



Doherty Hall Carnegie Mellon University



Carnegie Mellon University Doherty Hall

Jendoco Construction performed Construction Management services on Phase II of Carnegie Mellon University's Doherty Hall nearly five years after working on Phase I. Phase II involved the renovation of approximately 150,000 s.f. of existing building, as well as 20,000 s.f. of new construction including a fire stair, elevator shaft, epistitial bay, mechanical rooms, and roof garden.

Doherty Hall was built in the early 1900's by Henry Hornbostel, and expanded in the 1940's. While the architectural ancestry made this project exciting to work on, it also presented many challenges. One goal of this project was to complete all of the life safety, fire protection and fire alarm, upgrades required by code. Another goal was to complete all ADA upgrades, making the entire building accessible. This included renovating the monumental stairs at the front entrance. Another primary goal of the project was the construction of state-of-the-art laboratories for CMU's Department of Chemical Engineering. These labs accounted for nearly 80,000 s.f. of the renovated space and included 27 hoods, custom built overhead service carriers, and an environmental cold room.

While on site, Jendoco also completed aesthetic and functional upgrades to portions of the building operated by the Physics, Biochemical Engineering, and Art Departments. All of this work took place while the building was fully occupied and operational.

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As the CM, Jendoco worked with Carnegie Mellon University and their consultants from the on-set of the project fully participating in the decision making process. Analysis of means and methods, investigation of site conditions and their relative cost impacts, and the development of scope prioritization schedules were all part of the successful pre-planning of the project. Once under construction, the project team maintained a focus on the budget, while also focusing on schedule, quality, safety, and the ability for the building occupants to continue their operations with minimal disruption.



As a result of this teamwork and unrelenting effort, Phase II of Doherty Hall finished on-time and on-budget; The Chemical Engineering Department of CMU has the most advanced laboratories in the country in which to perform its cutting edge research; the project received a **LEED NC Silver certification**, another first of its kind.

