

# 24-Story Class-A Office Building

## Turn-key Air Handler Replacement

### Class-A Office Space



#### THE OPPORTUNITY

This Class-A Office building had outdated AHUs serving each of the floors in question needed to be replaced, having reached the end of their useful lives. Repair costs were adding up and Donnelly Mechanical was contracted for a turn-key replacement.

#### THE PROJECT

Several Air Handling Units needed to be replaced. Donnelly applied full protection to all lobby and elevator areas to prepare for rigging large equipment. One floor at a time each AHU was disconnected, dismantled and removed during off-business hours. Delivery and assembly of the new units were also done off hours, minimizing the disruption to day-to-day business of the condominium owners.

Once assembled, new piping connections were made between the existing risers and the new units. BMS controls were tied into the existing system. New duct connections were made to connect the new unit to the existing supply feed. All newly installed units were started, tested and balanced - including vibration analysis reporting. After all work was completed each day, all lobby and elevator areas were cleaned and restored to normal conditions.

#### THE OUTCOME

A complete and functioning AHU replacement was provided to the building with minimal disruption or inconvenience to the occupants of the building. The project was scheduled and coordinated across 8 floors for an overall smooth and reasonably scheduled job. Donnelly was able to provide all of the required services for expert knowledge and experience, executing each requirement of the job tailored to the building's needs.

#### Project Role

- Special Projects

#### Technical Scope

- Remove (7) 30-Ton Air Handling Units
- (1) 60-Ton Air Handling Unit
- Working to replace AHUs across (8) Mechanical Equipment Rooms

#### Challenges

- Functional building - day-to-day operations could not be interrupted

*(Continued on the back)*

