

A CASE STUDY IN PRECONSTRUCTION

GEORGIA DEPARTMENT OF PUBLIC SAFETY HEADQUARTERS PROJECT



The Team



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GSFIC
Project Executive
(Owner)



Tommy Crafton

Georgia DPS
Facilities Director
(Using Agency)



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SSOE | Stevens & Wilkinson
Senior Architect
(Design Professional)



Brian Connell

Turner Construction Company
Project Executive
(Construction Professional)

Agenda

BACKGROUND

Department of Public Safety
About the Headquarters Project

PRECONSTRUCTION EXPERIENCE

Programming
Schematic Design
Pause
Design Development
Buyout & Permitting Strategy



About the Department of Public Safety

The Georgia Department of Public Safety was created in 1937 and oversees the day-to-day operations of the Georgia State Patrol (GSP), Capitol Police and the Motor Carrier Compliance Division (MCCD).

Core Beliefs: Trust, Fortitude, Compassion and Professionalism.

About the Project



Existing HQ

New HQ

New Entry

New HQ LOOKING EAST



New HQ & Parking Deck LOOKING SOUTH



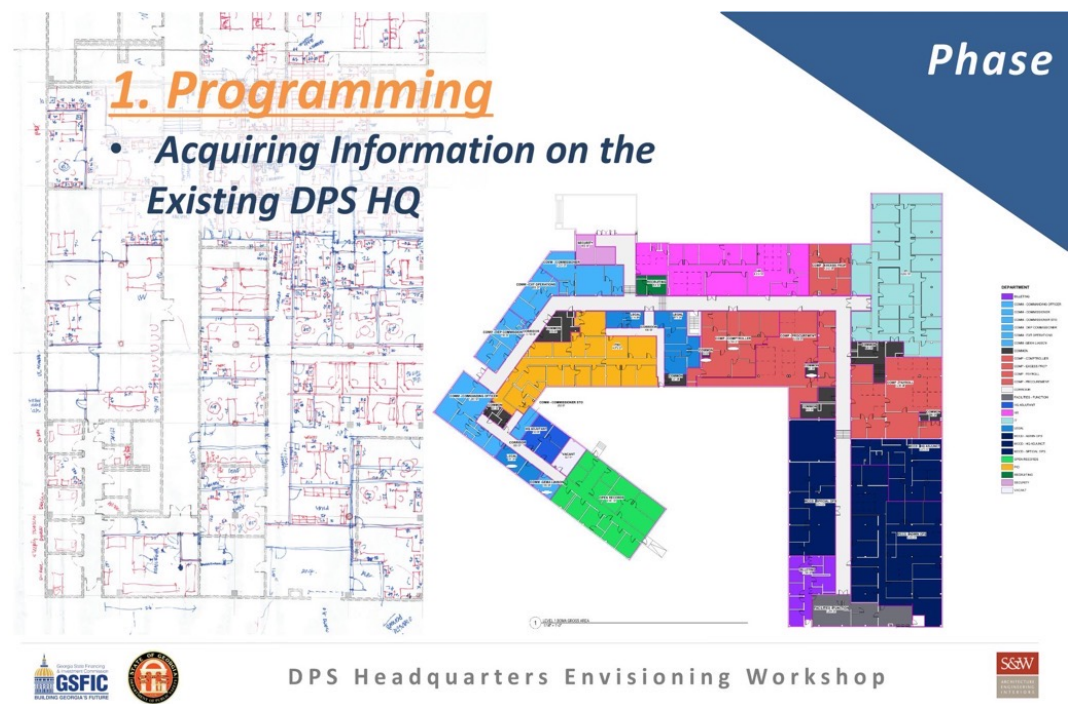
Preconstruction PROGRAMMING

Set the "Wish List"

Initial wish list was changed after reviewing and prioritizing items of the program

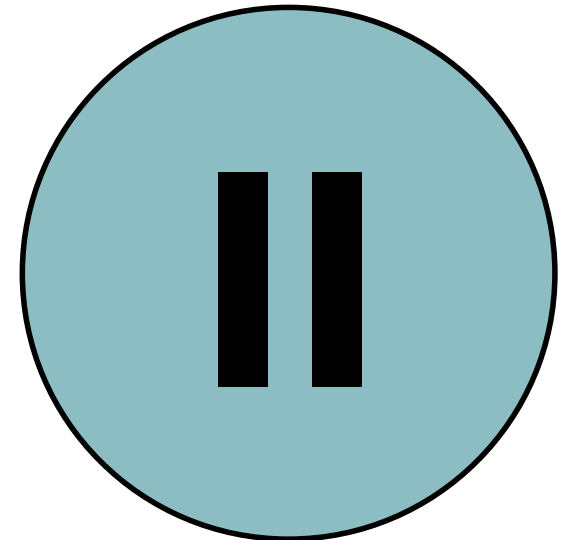
Turner's Role

- Listened and adjusted Cost Models based on Programmatic Changes
- Established Initial Logistics/Phasing
- Developed Schedule



Preconstruction PROJECT PAUSE

- **Funding Pushed** One Year
- Key Georgia DPS **Staff Changed**
- **New Leadership** reviewed and changed program at the end of SD phase
- **Updated Cost Models** for One Year Push



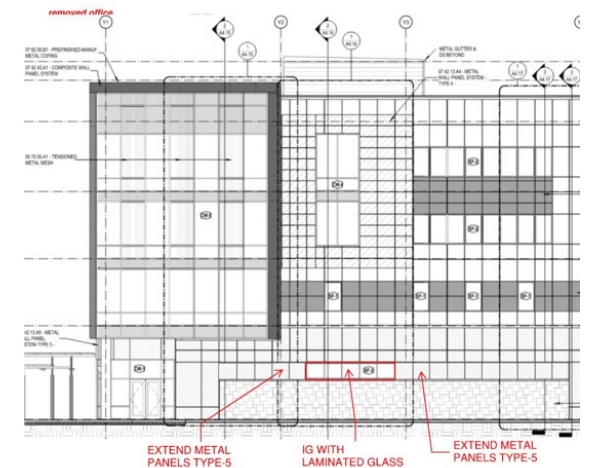
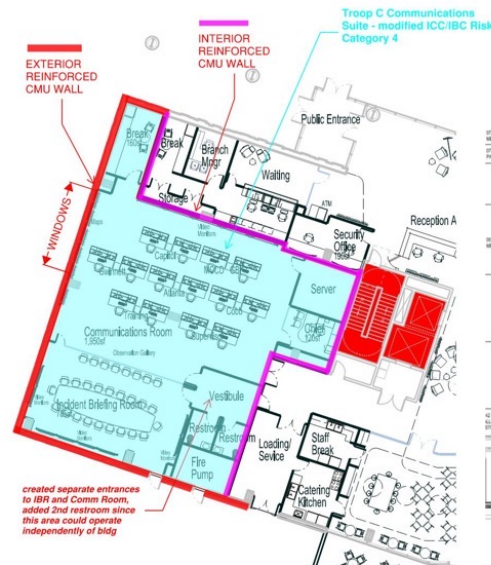
Preconstruction

DESIGN DEVELOPMENT

\$1.4M over budget at Design Development

Got back to **\$200k** under budget after some minor VE

Exterior Wall: Large amount of curtainwall to metal panels and masonry sub structure at bottom - informed decisions were made by schedule and cost implications of selected systems



Preconstruction PROGRAM CHANGES

Category 4 Risk Assessment of Communications Center

- Special Studies were performed to evaluate risk in order to make an informed decision on the impact to the project



Preconstruction

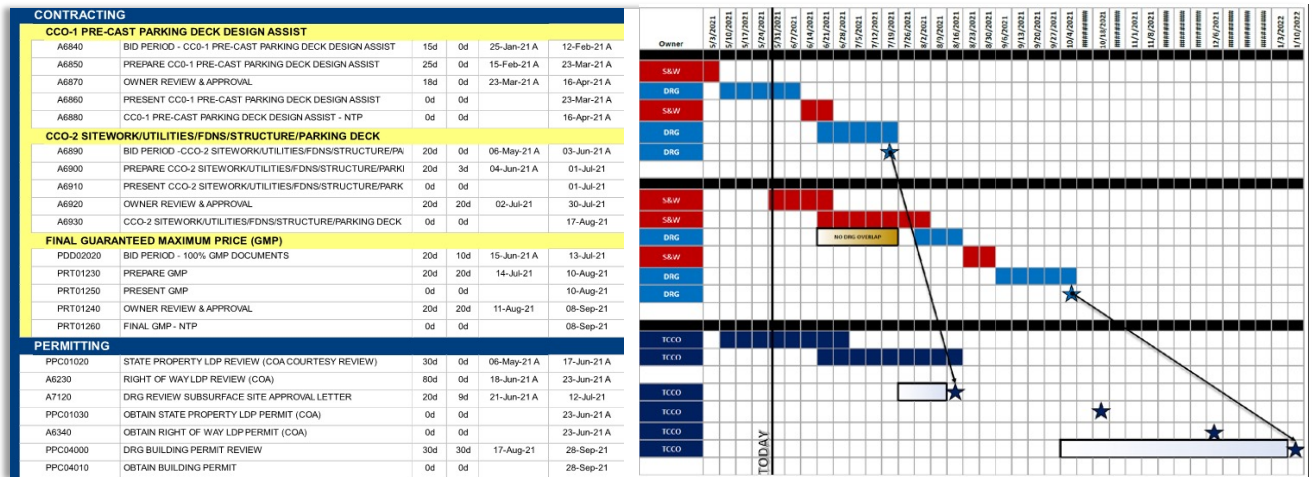
PLANNING FOR START

Restart

Once project was restarted our team had 8 month to get a shovel in the ground, which set the table for early components to the GMP process

Established Permitting Plan

Close coordination with GSFIC's Design Review Group was required



Preconstruction

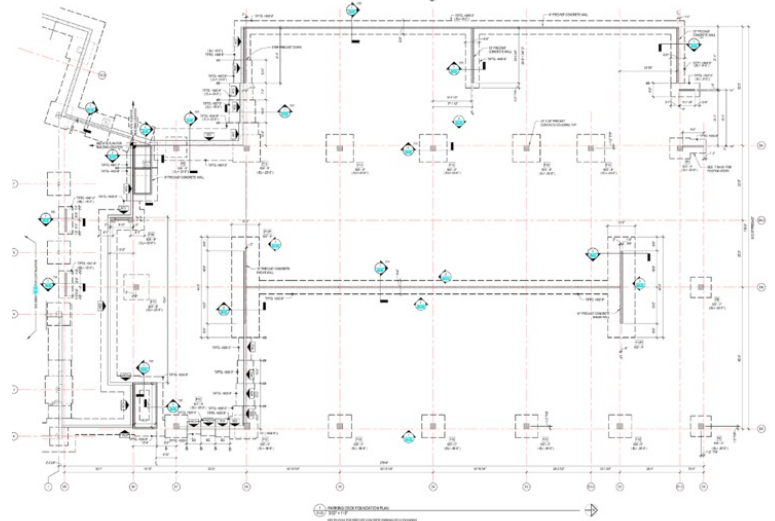
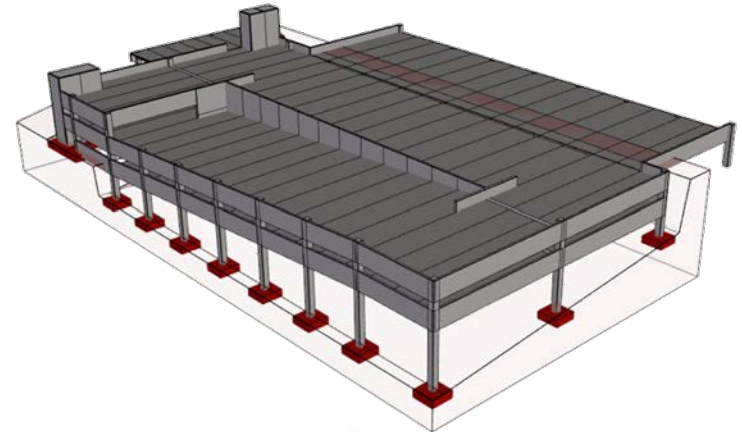
CCO-1

Early CCO for Precast Design Assist -

Precast Contractor brought on board at 100% Design Development Documents

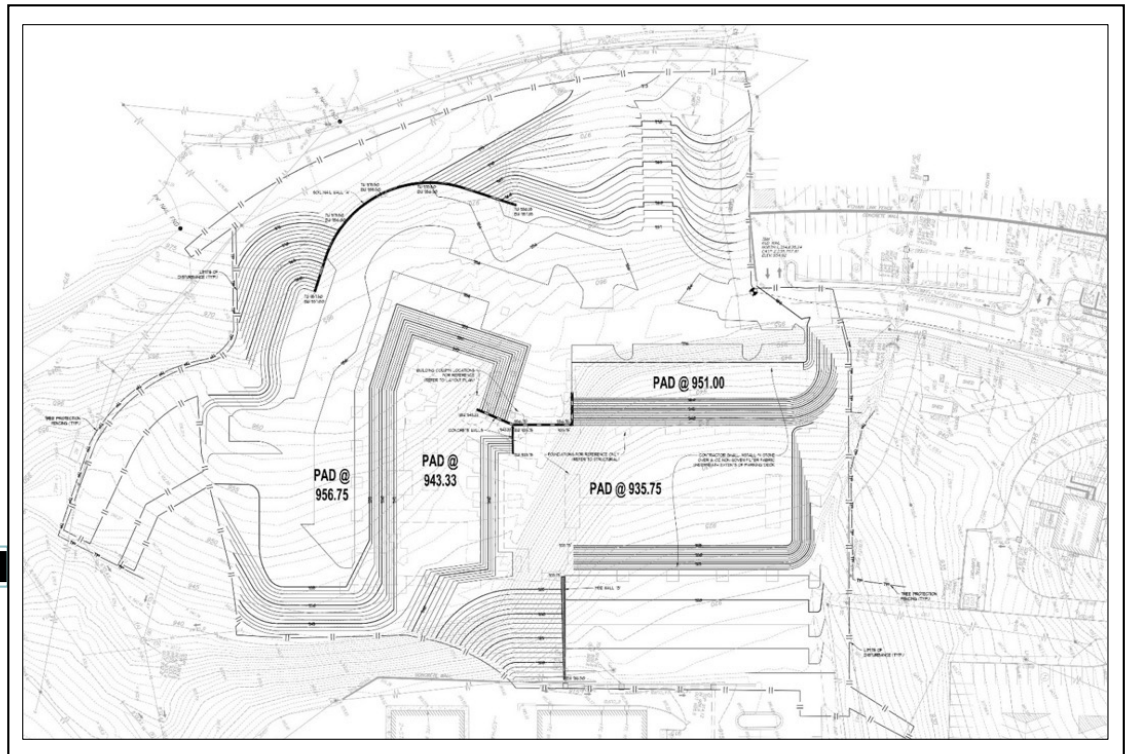
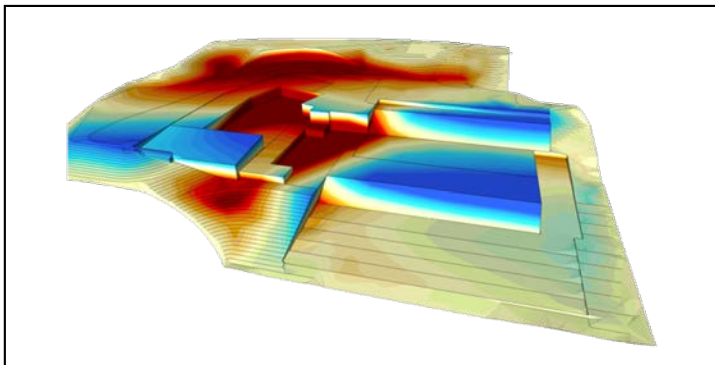
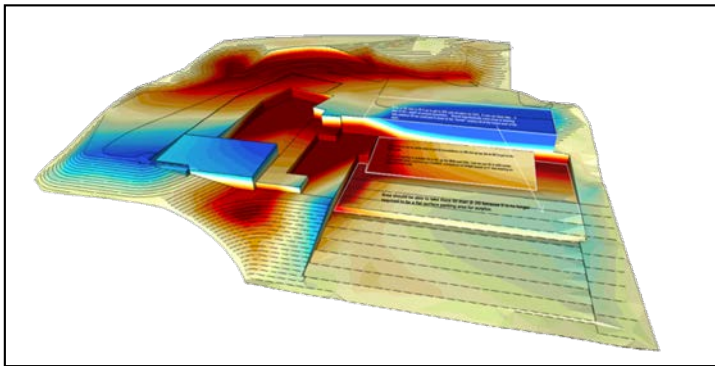
Helped wrap up design and support permitting required to meet the schedule – both overall design schedule and construction schedule.

Cost consistency and confidence, working through foundations, details, and finalizing Site / Structure Design (BLP and S&W)



Preconstruction

COLLABORATION



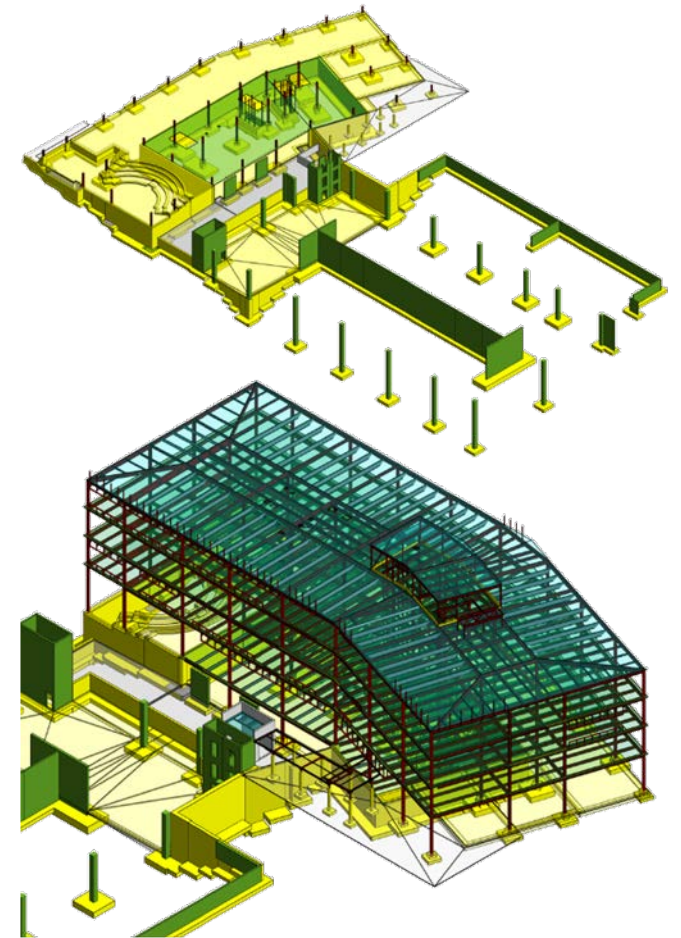
Preconstruction

CCO-2

Early CCO for Site, Structure & Deep Foundations

Trades brought on board at 50% Construction Documents

This helped the team to meet the schedule –
to mobilize when funded, and to release shop drawings as soon as Design was complete / permitted



Successful Launch!





THANK YOU!

