



# NEW CONSTRUCTION - UNIVERSITY STUDENT HOUSING

**PROJECT LOCATION:** UF Alpha Delta Pi Sorority House – Gainesville, Florida  
**EXPERIENCE OF:** Mitchell Gullledge Engineering, Inc.  
**ROLE IN PROJECT:** MEPF Design Sub-Consultant & Commissioning Authority

## CONSTRUCTION COST

\$9,009,046

## COMPLETION DATE

August 2020

## PROJECT STAFFING

**Project Manager:**  
Andrew Mitchell, PE, CxA  
**Mechanical Lead:**  
Craig Gullledge, PE, CxA  
**Mechanical Designer:**  
Ark Szczurowski, PE, CxA  
**Plumbing/Fire Protection Lead:**  
Andrew Mitchell, PE, CxA  
**Electrical Lead:**  
Andy McCaddin, PE, RCDD  
**Commissioning Authority:**  
Ark Szczurowski, PE, CxA



## PROJECT OWNER

Gamma Iota Chapter of Alpha Delta Pi Sorority  
 University of Florida  
 Mark Humbert  
 245 Gale Lemerand  
 Gainesville, FL 32611

## PROJECT SUMMARY:

This new three-story, 34,000 SF sorority house for Alpha Delta Pi is constructed on the site of its original 1955 residence at the University of Florida. The new home is modeled after America’s traditional Southern plantation-style homes of the 19<sup>th</sup> century. This residence home includes spaces such as a 3,300 SF dining hall with commercial kitchen, two-story grand foyer, library, master bedroom and house director suites, 34 bedrooms, laundry facilities, study rooms, testing rooms, and auxiliary support areas.

## BUILDER

Scorpio.  
 Chris Gregory  
 3911 W. Newberry Road  
 Gainesville, FL 32607

The HVAC mechanical scope of work consisted of a 30-ton variable refrigerant flow (VRF) system with heat recovery, 10 split-system DX heat pumps, general exhaust fans, and commercial kitchen ventilation systems included fans and kitchen hoods. The VRF system was comprised of a 100% outside air dedicated packaged rooftop unit, heat recovery branch controllers, and various types of indoor split-system units including ducted and ceiling-mounted configurations. The plumbing scope of work included domestic water and sanitary waste/vent provisions for the restrooms, kitchen, and laundry areas. New plumbing fixtures, gas storage water heater, recirculating pump, and an elevator sump pump were also provided. A storm water system was included and coordinated with the roof primary and secondary drainage systems. Additionally, a fire flow test was coordinated and hydraulic calculations were performed as engineer of record for the fire protection system. The electrical scope of work consisted of power, lighting, fire alarm, and a two-way communication security system. Telecommunication rough-ins were coordinated with the Owner and were also included. As the project’s MEPF sub-consultant and commissioning authority, Mitchell Gullledge Engineering provided pre-design, design, commissioning services, and construction administration services including site inspections, submittal reviews, and as-built documentation.

## PROJECT ARCHITECT

Walker Architects  
 Joe Walker, AIA, LEED AP BD+C  
 2035 NW 13<sup>th</sup> St.  
 Gainesville, FL 32609

The new Alpha Delta Pi Sorority House at the University of Florida demonstrates Mitchell Gullledge Engineering’s ability to provide MEPF engineering design and commissioning services to a new sorority residence home for a major university institution. Our team provided alternate design concepts early in the pre-design phase of the project to assist with budgeting efforts. Additionally, after a cost-value analysis with the project’s construction management team, the selected HVAC scheme was a great solution to minimize equipment footprints, maximize usable buildout square footage, maximize ceiling heights, and enhance energy efficiencies for the home while still achieving minimum outside air and ventilation air Code requirements. This gorgeous new sorority house will provide a new centerpiece of sorority life for Alpha Delta Pi at the University of Florida. Mitchell Gullledge Engineering is proud to help continue the tradition of excellence for these women and future sorority sisters.

