

Hewlett-Packard

Chesterfield County, Virginia



McKinney and Company, working with Liberty Property Trust, provided full service planning and design to Hewlett-Packard to deliver the Phase I, 158,000 SF assembly and packaging operation in a compressed time schedule of only 13 weeks and under budget. A team-build approach using a negotiated general contractor and key trade contracts was followed by McKinney and Company, Liberty Property Trust, Hewlett-Packard, and their partners.

McKinney also prepared the master plan for a five building complex that totals 850,000 SF on the site in River's Bend.

Phase II is a 146,000 SF paper converting and packaging facility with offices and was constructed in 1997. Phase II was designed and constructed in 16 weeks and completed under budget.

Both Phase I and II facilities are 24-foot clear structures with a conventional steel frames, single ply roof systems and insulated concrete wall panels. Both are fully air-conditioned and have epoxy coated floors. Seventy-five thousand SF of Phase II is five-inch, two-way post tensioned floor slab.

After occupancy, McKinney and Company has continued to meet HP's varied needs, offering facilities management services at HP's three Richmond area campuses. McKinney and Company staff have handled a variety of responsibilities including new construction, renovations, administration of maintenance contracts, production line equipment and infrastructure installation, facility space evaluation, development of maintenance and work-order processes, and directing the on-site facilities maintenance staff of mechanical, electrical, janitorial, and security personnel.

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