

Case Study



Patrick V. McNamara Federal Building

The Challenge

The 35-story Patrick V. McNamara Federal Building owned by the U.S. General Services Administration (GSA) was undergoing renovations that included the replacement of air handling units, sprinkler work, painting, concrete, controls, sheet metal and site management. To allow their tenants to continue operations in conditioned spaces while the project was being completed, the GSA needed an efficient and experienced mechanical partner. S.M. Lawrence, a Comfort Systems USA (CSUSA) company, was ready to help.



The Patrick V. McNamara Federal Building, designed in the Brutalist style of architecture using reinforced concrete with repeating motifs, opened in downtown Detroit in 1976. Named for former U.S. Senator Patrick V. McNamara, who served in Congress from 1955-66, the building features nearly one million square feet of rentable space and occupies the city block bound by Howard and Second streets and Cass and Michigan avenues

The Solution

The S.M. Lawrence Team:

- Finished the job on time with minimal tenant interruptions.
- Had to mobilize equipment in sections so it could be transported by elevator, a task which was also completed without interrupting client operations.
- Executed the project while maintaining the highest level of security.

“This was a very complex job where teamwork and coordination was critical to the completion of the project. At S.M. Lawrence, we strive to maintain satisfaction and rapport by ensuring that our client’s needs are fully met without any inconvenience. And we did just that. The client was very pleased with our work and invited us to bid more work following the completion of this job.”

Steve Wood | Business Development
Manager

Project Summary

Name

Patrick V. McNamara Federal
Building, U.S. General Services
Administration

Market

Government/Federal

Location

Detroit, Michigan

Case Study



Recent Recovery Act-funded modernization work on the McNamara Federal Building includes an FBI office build-out of eight floors and the addition of an FBI dedicated entry, conferencing center, mail room, and exercise areas. The public lobby will also be rebuilt to alleviate congestion, and the emergency generator and fire alarm system are being replaced. The project started in August 2010 and lasted nearly three years.

John C. Stennis Space Center

A Closer Look

S.M. Lawrence engaged in this \$7.5MM project by competitively bidding its mechanical, plumbing, and electrical services. The company was successfully awarded the job and began work in 2002 at the Patrick V. McNamara Federal Building, which features nearly one million square feet of rentable space in downtown Detroit, MI.

S.M. Lawrence was commissioned to replace all existing air-handling units in the sub-basement and penthouse of the 35-story McNamara Federal building. The company was the prime contractor with sprinkler work, painting, concrete, controls, sheet metal, and site management under the negotiated contract. This was a complex job where teamwork and coordination was critical to the completion of the project. The GSA was very pleased with S.M. Lawrence's work and invited the company to bid more work following the completion of this job.

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