



The Conner Group Headquarters

Services Performed

- Plumbing
- Complete Domestic Water System
- Storm Piping System
- Natural Gas System
- Excavation
- Insulation
- Plumbing Fixtures
- Steam Bath System
- Interior and Exterior Water Features

Project Details

- Contracted Value : \$466,000
- 94% Self Performed
- November 2012 - July 2014
- 39,825 Square Feet

Our Story

Mechanical Systems of Dayton Inc. entered into agreement with Messer Construction Company to provide Domestic Plumbing and Gas Piping work for The Connor Group Corporate Headquarters. The project is located in Dayton, Ohio. The building contains a total of 39,825 square feet of office space. The contracted value of this project was \$466,000. MSD was responsible for the installation of the building's Plumbing system which consisted of: The Installation of domestic water and sewage system, (44) Plumbing Fixtures, Triplex Potable Water Booster Pumps with VFD Control, Duplex Sewage Injection Pump System, Duplex Water Softening System, Duplex Sump Pump System, Twin 100 Gallon 199 MBH Water Heaters, and the Installation of Gas Piping to all Fuel Fired Appliances, which are only a few of the Plumbing Components installed for this building.

This project is special due to the unique shape of the building, with its slanted walls that almost defy the rules of gravity. MSD was responsible for the plumbing on this job, and with installing our plumbing work we had to adjust to its distinctive shape to make sure our systems could be adequately installed.

The building included many specialty features. The faucets for example were equipped with LED lights that changed colors based upon the water temperature. We also installed massage panels in the custom showers. There is an exterior moat that runs around the perimeter of the building. MSD laid gas and water piping to the pool equipment and heaters that serve this moat. In addition to the exterior moat, we also installed an interior floor to ceiling water feature located in the lobby area of the building. This created a waterfall effect whereas the water falls from a special opening created in the ceiling into a narrow drain in the floor.

Some of the obstacles that we faced in order to complete this project certainly lied within the irregular shape of this building. Due to that shape, we had to adjust and become innovative with our installation and also with some of the equipment and materials that we used. Instead of using standard 90-degree fittings, we had to use swing joint fittings in order to get the correct angles. We also overcame obstacles by having to readjust the pitch on our roof drains after installation. We needed to readjust due to the tension cables holding the glass wall that leaned outwards from the building. After tensioning the cables, the cables pulled down on the roof and we had to alter the pitch to compensate for the tensioning. We also experienced challenges on this project in regards to quality control on our layout of the underground portion of the work. Since this was not your standard shaped building, we had to perfect our layout to make sure our systems were properly installed. As a company, we learned from the project and have invested in a Trimble Unit to assist with our layout process moving forward.



