

University of North Carolina
Old East & Old West
Restoration

Chapel Hill, NC

The Buildings:

Old East was the first building constructed to house America's first state university. The cornerstone was laid on October 12, 1793, and the building was completed in January 1795 by James Patterson. Old East was designated a National Historic Landmark in 1966. The building has been used as a dormitory throughout its history.

Old East's twin, Old West, was built nearly thirty years after the opening of the University, when it became the third dormitory on campus. The Building Committee contracted with Captain William Nichols, the architect who remodeled the old capitol in Raleigh, to design the new dormitory. The cornerstone for Old West was laid on July 24, 1822, and Old West was occupied by July 1823.



Nature of Firm's Responsibilities:

Old East and Old West suffered from moisture damage caused by inappropriate mechanical and plumbing systems installed in prior renovations.

Landmark Facilities Group, Inc. was selected to design new mechanical systems and update the electrical, plumbing, and fire protection systems.

The new mechanical system in each building consisted of dedicated outside air systems for ventilation to each room and minimally-intrusive fan coil units in each dorm unit. Secondary hot and chilled water piping systems were designed connecting into the primary piping systems from central plant. Primary/secondary systems are connected through a cross over bridge pipe arrangement with secondary pumps circulating hot and chilled water inside the building. The program also included new energy efficient gas water heaters and various code upgrades for electrical and fire safety systems.

Being a state university, careful coordination was required between the various facility-related departments within the university and outside entities such as the North Carolina State Construction Office and Department of Insurance.