CLAYTON COLLEGE & STATE UNIVERSITY – ***Morrow, Georgia***

CENTRAL PLANT CHILLER SYSTEM UPGRADE

SCOPE Complete replacement of existing Hot Water and Chilled Water Central Plant and associated ancillary pumps located in satellite mechanical rooms, serving 250,000 square feet of occupied space in seven buildings of a college campus. Five new boilers of 5 MMBTUH capacity and two new chillers of 1500 ton capacity included in the scope of the project along with new primary, secondary and tertiary pumps.

Owner
Board of Regents

Mechanical Contractor
Mann Mechanical

Prime Consultant
Johnson, Spellman & Associates, Inc.

Construction Cost
$4,320,000 (total)
$3,110,000 (mechanical)

SPECIAL CIRCUMSTANCES

- Fast-track project schedule under "Construction Manager At-Risk" contract with nine-month timeline from start of project to start-up of new Chilled Water Plant.
- Multiple phases and sub-phases for the demolition and new construction to meet the critical schedule for start-up of new systems.
- Critical interface of existing building systems with new central plant that have a wide diversity in heating and cooling demands.
- Increased the cooling and heating capacity of the Central Plant without increasing the physical size of the Plant building while addressing the User's needs for maximized accessibility to equipment.

Johnson, Spellman & Associates, Inc.
6991 Peachtree Industrial Boulevard, Building 700
Norcross, Georgia 30092-3601
(770) 447-4555 fax (770) 246-9042 www.jsace.com