



Compunetix - Tenant Fit-Out and Addition Monroeville, PA

Jendoco Construction Corporation was selected to provide pre-construction services and complete the tenant fit-out work and addition for Compunetix. The project was to renovate an existing six-story structure that had sat vacant for over six months. It involved the complete gutting of the interior and constructing office space, storage space, computer laboratories for the client who is a communication manufacturing and networking corporation.

The project also included the construction of a four story structure to house a freight elevator and shipping/receiving area. Jendoco worked with the owner and architect to provide pre-construction services involving creating budgets, schematic design development, and provided a guaranteed maximum price at approximately 70% complete construction documents.

Jendoco worked closely with the building code officials to obtain early demolition and foundation permits so that demolition work could commence and the project could proceed under a fast-track schedule. The entire project began in August, 1997 and the owner occupied the space in March, 1998.

Extensive HVAC upgrades and troubleshooting were required due to the building sitting idle for a period of time as well as an upgrade of the electrical distribution and emergency power systems. This work was completed on a design-build basis in order to maintain the aggressive construction schedule.

The work on this project also included raised computer flooring, extensive distribution of phone and data cabling, HVAC distribution ductwork, revamping of the restroom facilities with new fixtures, all new interior finishes including flooring, painting, refinishing of doors, hardware, ceilings, and lighting.

The building exterior was cleaned and repointing of the masonry, repair of the dryvit spandrel panels, and restoration work was completed at the attached three level parking garage.