed window openings and constructed the new wall substrate. Glazing contractors installed the insulated commercial windows, immediately followed by the steel siding crews.

Production was streamlined to provide the highest efficiency possible. The right side of the building was completed, then the scaffolding was moved to the left side. The center section was clad with EIFS, and was performed by using aerial equipment, vs. scaffolding. This provided safer and more efficient employee ingress/egress.

At the end of the project, McRae Enterprises was right on schedule, no cost overruns and no accidents or injuries! The customer found such value from the relationship with McRae Enterprises, LLC that they have since contracted numerous other projects since. McRae Enterprises has proven superiority in the market as a high quality, competent commercial & industrial contractor.

"Large enough to excel at challenging and substantial projects, but still small enough to provide unparalleled attentiveness and quality."





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