

Constance Lai

Constance Lai, AIA, LEED AP BD+C, is a Historic Preservation Specialist in Washington, DC. She works for Grunley Construction, a general contractor, who specializes in historic structures. Ms. Lai lends her expertise to both the Pre-Construction and Operations Departments, advising on preservation, conservation, and sustainability issues. She has extensive expertise in evaluating the significance of historic architectural features; coordinating and integrating traditional trades with new construction technologies and infrastructure; and managing the execution of restoration treatments. She is currently the Quality Control Manager for Phase 1 of the US Capitol Exterior Stone and Metals Preservation Project. She also worked on the Washington Monument Earthquake Repairs project and the modernization of the Eisenhower Executive Office Building.

Incorporating Laser Cleaning Into Large-Scale Construction Projects

Performing laser cleaning on a large construction project is an exponentially more difficult endeavor due to external factors that do not necessarily come into play on smaller projects. There are many more stakeholders – client, tenant, architect, construction manager, general contractor, safety officers, other subcontractors – all who will have an impact and/or will be impacted by the laser cleaning scope. In addition, factors like logistical challenges, environmental factors, more complex managerial and “paperwork” requirements, chain-of-command protocols, man-power scheduling, overall construction milestones, and precisely defining contract scope (both in extent and quality), all become critical aspects that can affect the outcome of the project. This lecture will describe how laser cleaning fits into the puzzle of a large construction project and what it takes to make the project a successful one.