Contracted Scope
Reference #1

Provide a detailed description of your scope of work for this project. Responses should include: type of construction, size of project, contract value, length of project, and percentage of labor that is self-performed.

The Oconee Medical Center contracted for a new six-story patient tower addition to the existing medical center at its Seneca, South Carolina campus.

Type of Construction:
The new building is a concrete structure with metal stud framed walls and a brick veneer exterior. A new chilled water system was installed in the expanded central energy plant to increase utility capacity to support the HVAC needs of the new patient tower addition. The HVAC system for the new patient tower is equipped by new chilled water air handlers with steam reheat coils. Multiple specialized exhaust systems were installed to handle patient isolation rooms. Air terminal units with reheat coils maintain comfort level in the patient areas and surrounding support areas. Fan coils were utilized to create even temperatures at the connectors to the existing facility. A web based facility management system keeps the chillers, air handlers, fans and the other HVAC items in check. From a plumbing and medical gas perspective, each patient room contains standard bathroom amenities with each head wall containing the appropriate medical gas outlets to support patient needs. Specialized areas include a new dietary area for patients, a new pharmacy, new café, and a new CT area. The patient tower also contains areas for critical care, isolation, radiology, even a chapel and a large conference meeting area.

Size of Project:
This new tower addition incorporates 172,192 square feet of additional space for the medical center. The additional square footage is supported from the expanded Central Energy Center by 2 new 600-ton chillers and cooling towers that are connected to the new patient tower by 3500 linear feet of underground double wall piping. The new tower has 9 new air handlers, 8 new fan coils, 11 exhaust fans, and 290 air terminal units. The new patient tower HVAC system consists of 30,000 linear feet of HVAC piping and 300,000 pounds of sheet metal. There is 28,400 linear feet of cast iron storm and sanitary piping, with 29,500 linear feet of copper water piping and 16,000 linear feet of medical gas piping.

Contract Value: $ 8,603,277

Project Duration: 2 years seven months: December 2006 though June 2009

Percentage of Self-Perform Work: Waldrop Mechanical Services self-performed 100% of the equipment demolition, and installation of plumbing, sheet metal and piping activities. The firm subcontracted all insulation, building controls, and test/balance activities.