

The Team









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Tommy Crafton Georgia DPS Facilities Director (Using Agency)

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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

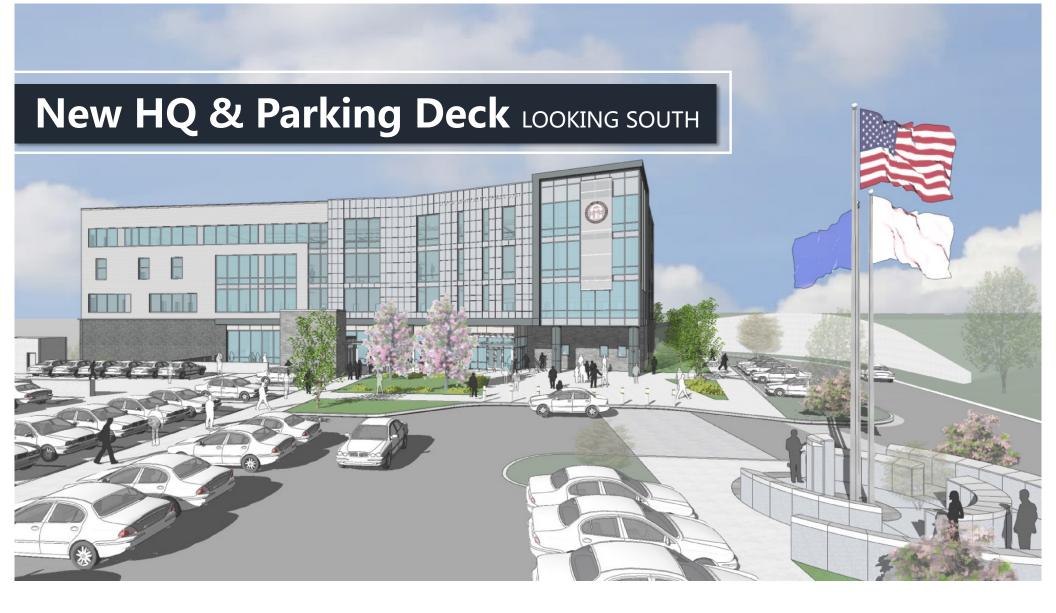
The Georgia Department of Public Safety was created in 1937 and oversees the day-to-day operations of the Georgia State Patrol (GSP), Capitol Police and the Motor Carrier Compliance Division (MCCD).

Core Beliefs: Trust, Fortitude, Compassion and Professionalism.

VT OF PU







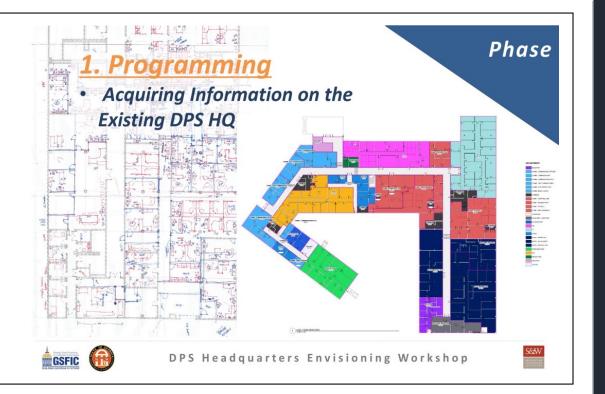
Preconstruction programming

Set the "Wish List"

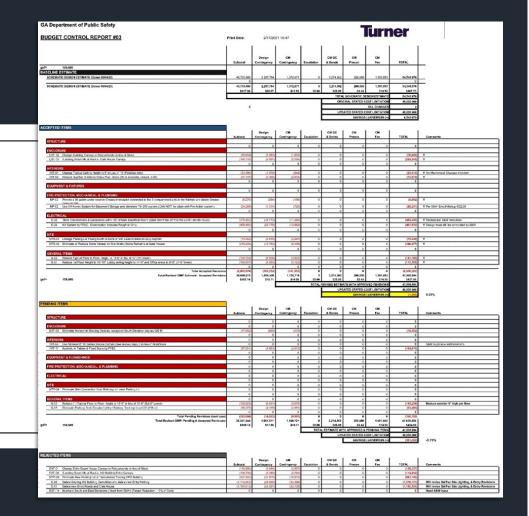
Initial wish list was changed after reviewing and prioritizing items of the program

Turner's Role

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



Preconstruction SCHEMATIC DESIGN



14% over budget at Schematic Design

Large undertaking but got back to the budget by cutting

\$1.5M Exterior Wall

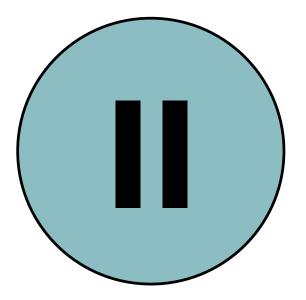
\$1M Interior Finishes

\$2M Electrical (reduced requirements for building

emergency power needs)

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

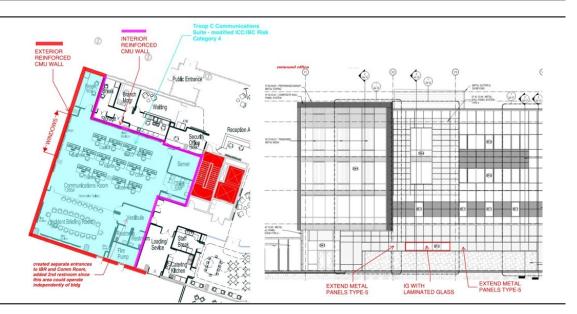


Preconstruction DESIGN DEVELOPMENT

\$1.4M over budget at Design Development

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

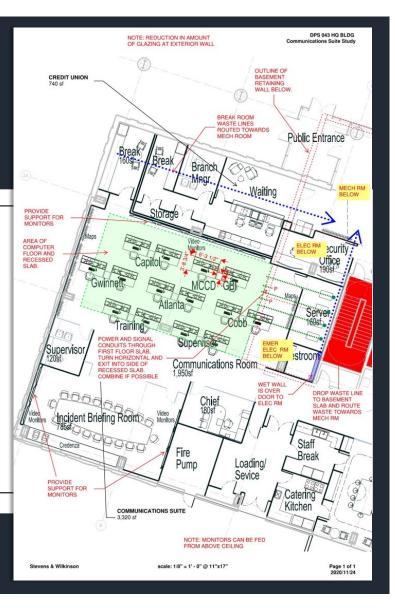
Exterior Wall: Large amount of curtainwall to metal panels and masonry sub structure at bottom - informed decisions were made by schedule and cost implications of selected systems



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

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A6870	OWNER REVIEW & APPROVAL	18d	Od	23-Mar-21 A	16-Apr-21 A	S&W		ш						_		+	_					_	\square	_				\square	\rightarrow	
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A7120	DRG REVIEW SUBSURFACE SITE APPROVAL LETTER	20d	9d	21-Jun-21 A	12-Jul-21	TCCO											*													
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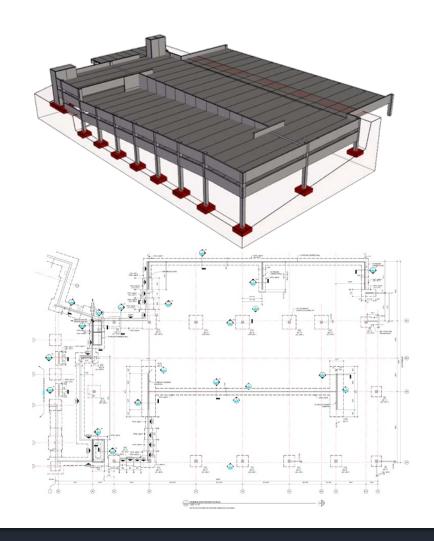
Preconstruction CCO-1

Early CCO for Precast Design Assist -

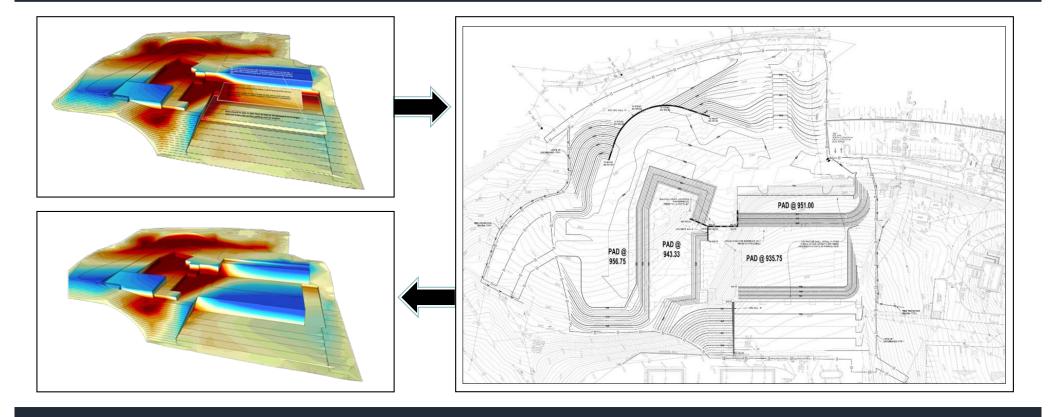
Precast Contractor brought on board at 100% Design Development Documents

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

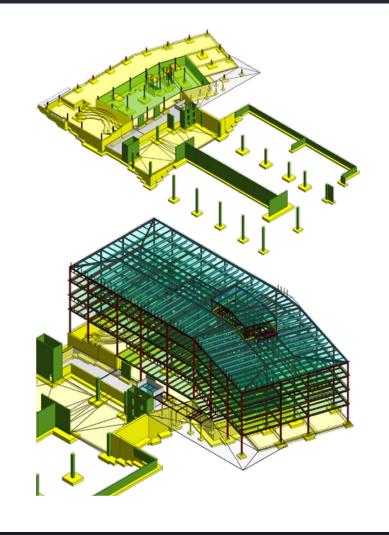


Preconstruction CCO-2

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!



