



George W. Bush Presidential Library and Museum

Dallas, TX

Overview

The whole nation watched as the George W. Bush Presidential Library and Museum was being built. TriMark Strategic and ISI Commercial Refrigeration, a TriMark company, were part of its creation. This 226,000 sq. ft. state-of-the-art facility features a quick-serve bistro, a café that can serve up to 150 guests and a 1,175 sq. ft. catering kitchen used to prepare bulk menu items.

Security measures for the construction of The George W. Bush Presidential Library and Museum were extremely high. All parties involved in the job were subject to random drug testing, FBI background checks, fingerprinting, and daily security escorts.

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Problem

- High-security job required 24-hour notice and approval on all equipment deliveries
- Safety was paramount—scaffolding inside the building exposed workers to potentially hazardous injuries
- Low ceiling heights and limited space for ductwork made hanging hoods difficult
- Project took a total of three years to complete

Logistical Issues

Maneuvering the commercial kitchen equipment and delivering it to the proper location within the facility proved to be one of the project's biggest challenges. There was scaffolding throughout the building, which exposed workers to potentially hazardous injuries. Subcontractors had to maneuver around the scaffolding, which sometimes created a logjam of equipment waiting in the hallways.

Overcoming Obstacles

The TriMark Strategic team had to strategize a way to direct equipment around these obstacles, while making sure that the workers—and the equipment—were both being protected. In addition, there was only one dock available to all subcontractors. “Compared to many of our other projects, we couldn’t just pull up to the back door and unload the kitchen equipment. We really had to coordinate with the other trades to keep the project moving,” said Ryan Williamson, Project Manager for TriMark Strategic. Constant oversight, diligent project management and clear communication ensured that no detail was missed throughout the duration of this three-year project.





Solution

The solution was to take things one step at a time and one kitchen at a time. The bistro kitchen, now known as Café 43, contained about 30 separate pieces of customized stainless steel equipment. “It was like putting together a puzzle.” said Williamson, “We staged everything in our ISI warehouse facility in Dallas, TX and then brought it into the museum, starting from the back of the museum and working our way forward.”

Custom Ventilation Solution

It was up to the TriMark Strategic team to offer innovative solutions to hang up the hoods, some of which were up to 18 feet long. Security cameras located throughout the building meant there was both low ceiling heights and limited space for ductwork. The solution was to create a custom fabricated mechanism to hang the hoods that met codes but did not block security cameras. “When we hung ventilation hoods, we had to shoot a long piece of threaded material for each corner of the hood work as hanger for hood. It looked like spaghetti,” said Williamson.

Ongoing Site Visits

The TriMark Strategic team conducted site visits throughout the duration of this three-year project making sure that each phase was properly executed. The team also had to produce daily safety, job and LEED reports. “A big part of the Project Manager’s job is to see things before they happen and avert potential problems,” said Williamson.

Results

- Commercial kitchen equipment was ordered, customized, consolidated, and staged by TriMark Strategic, resulting in the successful execution of this high-profile foodservice project
- Custom fabricated mechanism created for hoods to coexist with low ceiling heights, limited ductwork space and security cameras
- Daily reporting reduced safety incidents significantly
- On-site project management throughout the duration of this three-year project helped overcome daily challenges and provided quality solutions

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