



Shorecrest Preparatory School
Athletic Facility



USAA Crosstown Center

BCH Mechanical, L.L.C. & ConServ Building Services, LLC

Exceeding expectations with a constant sense of urgency and rigorous standards of quality.

The Industry LEEDer Newsletter ♦ Second Quarter 2018

Project Spotlight: USF Health Morsani

The new USF Health Morsani College of Medicine and Heart Institute is a \$153 million project near the downtown Tampa waterfront. The 14-story, 400,000 sq. ft. building will consist of learning and conference spaces, a 400 seat auditorium, laboratories, faculty offices, clinical research and care unit, and a vivarium on the 13th level. The state-of-the-art facility will accommodate an estimated 2,200 faculty, staff, and students.

The Mechanical Scope at a Glance

BCH Mechanical was contracted by Skanska USA Building in a design/assist role to perform the mechanical and plumbing for this project. The building will be fed chilled water from the SPP Central Utility Plant. Two (2) large heat exchangers, located on the mezzanine level, will provide chilled water to eight (8) semi-custom, chilled water air handling units, and over 75 fan coil units. A new heating hydronic and domestic hot water plant will be installed on the 13th level, consisting of four (4) 2,500 MBTU condensing boilers and five (5) heat exchangers. The laboratory floors and vivarium level will include 200+ supply, general exhaust, and fume exhaust air valves. Five (5) high plume dilution exhaust fans will exhaust these levels and a few areas on the 1st level, for chemical receiving and storage. Fume hoods will be exhausted



utilizing PVC coated ductwork. General exhaust risers from the 6th-9th floors will be Flamebar ductwork, to help eliminate the need for two-hour shaft walls. Over 160 radial flow diffusers will be utilized on these levels, along with eight (8) canopy hoods, one (1) hood serving sterilizer, and three (3) glass wash hoods located on the 6th-8th floors.

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Comfort Systems USA National Meeting

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BCH Mechanical, L.L.C., established 1976, is a mechanical contracting company specializing in commercial HVAC, plumbing, piping, medical gas, sheet metal, and service.

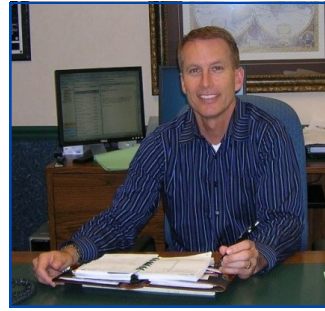
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ConServ Building Services, LLC, a division of BCH Mechanical, provides commercial HVAC and refrigeration services throughout the Southeastern U.S. Expanded services, such as plumbing, electrical, test & balance, and general maintenance, are offered at select locations.

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BCH Mechanical and ConServ Building Services, now **Comfort Systems USA** companies, received two (2) prestigious awards at the National Meeting: *Company of the Year* and *Outstanding Company*.



Daryl Blume

Comfort Systems (FIX) is a national, publicly traded company, with 36 of the top mechanical contractors across the country. This translates to 117 distinct locations, over 8,700 employees, and \$1.8 billion in revenues. CSUSA's National Meeting was held in Houston, Texas. The guest speaker was pro football legend Peyton Manning, who treated the audience to an outline of the inspirational ideas he credits for his success.

1. **PREPARATION.** Well known for his ability to audible plays at the last instance, he credits thousands of hours in studying every possible defensive alignment. Being ready for anything helped turn a high-pressure situation into a moment of clarity. Omaha... Hut... Hut

*"Pressure is something you feel when you don't know what the hell you are doing."
—Peyton Manning*

2. **EARN the RESPECT** of your teammates (co-workers) by first demonstrating by your actions, not words. He emphasized the importance of really getting to know his teammates, who come from diverse backgrounds, to gain a better understanding of how they liked to be treated.

3. **ADVERSITY** and how to deal with difficult situations. He discussed his first professional season, when he threw 26 interceptions (still a rookie quarterback record) and the team finished 3-13, and how he learned to "take ownership" of the results. He used that season as a spring board to learn and grow from the experiences and not make excuses or blame others.

4. **WORK ETHIC & PASSION.** He credits these as key factors of his success. He surpassed thousands of other players who were more gifted athletically and intellectually, but "no one", in his mind, was going to out work him. He challenged us to embrace life's journey with a passion and enthusiasm for our chosen craft and then persevere.

5. **ACCOUNTABILITY.** He drew a parallel between football and business, as they are both very bottom-line and results-oriented. Still, he felt a deep rooted "personal accountability" to his coaches and teammates and believed the true essence of accountability was to earn their respect every day. He credits Coach Tony Dungy with developing this desire to never let the team down.

6. **REPUTATION** is everything. Remember, your actions, every day, are the building blocks in your reputation, even when others aren't looking.

*"It takes 20 years to build a reputation and 5 minutes to ruin it."
—Peyton Manning*

As we can learn from one of the best quarterbacks in NFL history, it's not about one person, but the entire **TEAM** to bring home the **WIN!**

Daryl Blume, President



BCH and ConServ win Awards from CSUSA

Project Spotlight: USF Health Morsani (continued)

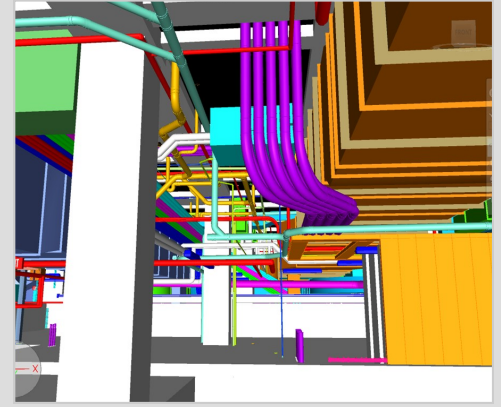
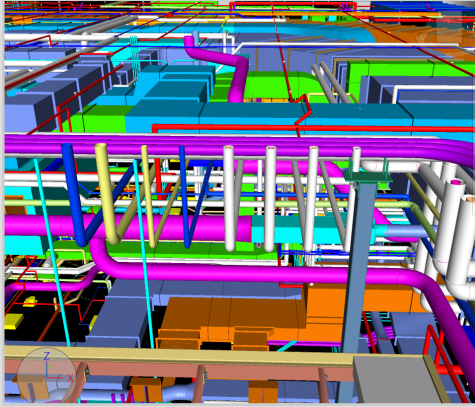
Educational floors and common areas will be served by over 250 VAV boxes, with heating hot water reheat coils. Ductwork systems will consist of medium and low pressure galvanized sheet metal, including galvanized round spiral ductwork for run outs to VAV boxes. Over 120 linear diffusers are utilized in the lobby, common areas, educational sitting areas, and the auditorium.

Stair pressurization will be handled by three (3) roof mounted utility set fans. The smoke evacuation system will be handled by four (4) high temperature rated fans spread out over three shaft locations, to capture the large amount of CFM required to ventilate the 5-story atrium. Other general exhaust and relief fans are in line and routed to louvers at the exterior of the building.

The Plumbing Scope at a Glance

Plumbing systems include PVC under slab for sanitary and storm systems and cast iron for sanitary and storm above grade. Domestic water will be distributed to the

3D Snapshot of USF Health Morsani



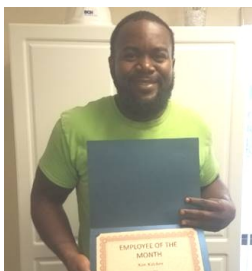
floors via a triplex booster pump. There are over 230 fixtures in core and shell restrooms and 270 connections to lab sinks and eye wash/showers in the lab spaces. Specialty gases for the lab spaces will be routed in stainless steel from manifolds located in specialty gas room on each floor. Compressed air will be provided by a duplex air compressor located on the 13th level and piped in type “L” hard copper. Domestic hot and cold water systems will be routed in type “L” hard copper pipe.

USF Morsani will be a key anchor in the \$3 billion Water Street real estate development by Strategic Property Partners (SPP). The group is developing 40 acres in downtown Tampa, into the world’s first wellness district, promoting a walkable, sustainable, healthy environment. SPP is the real estate firm backed by Tampa Bay Lightning owner, Jeff Vinik, who donated the land where the school will be built. The USF Health Morsani College of Medicine and Heart Institute is expected to open in late 2019.

What’s Happening at BCH?

January Employee of the Month

Congratulations to **Ken Kitchen**, who works in the Startup and Commissioning Department. He was nominated for going above and beyond to see us through a difficult situation on a recent hotel project. Ken worked days, nights, weekends—and even stayed at the property, to ensure everything was working properly.



ConServ Exhibits at PRSM2018

PRSM (Professional Retail Store Maintenance Association) hosts an annual national conference where members can network, attend development workshops, and check out hundreds of exhibitors. If you are going to PRSM2018, stop by booth #133 and

meet the **ConServ** team. We would be happy to discuss HVAC-R solutions—or just say hello! The conference will be held in Nashville, TN, from April 9th-11th.

Quick Response in the Field

Special thanks to **BCH** sheet metal crew members **Brandi Bailey**, **Gary Tharrington**, and **Omar Sumpter**, who quickly came to the aid of a co-worker. When crane operator, **Jerry “Cowboy” Squires**, from Sims Crane, wasn’t answering his radio, our team went to check on him. Finding him slumped over, Gary, Omar, and two men from S.I. Goldman pulled him from the crane and took him to a nearby bench. Brandi helped take his vitals and found that his breathing was slow but his heartbeat was fast. The team immediately called the paramedics. Cowboy was awake and responding by the time the ambulance took him away. You never know how you

will handle an emergency situation but our fast-acting team did a great job. Cowboy is back to work and doing well.

February Employee of the Month

Congratulations to **Sonia Gonzalez**. Sonia works at the NC **ConServ** office. She was nominated by her coworkers



for picking up the workload when other team members are absent. She makes sure no one falls behind while they are out—taking care of both her coworkers and our customers.

Join the Run for All Children

The annual chip timed 5k and 10k, 1 Mile Run, and Family Fun Run for Johns Hopkins All Children’s Hospital is May 19th. Visit runforallchildren.com for more information or to register.

Employee Appreciation Day

BCH celebrated Employee Appreciation Day in Largo, on March 2nd, with a catered lunch and a raffle! Employees were able to get out of the office, enjoy beautiful weather, and have lunch served to them by the management team. Twenty employees won gift cards, ranging from \$25 to \$100. It was the least we could do to thank our employees for all the hard work and effort they put in, year after year.

“You don’t build a business—you build people—and then people build the business.”

– Zig Ziglar



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