



AMERICAN DEVELOPMENT
INSTITUTE

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SUMMARY

ADI and Automatic Temperature Controls (ATC) will provide the design, removal of, and construction of a new heating and cooling system at the hospitality dormitory.

Overall value: \$1.5 million

Johnson & Wales Hospitality Dormitory Providence, RI



UNIQUE VALUE TO CUSTOMER

The building's central steam heating plant shall be removed as well as piping, ductwork, and above-ceiling terminal air handling units that serve student living spaces. The existing rooftop unit that serves the Dining Room Extension, as well as the multi-zone unit that serves the interior dining room spaces, shall be replaced with new, similar equipment. The multi-zone unit may be converted to a VAV unit.

The gas-fired, rooftop makeup air unit serving the kitchen shall be replaced with a new similar unit.

The new heating plant shall consist of high efficiency, modular hot water boilers, dual-temperature heating-cooling pumps with VFD's, and associated equipment. Vertical, Whalen style, 2-pipe fan coil units shall provide heating and cooling in the student living spaces. A new copper piping system shall connect the units.

The existing Trane chiller shall remain in place but be modified to interface with the new DDC system. The domestic hot water (DHW) system shall be replaced with new equipment that will tie into the new hot water heating plant. The existing stone-lined tank is to remain.

Miscellaneous cabinet and unit heaters shall be replaced with new, similar equipment. A new DDC system shall be provided to control all new equipment.

SERVICES

- Design/build
- Construction management
- Permitting
- Asbestos removal
- Consumption usage analysis
- Commissioning
- Staff orientation and training

MEASURES

- Boiler plant
- Domestic hot water system
- Direct digital controls
- Electrical generator
- Fuel oil transfer and heating system