



AMERICAN DEVELOPMENT
INSTITUTE

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SUMMARY

ADI and Automatic Temperature Controls (ATC) completed the designed heating and a new cooling system at Xavier Hall through a design/build approach.

Overall value: \$1.67 million

Johnson & Wales Xavier Hall Project

Providence, RI



UNIQUE VALUE TO CUSTOMER

Xavier Hall's existing rooftop chiller, chilled water pumps that are located in the basement of the 2-story Academic Wing, exposed chilled water piping, fan-coil units, unit ventilators, ductwork, and controls shall be removed. The existing hot water system shall largely remain in place and be modified to serve the new HVAC system. The existing rooftop and ductless split systems that are in place to serve various office and classroom spaces will remain unchanged. The HVAC systems that serve the basement spaces will also remain unchanged except for a controls upgrade of the terminal-heating units. In the dormitory wing, the scope of work will be limited to the removal of the existing steam boilers, condensate system, steam-to-hot water convertor, and hot water pumps.

All piping that is not replaced under this project may need to be replaced. Piping replacement is not part of this project. Fire Alarm panel upgrades are not part of this project. Any increases required to expand the existing system will be extra. Structural design and construction is not included in this bid and timeline may need to be adjusted accordingly.

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