

RXR - 530 5th Avenue

Turn-key Air Handler Replacement
Class-A Office Space



THE OPPORTUNITY

Aging air handlers were in need of being replaced due to renovations that this Class-A office space was doing on the 8th and 10th floors. Timing was important in this project, as the renovations and floor buildouts were imminent. The HVAC equipment needed to be installed rather quickly to not delay the floor buildouts.

THE PROJECT

The existing AHUs in Mechanical Equipment Rooms (MERs) needed to be removed and disposed. The existing 4" concrete housekeeping pad needed to be expanded to accept the new unit footprint. The new AHUs had to be dismantled to allow for rigging through building and elevators. The units were then re-assembled and installed. The new return fan to MER was configured to maximize the most usable space within the room. The existing concrete masonry unit wall (CMU) needed to be modified to accept the new sleeves for the ductwork. A controls installation that tied into the building management system (BMS).

THE OUTCOME

From the planning, de-commissioning and removal of the existing AHUs right through delivery, rigging, installation and commissioning of the new air handler units, Donnelly's expert project management completed the complex project within the required schedule and estimate. Working with a single contractor afforded RXR simple and direct coordination, achieving considerable savings in time, costs, and headaches.

Project Role

- Special Projects

Technical Scope

- Remove & dispose of existing AHUs
- Replace dampers for fresh air ducts
- Run new electric feed from existing panel with new VFD's for new machines
- Complete a controls installation tied into the building management system (BMS)

Challenges

- New AHUs would not fit as-is

