

Quonset Development Corp. / Rhode Island Air National Guard Quonset, Rhode Island

Add/ Repair Fire Station Supply Building

Quonset Development Corporation (QDC) and the Rhode Island Air National Guard (RIANG) entrusted Keough as the Owner's Project Manager to oversee the addition and renovations to an existing fire station serving the Quonset State Airport Air National Guard Base in North Kingstown, Rhode Island. The 143rd Airlift Wing located at Quonset State Airport required an adequately sized, appropriately configured and modern fire station to support fire/crash and rescue training and operations. This project fulfills that requirement encompassing renovations to the existing 8,237 sf fire station facility constructed in 1981 and a new 6,259 square addition - resulting in a project totaling 14,496 gross square feet.

The upgraded facility was designed for compatibility with DoD, Air Force and base design standards. Special construction requirements include a pile foundation, fume extraction (air purification system) and a stand-by generator.

Keough worked with QDC and RIANG during the design phase providing **COST ESTIMATING AND VALUE ENGINEERING SERVICES**. Construction phase services included:

- Continuous secure on-site OPM representation/ observation
- Submittals coordination
- **CHANGE ORDER REVIEW**
- Monthly requisition review
- Daily and monthly reporting
- Establishment and correspondence of **SECURITY PROTOCOLS AND LOGISTICS**
- Bid and negotiation
- Notify personnel of **REQUIRED SECURITY PROCEDURES**
- How/when able to access the project site
- Confidentially **SECURE DOCUMENTATION SHARING**

Building 5 Repair Base Supply

Keough provided both the Quonset Development Corporation and Rhode Island Air National Guard with **PRE-CONSTRUCTION AND CONSTRUCTION PHASE SERVICES** for the repair and renovations to existing Building 5 that serves as the Base Supply Building. This facility encompasses approximately 21,676 SF including a 15,000 SF high bay warehouse. Project elements include but are not limited to:

- General interior and exterior demolition
- Asbestos and lead abatement
- **SITE AND UTILITY WORK IMPROVEMENTS**
- Building envelope enhancements
- Roof / façade replacement
- **CONCRETE SLAB REPAIR**
- New interior partitions and finishes
- New HVAC systems and new electrical systems

As this project is presently in the construction phase, Keough is serving as the Owner's Project Manager providing:

- **CONTINUOUS ON-SITE REPRESENTATION AND** observation
- Submittals coordination
- **CHANGE ORDER REVIEW**
- Monthly requisition review
- Daily and monthly reporting.

