



Bluegrass Oakwood Center

Owner: Commonwealth of Kentucky
User Agency: Cab. Health and Family Services
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Building Area: 16 Buildings
Construction Cost: \$ 336,526
Project Status: Completed

Project Description: Project was to replace existing sprinkler heads throughout 16 housing units that were continuously occupied by occupants that had special needs.

Engineering Highlights:

Fire Suppression:

The creation of the project was in response to violations noted in numerous sprinkler test and inspection reports by the Authority Having Jurisdiction. The existing sprinkler systems are dry type sprinkler systems that required many sprinkler heads to be custom measured and installed.

Although what appears to be a simple scope, the project had numerous unique challenges. This project involved design and construction for every space within the 16 buildings that are occupied 24/7 year round. This required a phasing of construction to work around the special continuous operation of the center. This phasing had to be carefully planned and once started only minor adjustments could be made.

After review of many buildings during design, sprinkler coverage deficiencies were found that required the existing systems to be modified with new piping. Virtually no two buildings were exactly alike thus requiring numerous field review trips by the design team. The project initially bid below the available funds set aside for this project, which allowed additional sprinkler system improvements to be made. All aging sprinkler alarm valves and many trim devices were replaced for each building. In the end this project was very successful in upgrading the life safety systems with minimal disruption to the occupants.