



# HVAC replacement project at John Tyler Community College

Replacement of rooftop units at Moyar Hall  
John Tyler Community College Chester, VA



## Project Description

The rooftop HVAC units at Moyar Hall had become old and unreliable, causing interruptions and high maintenance costs for the college. The decision was made to replace them and the work had to be completed during the Christmas season break.

The total project involved replacing 3 packaged rooftop units and a small split-system located at another building on the campus.

As is the case with many HVAC replacement projects these additional requirements would be needed to ensure the system functioned correctly:

- Modification of duct work
- Reworking the control systems
- Re-routing and correctly sizing the mechanical piping

Ordinarily a routine project for the Waco team, the time constraints imposed on this project required a unique approach. Approval for the project and project start date had to be accomplished in an extremely short time frame. Waco developed the HVAC plan and had the engineer review and approve. Equipment was ordered and held by the supplier until the contract was signed. Once the contract was approved, the Waco procurement team worked with the supplier to expedite the delivery. It took all the associated departments at Waco working together to get the project done on time. All the pre-work and planning had to be done in advance because there would be no time to change things once the project was underway.

## Unique Project Challenges

- 1 The installation team had to relocate itself throughout the plant several times during the week due to Quality Control testing. If QC weld testing on the new pipes failed at a certain location, the Waco insulation team had to move to a section in which QC testing was successful. This created unique challenges to keeping the project on schedule.
- 2 The completion schedule was tight from the beginning and when the additional 400 feet of insulation work was added to the project, the Waco team had to get creative in order to meet the original project deadline. This required longer work days, additional manpower pulled from other Waco office locations, and implementing staggered shifts of two insulation teams.

## Why Waco Was Chosen

Waco has a long resume of successful HVAC projects at various college campuses around the state. Our reputation, level of expertise and detailed execution plan gave the decision makers at John Tyler the added confidence that the project would be done right and on schedule.

### Project Scale

- Approx. 1,000 man hours required to complete project
- Each of the 3 new rooftop units weighed 12,000 lbs.

## Summary of Results

Gary Drake, an experienced project manager at Waco, led our team on this project. The entire project was completed in the tight time frame with only one small change order. It was due to the new HVAC units requiring additional electrical work, which was undetected during the engineering stage. This one change order represented less than 2% of the overall project investment. It was a good example of how a complex project can be done quickly and efficiently when the owner, engineers and contractors work well together and trust each other's judgment.

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## Other Locations

