COLUMBUS CITY SCHOOLS

COLUMBUS, OH | DESIGN-BUILD

Brewer-Garrett

SIZE

1,798,047 sq. ft.
16 schools

COST

$20.6M

DURATION

8 Months

SCOPE

- Air Handling Unit (AHU) replacement
- Boiler replacements
- Building Automation System (BAS) installation & upgrades
- Electrical infrastructure upgrades
- HVAC upgrades
- Make-up AHU replacement
- Packaged Rooftop Unit (RTU) heat pump
- Piping system upgrades
- Retro-commissioning
- Single Zone Variable Air Volume (SZVAV) air handling unit upgrades
- Variable Air Volume (VAV) upgrades

After previously working with Brewer-Garrett (**BG**) on design-build projects, Columbus City Schools (CCS) selected BG to provide services for a project involving 16 schools within the district. Prompted by the teachers' call for air conditioning in the larger learning spaces, including gymnasiums, kitchens, and auditoriums; the project included the upgrade and/or replacement of numerous variable air volume (VAV) units, air handling units (AHUs), boilers, and upgrades to the building automation systems (BAS), to provide students with comfortable and aesthetically pleasing learning environments.

PROJECT INVOLVING
16 SCHOOLS

BG overcame challenges presented by long-lead items. Several AHUs did not arrive when expected. While the more convenient and typical process is to install the unit and build the connections out from that unit, BG quickly adapted and continued preparations by building the connections first, so they were ready once the AHUs arrived. Additionally, four (4) critical boiler replacements were fast-tracked and installed within one month of contract award, right on time for the heating season. By prioritizing boilers in critical condition, BG's rapid response minimized downtime and safeguarded student and staff comfort.

BG successfully managed significant additional scope items added by CCS during the project. This included the addition of two (2) rooftop units (RTUs) to the already accounted for 46 units. Additionally, after making the discovery that an elementary school roof was in disrepair, CCS opted to have BG repair the roof and install an RTU there.

BG effectively executed this fast-tracked design-build project across 16 schools, covering over 2 million square feet. Our understanding of the logistics and strategic planning required to manage complex, multi-building renovations was highly influential to our success. The timeline for this project required extensive construction during occupied school periods. Our team collaborated closely with CCS staff, scheduling work to minimize the impact on occupied school hours and prioritizing safety throughout. The success of this project highlights our capability to deliver large-scale renovations under stringent timelines and adapt to unforeseen challenges.





