

## **Waller Hall Renovation MECHANICAL DESIGN**

## **HISTORIC BUILDING RENOVATION**

Owner:  
Willamette University  
900 State Street  
Salem, OR 97301  
Bruce Bigler (503) 370-6003

Client:  
Architects Four, LLC\*  
725 Commercial Street SE  
Salem, OR 97301  
Phil Settecase (503) 581-5151

*Project Start:* November 1987  
*Project Finish:* November 1989  
*Facility Type:* Educational  
*Building Age:* Built 1864  
*Construction Cost (Total):* \$2,257,000  
*Construction Cost (EESI Portion):* \$335,366  
*Engineering Fees:* \$17,500  
*Project Size:* 25,019 square feet

\* Company name change from Settecase, Smith, Doss Architects.

EESI Staff Involved: Fred Shaub, Ron Anderson, Dennis Cruz, & Tom Lavelle.

Project Description: Waller Hall, a registered historic building, was constructed in 1864, and is the oldest college building still in use west of the Mississippi. The structure is unique in shape having been built in the form of a Greek cross and it is five stories tall.

EESI performed full design and construction management, including overseeing full scheduling, project and financial tracking.

The existing HVAC system consists of steam radiation only. The new mechanical design by EESI staff is a modern 4-pipe heating and air conditioning fan coils. The systems have been innovatively incorporated into the structure to maintain the original architectural characteristics. The building heat exchanger and chiller is located in an adjacent building and fed underground to the fan coil units within the building. The design includes a full HVAC system, plumbing, fire sprinkler, and Building Automation System. Mechanical design included both the HVAC and plumbing.