

# SPECIALTY CONTRACTOR: MECHANICAL & PLUMBING

## Major Renovation — Shipp and DuPre Halls | Wofford College

### Section 1 — Contracted Scope

Provide a detailed description of your scope for this project (maximum of one page). Responses should include: type of construction; size of project; contract value; length of project; and percentage of labor that is self-performed.

**Project Location**  
Spartanburg, SC

**Waldrop's Role**  
Mechanical Contractor

**Contract Value**  
\$1,987,181

**Project Duration**  
Demolition/Construction  
12 weeks  
May 23 – Aug. 12 (2011)

**Preconstruction Phase**  
Preconstruction began  
February 2011;  
sheet metal fabrication  
began in April 2011.

**Building Size**  
90,000 sf total  
2.5 stories each  
45,000 sf each

**New HVAC System  
and Equipment**

- New duct system
- 15 tons, (31,450 lbs.)  
of sheet metal and spiral  
duct
- 8 pumps
- 201 fan-coil units
- 3.0 miles (15,860 lf)  
of copper piping
- 1 mile (5,480 lf)  
of stainless and carbon  
steel pipe

**Percentage of Work  
Self-Performed**  
100% of demolition work;  
installation of piping; and  
sheet metal fabrication  
and installation activities.

**Subcontracted:**  
Insulation, test and  
balance, and concrete  
coring activities.

Wofford College has 8 campus dorms scattered about its 150+ acre campus. 90% of Wofford students live in one of these dorms all 4 years. This project involved the complete mechanical renovation of 2 dormitories, Shipp Hall and DuPre Hall, both of which were constructed in 1961. The original installed mechanical systems were still operational but in need of replacement. In February 2011, Waldrop Mechanical Services was awarded a single contract valued at \$1,987,181 for the mechanical scope of work for both dormitories. Renovation activities for both residence halls were executed simultaneously. It was imperative that construction be completed within a 12-week period during the summer break in order to accommodate Wofford's housing commitment to 300 students for the 2011 fall semester in both dormitories. The college had to bring both facilities back on line, or face serious challenges with temporary student housing if the project was not completed on time.

Waldrop's mechanical scope of work included the demolition of both buildings' mechanical systems with the exception of the college's existing central energy plant. These efforts called for the removal of 201 existing fan coil units along with all associated piping, pumps, and exhaust air ductwork. All of this was replaced with 201 new fan coils and associated chilled water/hot water secondary pumping/piping systems. Each dormitory room received a new fan coil unit and the ducted supply was terminated in each dorm's bedroom/living space. A separate outside air feed was routed to each room from a dedicated outside air unit. The supply and return network to make these systems fully functional was included in Waldrop's scope of work, as were all insulation, test and balance, and concrete coring activities.