



State Health Care Multi - Building Facility

HVAC Renovations

Contract Value: \$4.4 Million

Project Description: S. P. McCarl & Company, Inc. installed all the new HVAC systems for multiple patient residential facilities on campus. The project was completed in phases with three buildings completed in the summer of 2005 and four buildings completed in the summer of 2006. Each building was approximately 50,500 sq. ft.



The scope of work included the installation of HVAC equipment such as heat exchangers, air separators, chemical feeders, pumps, fin tub heaters, convectors, cabinet unit heaters, horizontal unit heaters, and nine new air handling units. Our scope included both HVAC piping and sheet metal trades with the vast majority of the work being piping.

Our scope of work also included asbestos abatement which was the only work that could be done during the heating season. There were seven different buildings that required HVAC upgrades while they were occupied with special needs patients.

Technical Challenge: As mentioned above the project included work in multiple locations on campus that required close monitoring and coordination by our Project Manager. Much of this involved working in very tight conditions. This made it difficult to work with multiple trades in confined areas.



The coordination and scheduling of our work was extremely challenging since each of the seven buildings being renovated were fully occupied at all times with patients. The heat could only be disabled between May 15 and September 15 so we only had four months a year to complete the HVAC upgrades in each building.

Therefore, to finish the large amount of work needed required careful planning as well as larger crews than would have been optimal. The uniqueness of the patient needs required a weekly work plan meeting with the owners' representative as well as daily meetings to confirm the plans of our workers and the facility needs as well. In spite of these challenges there were very few problems that arose during our successful implementation of the work.

