

TESTING SPECIALTIES, INC.



Testing Specialties Inc. – Building Systems Commissioning

Project Name: Park Towers Condominiums, Las Vegas NV
Case Study

Project Detail: Estimated Construction Budget
\$62 Million Dollars



Park Towers – Las Vegas NV

New Construction of two twenty one story Hi-Rise Condominium structures
Design Build Concept
Major consideration – High-end customer base – Units sell between 485K and
\$2,800,000 each.

Major Obstacles to over come:

- Trades working in very limited spaces during construction
- State of the Art security, communication and Fire Life Systems
- Stringent construction schedule
- High visibility throughout construction cycle

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- Severe Noise restriction during Construction
- Very restrictive Fire Codes
- Limited Construction site staging and storage area

TSI was to perform construction overview of the MEP trades and to assist the General Contactor with day-to-day Quality Assurance and Quality Control issues relative to the HVAC and Fire Life Safety systems.

Case History Statement:

This project fell under the jurisdiction of the Clark County Fire Department. The City of Las Vegas and the Clark County fire jurisdictions are two of the most thorough and detail oriented Authorities Having Jurisdiction “AHJ’s” anywhere in the United States.

TSI assisted the General Contractor in establishing a good and solid working relationship with the Clark County Fire Department. TSI worked with the Fire Marshall’s office and personnel to insure that the submitted fire plans for the Hi-rise facility was complete and met all requirements of the Fire Department.

Knowing the consequences of failing any testing procedures required by the Fire Department, TSI developed stringent pre-testing schedules that insured that a “One Request, One test and pass” attitude was adapted by all the construction team members.

The following notations were taken from actual field notes taken by our Commissioning Consultant on just one construction issue:

The stairwell pressurization ductwork ran the entire length of the 21 -story building. The ductwork was specified to be multiple layers of sealed sheetrock, with a supply air outlet to be installed every 5 floors, with the stairwell pressurization fan being installed on the roof.

Problem observed: The TSI Commissioning Agent began to inspect the ductwork as it was being installed and noted that seam sealant voids existed. Since much of the ductwork, after it would be completed would be inaccessible, the TSI Commissioning Agent sent notice to the General Contractor and the installing sheet rock contractor of the noted deficiency.



Park Towers Las Vegas NV



Recommended fix: TSI recommended that each section of sheet rock be sealed from the inside out, layer-by-layer. The integrity of this duct had to be 100% to insure adequate air delivery during operation of the stairwell pressurization operations.

**Estimated
Cost Savings:**

There are several sets of savings involved with this notation:



- The Owner stated that a specific dollar value could not be assigned to this fix; however, the intrinsic value of finding this potential failure was significant for the following reasons:
 - a. The Stairwell pressurization system is required to pass the Fire Marshall's testing in order to the building to receive its "Certificate of Occupancy". Without the "CO" the facility can not be occupied. A delay in meeting the planned occupancy date would cost thousands of dollars in financing costs; added costs for tenants being delayed in moving in; and added costs being borne by the management company.
 - b. With the amount of construction taking place in the Las Vegas jurisdictions, the failing of a Fire Life Safety test may mean waiting several days or weeks to re-schedule a Fire Marshall back to the facility for re-testing.
 - c. The actual dollars and time the installing contractor saved from completing the installation, then having to tearing out his installation and having to re-install the ductwork are immeasurable.
 - d. Further cost avoidance came to play due to the fact that; the Test and Balance contractor was able to perform his task without problems or delays.