

All-Brite Update

Quarterly Newsletter From All-Brite Electric, Inc.

Winter 2013



A corridor in the newly renovated 17 Hillhouse.



One of the new classrooms.

Feature Project

Yale University

Renovation of 17 Hillhouse Avenue into new School of Engineering & Applied Science facility in New Haven, Connecticut

All-Brite Electric recently completed work on a renovation of 17 Hillhouse Avenue on the campus of Yale University in New Haven, Conn. The building, approximately 52,000 square feet on four floors plus a penthouse, previously housed the university's Health Services, and has been converted into a new facility for the School of Engineering & Applied Science.

Included are twelve engineering labs, classrooms, a gallery area for student study, group and seminar rooms, a first floor main information commons area (Teal Room), and offices for support staff. The project began in late March and was available for students in mid-August.

At its peak, All-Brite staffed the project with a full-time foreman and eighteen mechanics and apprentices to meet Yale's occupancy deadlines. A project supervisor and project manager supported the field operations. The building team was led by construction manager Turner Construction Company and its project manager, Shaun Bowman.

The building was gutted to the core structure, and All-Brite crews' scope of work included:

- Dimming system incorporated into the Teal Room
- New energy-saving lighting throughout
- Occupancy sensors for energy conservation
- Existing 5,000 amp main service and 800 amp emergency power were reused and all

downstream panels and feeders were replaced

- A total of 38 power panels were either added or replaced, including all new feeder cables to each panel
- New mechanical systems were located in the lower level and penthouse, HVAC units installed with VFD drives—40hp in the penthouse and a 15hp and 10hp in the basement
- Each engineering lab has its own local 100 amp electric panel
- New infrastructure provided for tele/data system, including wired and wireless user locations
- Installed over 250 data user locations and more than 180,000 feet of Cat6 cable
- Fiber optic cabling brought to each floor's respective IT closet.
- Infrastructure of conduit and power wiring for audio/visual, including TV, projection screens and projectors installed
- Reuse of main fire alarm panel, with new piping, cable and new devices throughout, all the while keeping the existing system on line during construction for building protection
- Added new security system tied to Yale's central system. All new labs and classrooms fitted with card access. Card access on all main exterior doors. Security cameras at exterior access points. Yale Security Bluelight Emergency phone outside the building.



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24-Hour Emergency Service

In the event of an electrical emergency after normal business hours, please call **(203) 937-7211** and follow the prompts. We offer:

- Quick Response
- Fully Licensed and Insured Electricians
- Courteous Service

Always there when you need us!




Our Customers Say It Best...

17 Hillhouse Avenue, Yale University

"The 17 Hillhouse Avenue project was a fast-paced, interior fit-out of Yale's previous Health Center, built in 1971. Field conditions and unforeseen problems made it quite difficult to perform \$2 million in construction work per month over the summer. This was 20-week job that would not have been possible using traditional construction practices and without an outstanding subcontractor team."

"More than 175,000 man-hours were performed with no lost-time injuries or OSHA recordables, allowing everyone to return home to their families each night without injury. All-Brite Electric contributed many of those hours, including nights, weekends and double shifts. The company's dedication to safety and patience with our "Ladders Last" policy led the project with a positive and proactive attitude that others followed."

"Supported by the Borrelli brothers, Dave "VELA" Gardetto, Mike Wajnowski, Matt Polverari and their merry men kept their heads down and never stopped. Things got a little hectic at the end and we didn't think we would make it on time and in one piece, but Dave Gardetto kept saying, "We're going to make it!" There were a few sleepless nights, but the Certificate of Occupancy was secured on time and Yale students walked through the lobby as scheduled for their first day of classes."

"We learned some important lessons, lost some hair, made a few friends and hopefully a made a couple dollars along the way. We've been fortunate to continue doing some post-occupancy work in the building and hope to do another Yale project together soon."

"All-Brite Electric, along with the rest of the team, is proud to be helping build the future of Yale University."

—Shaun G. Bowman, Project Manager
 Turner Construction Company

New Service: Traffic Signalization

The owners of All-Brite Electric, Stephen and Paul Borrelli, are proud to announce that on October 1st they purchased Airway Electric Corporation and its assets. Airway Electric was previously owned by Bill Hazard, who started the company in 1978 and will stay on as an advisor/consultant at the corporate headquarters in West Haven, Conn. All of Airway Electric's employees have also made the transition to our offices.

All-Brite Electric is now able to offer traffic and control work to our customers, as well as heavy highway and commercial site lighting, and will continue to provide the same quality of service to our new and existing customers.