

# 450 Columbus Boulevard

## Consolidated Government Offices

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<b>Location</b>	Hartford, Connecticut	<b>Size</b>	600,000 square feet
<b>Architect</b>	Tecton Architects	<b>Cost</b>	\$69 million
<b>Services</b>	MEP/FP	<b>Completed</b>	2017

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A Kohler Ronan MEP/FP assessment at 450 Columbus formed the basis for recommendations, budget, and design for the renovations to two, multi-story office towers located in downtown Hartford. Having been vacant for several years before being purchased by the State of Connecticut, the buildings underwent nearly a complete gut of each floor back to the core, including new toilet cores, new outside air pre-treatment systems, controls, and floor air handling units. The only systems to remain were main duct distribution, electrical cores, and floor lighting. To save money and time, the existing lighting fixtures were removed, re-lamped, and reinstalled. Further, a more efficient layout allowed us to reduce the quantity of fixtures by over 30%. Due to a condensed schedule, design of this project was completed in multiple phases which allowed for parallel paths for design and construction. Additionally, each of the office towers was designed and renovated separately which permitted partial occupancy while the adjacent building was being completed.

The recently opened towers, totaling 600,000 square feet across 26 floors, have allowed the State of Connecticut to consolidate its many departments and to house approximately 2,200 employees at one, beautifully renovated facility. Kohler Ronan was delighted to have contributed to this government project.



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