

## Covenant College Carter Hall- *Renovation*

Lookout Mountain, GA

### **The Building:**

Carter Hall is the oldest building on the Covenant College campus and is five stories tall with a floor area of approximately 120,000 square feet. Originally built as the luxurious Lookout Mountain Hotel in 1928, it was nicknamed the “Castle in the Clouds”, but ran into financial difficulties and closed its doors in 1960. Covenant bought the building in 1964 and today it houses the college’s administrative offices and dining hall on the first floor with student resident rooms on floors two through five. Nearly 300 students reside in Carter Hall.



### **Nature of Firm’s Responsibilities:**

Landmark Facilities Group, Inc. (LFG) was retained as the engineering design professional to assess the building’s aging mechanical, electrical, plumbing and fire protection (MEP/FP) systems. The assessment included a failure analysis of the multiple pipe leaks that were occurring in the domestic hot water recirculation system. The MEP/FP assessment was combined with the architect’s findings and a Master Plan of building improvements was developed, which was implemented in phases.

LFG designed the Phase I improvements which included new standpipe risers with floor control valve assemblies for future sprinklers on all floors, fire suppression sprinklers in all attics, fire alarm upgrades, central toilet exhaust system serving all dorm rooms, and a two temperature domestic hot water system consisting of new steam to hot water heat exchangers, mixing valve, storage tanks, recirculation pumps and zone balance valves. Technical support was provided during construction with shop drawing reviews, progress inspections and Punch List at substantial completion.