CUSTOM AHU REPLACEMENT

PROJECT LOCATION: UF Communicore – Gainesville, Florida
EXPERIENCE OF: Mitchell Gulledge Engineering, Inc.
ROLE IN PROJECT: Prime Professional, MEPF Design

CONSTRUCTION COST/METHOD
$738,525 / Hard-Bid

COMPLETION DATE
On Hold

PROJECT STAFFING
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PROJECT SUMMARY:

The University of Florida's Health Science Center (HSC) Communicore Building is an interdisciplinary, multi-story facility located on UF's main campus in Gainesville, FL. Mitchell Gulledge Engineering was contracted by the University to provide the consulting engineering services to replace three (3) existing air handling units (AHUs) with new custom mixed-air AHUs. The existing AHUs were aging and at the end of their useful life. The new multi-zone AHUs totaled over 240 tons of cooling and included chilled water hydronics, fan arrays, UV lights, and custom BAS controls. The AHUs were specified with knock-down construction to facilitate installation in the existing mechanical room penthouses. This hard-bid project had a very tight budget. Consequently, Mitchell Gulledge Engineering provided detailed and itemized cost estimates during design to ensure the project remained on budget. Additionally, extensive field survey efforts and special design consideration was given to ensure the new AHUs would fit in the existing mechanical rooms with minimal disruption to the existing utilities. The design included new ductwork and piping layouts in the mechanical rooms to increase AHU access and serviceability.

Mitchell Gulledge Engineering worked closely with UF EH&S during design to identify existing life safety ratings and other potentially problematic Code deficiencies. This effort was critical to mitigate against any future issues or change orders in the field during construction. The Communicore Building provides critical services and must remain occupied 24/7. Consequently, Mitchell Gulledge Engineering's design services included phased construction documents and extensive coordination with UF facilities and the user group in order to maintain the building's occupancy status and reduce utility outages. The phased construction documents also included crane/rigging coordination for the AHU installations.

The University of Florida's HSC Communicore Building AHU-5, 7, & 8 Replacement project is a prime example of Mitchell Gulledge Engineering's ability to consult and design strategically in order to minimize disruption to the building occupants and stay within budget. As the prime professional, our analysis and understanding of how the occupants scheduled their use of the building allowed our team to design this HVAC replacement with no adverse effects on building operations. Additionally, our ability to coordinate with UF EH&S during design provided invaluable to the project and helped to ensure the project remained on schedule and within budget.