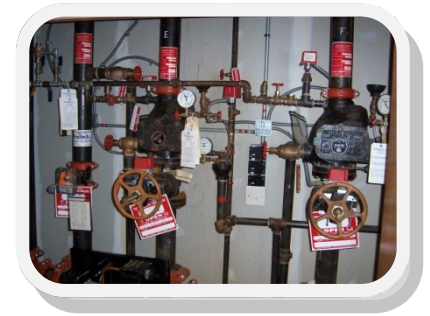




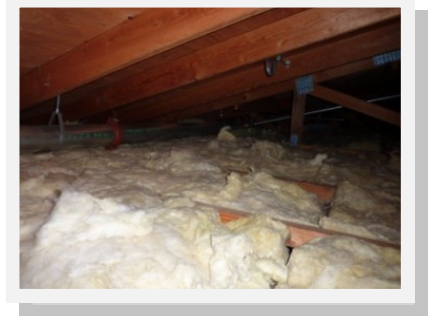
## BUILDING DESIGN SERVICES

### **VETERANS HOME SPRINKLER AND ROOF REPLACEMENT ST. JAMES, MISSOURI MISSOURI DIVISION OF DESIGN AND CONSTRUCTION**

The project included the design, bidding, and construction supervision of the existing sprinkler system in the main building of the St. James Veterans Home, (75,000 square feet). The project challenges including completing the sprinkler system while the residential care portion of the Veterans Home was still occupied with only a 17% reduction in resident population.



The sprinkler system was fully designed and detailed, as well as a detailed construction schedule prepared to allow for construction during resident occupancy.



The detailed design of the sprinkler system prior to bidding resulted in competitive bids from eight general contractors with a cost of construction coming in 30% below estimated amounts. The project also included replacement of the roofs on the main building plus five other buildings on the St. James campus. Over all, the sprinkler and roof replacement was completed significantly under budget and resulted in the successful upgrade of the fire sprinkler system to meet new code requirements and all roofs were upgraded to include a 50-year warranted roof that will provide the facility with many maintenance free years of operation.

