



University of North Georgia – Gainesville
Campus Expansion; a Story of Collaboration
09.21.2021



Your Presenters



BILL MOODY
DIRECTOR OF FACILITIES &
OPERATIONS
University of North
Georgia



DOUG HANNAH, AIA
LEED AP BD+C
PROJECT MANAGER
Pond



VAN LYNN, PE
MECHANICAL ENGINEERING/
CONTROLS SPECIALIST
Pond



JOHN HAYNES
PROJECT EXECUTIVE
(CONSTRUCTION)
Carroll Daniel
Construction



GEORGE FLYNN, AIA
PROGRAMMING / DESIGN
ASSOCIATE
Flynn Finderup Architects

Agenda

Selection Process & Project Background

1

Collaboration in Planning, Design, &
Preconstruction

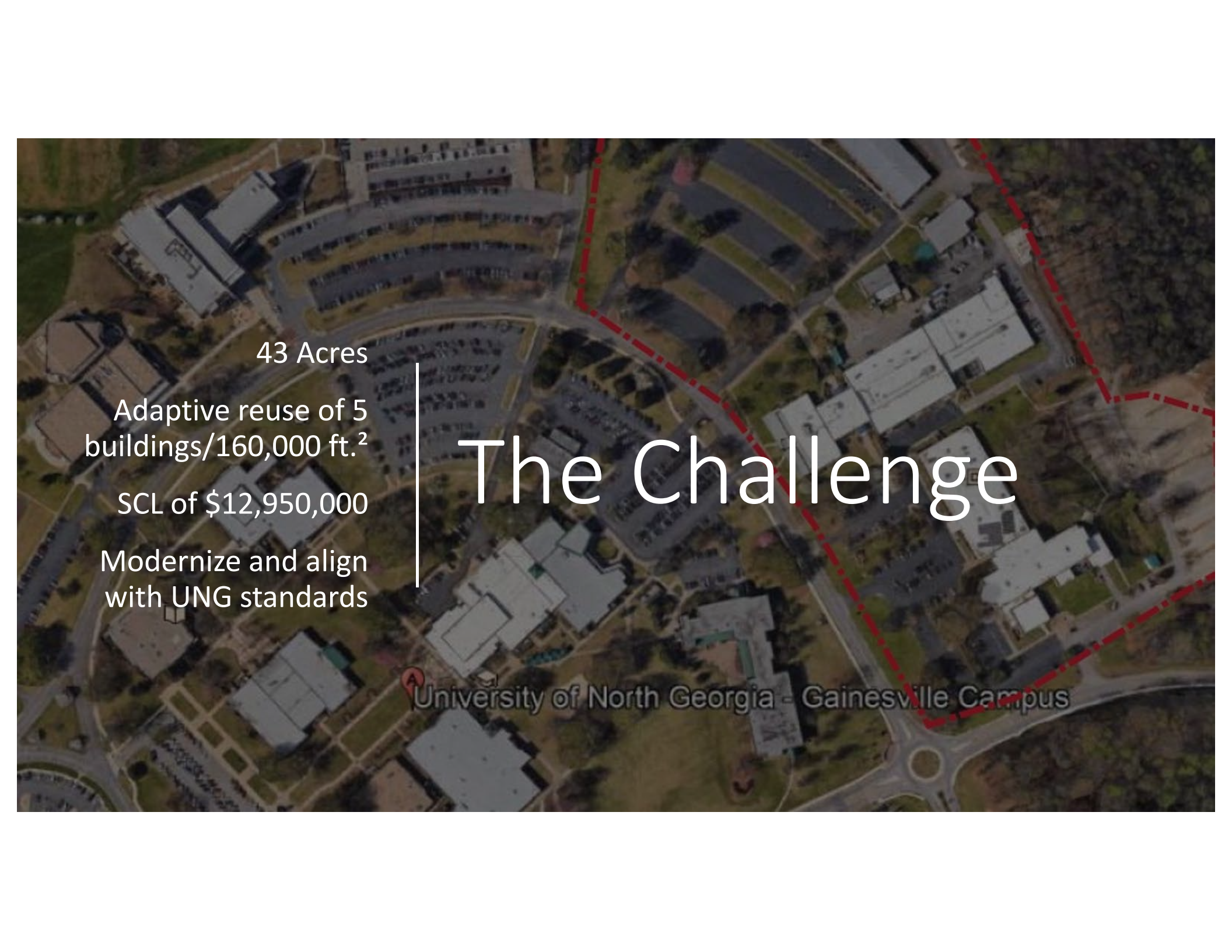
2

Collaboration in Construction & Delivery

3

Results & Benefits of Collaboration

4



43 Acres

Adaptive reuse of 5
buildings/160,000 ft.²

SCL of \$12,950,000

Modernize and align
with UNG standards

The Challenge

University of North Georgia - Gainesville Campus

Before

- Facility Condition/ Initial Impressions



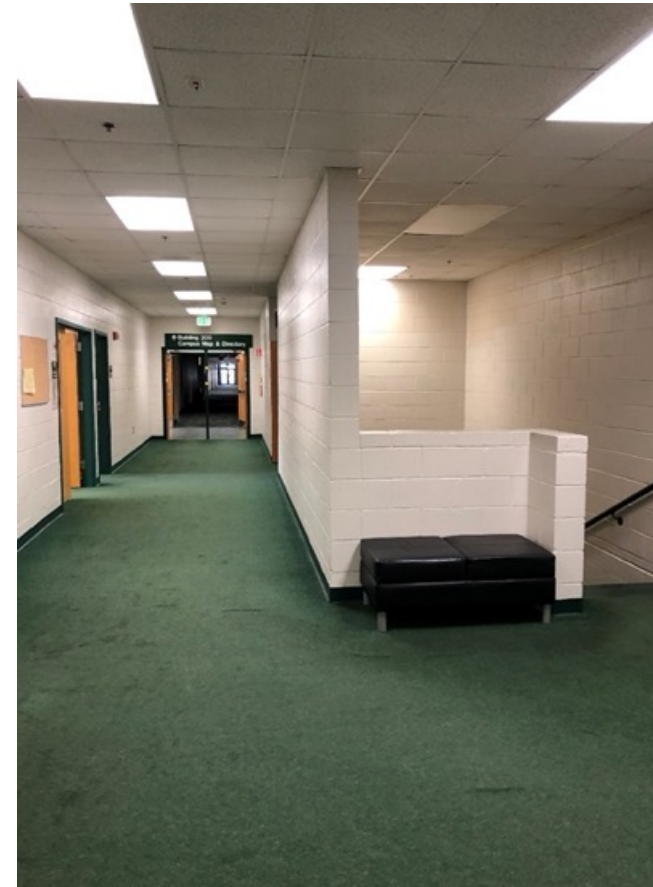
Before

- Hardscape and Landscape



Before

- Student Spaces



Before

- Instructional Spaces



Before

- Things That Make You Go Hmm....



A group of ten young boys from the movie "Stand By Me" are standing on a baseball field. They are dressed in various styles of 1950s-era clothing, including baseball uniforms, plaid shirts, and casual t-shirts. Some are holding baseball gloves, and one is holding a bat. The background shows a chain-link fence and trees, suggesting an outdoor setting.

... A new selection process

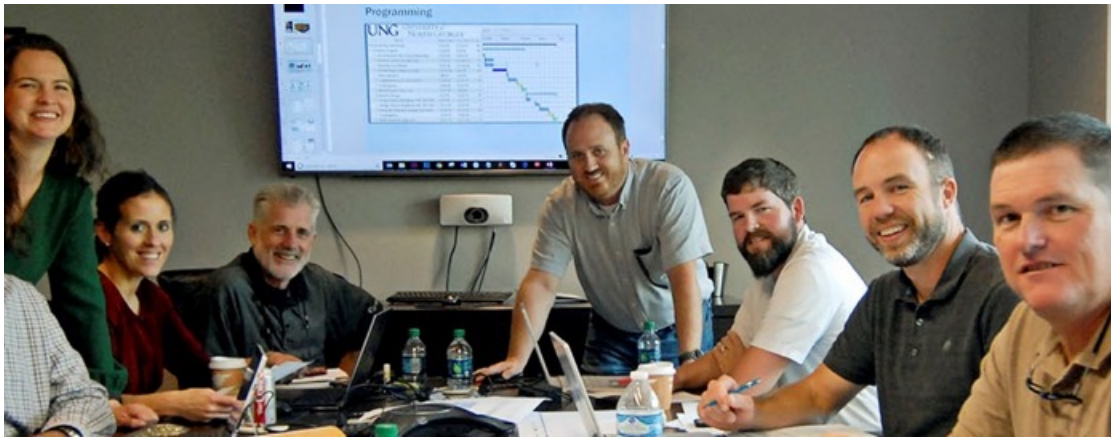
Pond, Flynn FINDERUP Architects, and Carroll Daniel Construction team to pursue the "Integration of Lanier Technical College into the University of North Georgia, Gainesville Campus"

Previous Collaborations

- 2014-2018 Carroll Daniel and Pond collaborate for the development of the new Lanier Tech campus
 - CDCC Task Order w/UNG
 - Pond Task Order w/UNG
 - FFA – Programming and Design w/UNG since 1999
 - Pond, CDCC – Multi-Building Project Delivery
 - Lanier
 - DDS



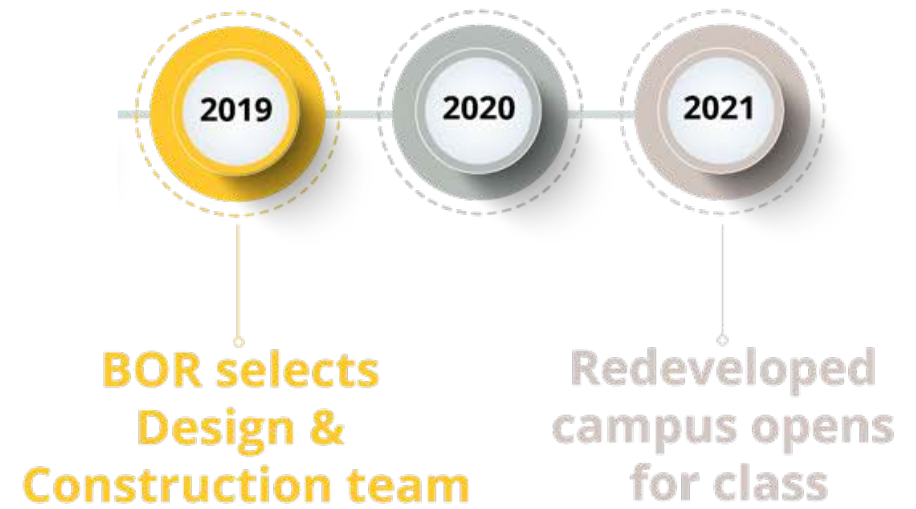
Timeline



**BOR selects
Design &
Construction team**

Redeveloped
campus opens
for class

Timeline



Campus Collaborations

2017 Sector Plan

- UNG Collaborations
 - Steering Committee
 - Department Appeals



Deans



Department Heads

Core Planning Objectives

- Accreditation issues
- Scattered departments
- Growing departments, expand in place
- Physical needs match up with available facilities
- Specialty spaces



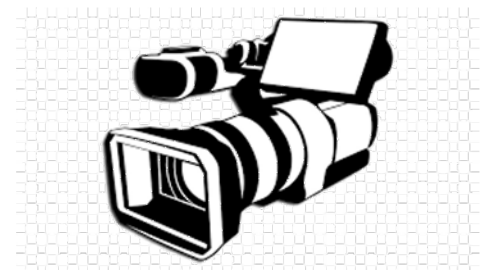
Information Technology



Nursing



Visual Arts



Film and Digital Media

2 Approaches to Meeting Needs

- Sector Plan
 - Completely **relocate** Department
- **Backfill**
 - Expand once neighbors have been relocated



Sector Program

- Departmental Programs
 - Defined required gross area by department
- Balance department requirements with available building area- 160,000GSF



Marching Orders

“**MAXIMIZE**

renovations where
we **NEED** to

.....

MINIMIZE

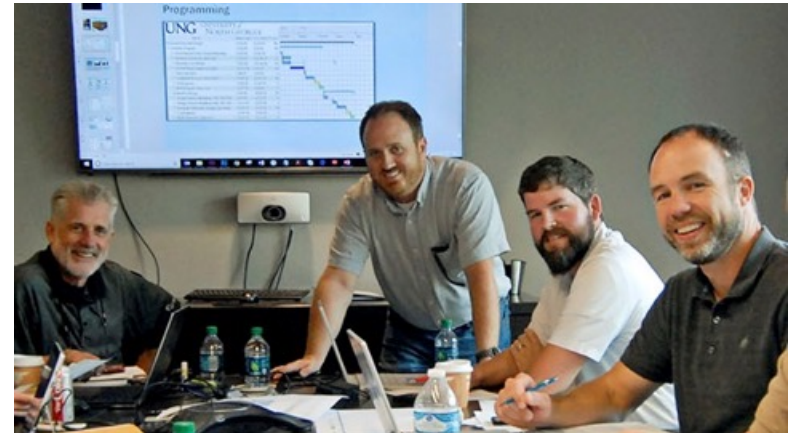
renovations where
we **CAN.**”



2019 Team Pre-design Collaboration

- Departmental Programs
- Individual Building/Department Floor plans
- Building Assessment
- Cost Estimate

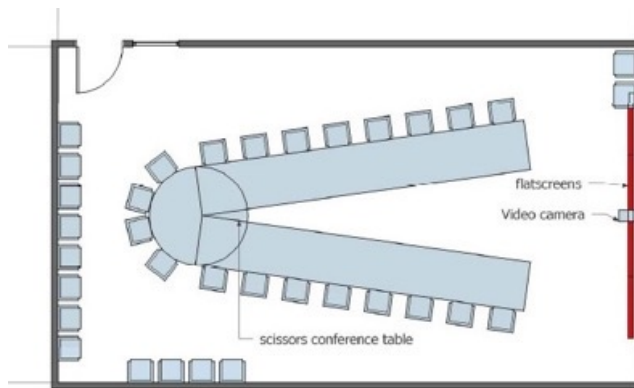
**Both Design and
Construction team
members in every meeting**



Program

Goal: stay within the existing building footprint

- Refined room requirements
 - Diagrams
 - Data sheets



Videoconference Room - 20 Seats

Summary Square Footage

UNG Lanier Tech Integration

No. Spaces	Room Name	Total SF	Length	x	Width	= Room Area
1	Instructional Technology Storage	120	10	12	120	
1	Integrated Sciences Classroom and Lab (32 seats)	2184	42	52	2184	
1	Integrated Sciences Lab (32 seats)	1428	42	34	1428	
1	Integrated Sciences Storage/Prep	300	300	1	300	
3	Kinesiology Offices	380	12	10	120	
1	Kinesiology/Human Performance Lab PLACEHOLDER	1000	1000	1	1000	
1	Technology & Literature Center	448	28	16	448	
Department Area Subtotal		21,604.00				
Department Circulation 20%		4,320.80				
Total Departmental Area		25,924.80				

Film & Digital Media

* construct "back lot" building fronts

1	Breakroom (4 seats)	120	10	12	120
1	Color Grading Room (seat 12)	280	14	20	280
1	Computer Lab (18 seats) forward facing	728	28	26	728
1	Conference Room (20 seats)	384	32	12	384
1	Copy/Workroom	120	12	10	120
2	Dressing Rooms	580	14	20	280

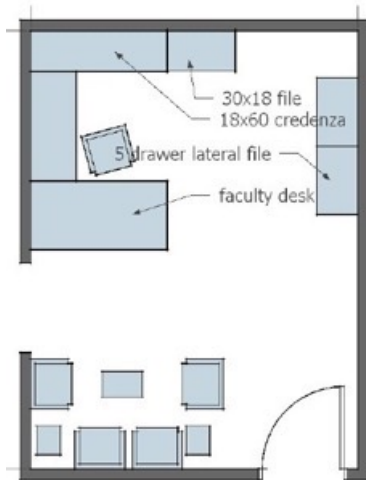
Building Assessment

- Establish condition of existing systems
- Subcontractor Participation
- Project life expectancy
- Prioritize replacement



Cost Estimate

- Each room individually priced with multiple renovation-level considerations



Administrative Assistant /Reception (140SF)							
Div.	Description	Scope	Unit	Level C		Level B	
				\$/Unit	Total	\$/Unit	Total
02	Selective Demo	Room SF	140	\$ 8.00	\$ 1,120.00	\$ 5.00	\$ 700.00
06	Millwork	8' Base Cabinet	8	\$ 250.00	\$ 2,000	\$ 250.00	\$ 2,000
08	Doors, Frames, Hardware	(1) HM Frm, HM Door	1	\$ 1,700.00	\$ 1,700		
08	Glazing	(1) Door Lite	1	\$ 150.00	\$ 150	\$ 150.00	\$ 150.00
09	Drywall	48' x 12' height (SF - walls)	576	\$ 6.00	\$ 3,456		
		Acoustical Ceiling (SF)	140	\$ 3.00	\$ 420	140	\$ 210.00
09	Carpet Tile	Room SF	140	\$ 4.50	\$ 630	\$ 4.50	\$ 630
09	Paint	Room SF (Exposed Deck)	140	\$ 4.00	\$ 560	\$ 4.00	\$ 560
21	Fire Suppression	Room SF	140	\$ 3.00	\$ 420		
22	Plumbing	Room SF	140	\$ 10.00	\$ 1,400		
23	HVAC	Room SF	140	\$ 12.00	\$ 1,680		
26	Low Voltage	Room SF	140	\$ 8.00	\$ 1,120		
26	Electrical	Room SF	140	\$ 20.00	\$ 2,800		
27	Audio Visual	Room SF	140	\$ 6.00	\$ 840		
27	Fire Alarm	Room SF	140	\$ 2.00	\$ 280		
Total			140	\$ 132.69	\$ 18,576	\$ 30.36	\$ 4,250

Cost Estimate

- Summary of \$/SF rates per room in each program and each level of renovation

J-329 - - Building 100 (Vis Arts, IESA, Cont. Ed)							
Programming - 12/19/18							
Department	No. Spaces	Room Name	SF	Level B		Level C	
				\$/Unit	Price	\$/Unit	Price
Building Support							
	1	Breakroom (seat 8)	192	\$ 24.34	\$ 9,346	\$ 73.73	\$ 27,162
	1	Building 100 Existing Custodial	122	\$ 13.52	\$ 1,650	\$ 120.07	\$ 14,893
	1	Building 100 Existing Electrical Closet	384	\$ 12.00	\$ 4,608	\$ 97.55	\$ 35,156
	1	Building 100 Existing Mechanical	449	\$ 12.00	\$ 5,388	\$ 95.76	\$ 42,995
	1	Building 100 Existing Men's Restroom	516	\$ 40.64	\$ 26,050	\$ 129.27	\$ 68,688
	1	Building 100 Existing Women's Restroom	499	\$ 43.72	\$ 26,813	\$ 132.62	\$ 68,176
	3	Building 100 New Air Handling Room	1800	\$ 4.83	\$ 8,700	\$ 31.68	\$ 57,032
Conference	1	Conference Room (8 seats)	192	\$ 15.00	\$ 2,880	\$ 116.90	\$ 22,444
Continuing Ed.	1	Administrative Assistant/Reception (seat 4)	140	\$ 30.36	\$ 4,250	\$ 132.69	\$ 18,576
	1	Breakroom/Kitchen (seat 4)	192	\$ 56.78	\$ 10,902	\$ 136.21	\$ 26,152
	2	Classroom -24 seats	1152	\$ 17.23	\$ 19,848	\$ 94.69	\$ 109,084
	1	Computer Lab (20 seats) forward facing	728	\$ 16.55	\$ 12,052	\$ 93.08	\$ 67,762
	2	Conference Room (8 seats)	384	\$ 34.94	\$ 13,416	\$ 120.75	\$ 46,368
	1	Director	160	\$ 16.55	\$ 2,648	\$ 113.81	\$ 18,210
	1	Lounge (3 computers, 18 table seats, 10 soft seats)	650	\$ 13.50	\$ 8,773	\$ 97.29	\$ 63,241
	1	Lounge Conference Room (4 seats)	100	\$ 54.20	\$ 5,420	\$ 146.02	\$ 14,602
	7	Offices	840	\$ 18.25	\$ 15,330	\$ 121.37	\$ 101,948
	1	Secure Closet	16	\$ 14.00	\$ 224	\$ 255.75	\$ 4,092
	1	Storage	240	\$ 12.50	\$ 3,000	\$ 102.28	\$ 24,548
	1	Vending Alcove (two machines)	48	\$ 15.50	\$ 744	\$ 109.00	\$ 5,232
	1	Workroom	120	\$ 58.50	\$ 7,020	\$ 162.62	\$ 19,514

Cost Estimate

- Summary of \$/SF rates per room in each program and each level of renovation

1 Studio - 2-D/3-D Design (incl. special equip)	1800	\$ 16.37	\$ 29,460	\$ 83.49	\$ 150,290
1 Studio - Digital Arts	1150	\$ 16.86	\$ 19,384	\$ 87.82	\$ 100,996
1 Studio-Digital Arts Unisex Restroom	64	\$ 64.88	\$ 4,152	\$ 151.28	\$ 9,682
1 Studio-Drawing	1000	\$ 25.39	\$ 25,386	\$ 97.25	\$ 97,254
1 Studio-Graphic	1050	\$ 16.80	\$ 17,640	\$ 88.30	\$ 92,720
1 Studio Painting	1000	\$ 31.52	\$ 31,524	\$ 103.45	\$ 103,446
1 Studio-Photography-Digital	1100	\$ 26.48	\$ 29,126	\$ 97.60	\$ 107,364
1 Studio-Photography-Lighting	1000	\$ 27.39	\$ 27,386	\$ 99.25	\$ 99,254
1 Studio-Printmaking-Cutting	800	\$ 29.82	\$ 23,852	\$ 103.52	\$ 82,818
1 Studio-Printmaking-Inking	1750	\$ 23.51	\$ 41,135	\$ 93.10	\$ 162,925
1 Thesis Studio Space	500	\$ 33.22	\$ 16,610	\$ 110.88	\$ 55,440
1 Studio-Ceramic-Firing indoor (incl. equip and sto)	1000	\$ 17.86	\$ 17,860	\$ 93.90	\$ 93,900
1 Studio-Ceramic-Glazing and Throwing	3000	\$ 22.71	\$ 68,124	\$ 89.59	\$ 268,756
Circulation	7465	\$ 28.61	\$ 213,542	\$ 106.72	\$ 796,675
Total	50250		\$ 1,189,347		\$ 5,008,617
Price/SF			\$ 23.67		\$ 99.67
Level B - 42,750 SF			\$ 1,011,832.66		
Level C - 7500 SF					\$ 747,554.85
Total					\$ 1,759,387.50

Cost Estimate

- Renovation levels were paired with condition assessment reports pricing considerations for MEP items

15	Plumbing	Replace fixtures in restrooms and mop sinks (included in SF pricing)				incl'd in SF value			POND Report (pg 96)
		Replace Water Heaters	1	EA	\$ 12,000.00	\$ 12,000			POND Report (pg 103)
		Demolish Solar Hot Water Heating System						TBD	POND Report (pg 103)
		Demolish Gas Piping in Boiler Room						TBD	POND Report (pg 108)
15	HVAC	Condensing Boiler sized for 1600 MBH EA	2	EA	\$ 80,000.00			\$ 160,000	POND Report (pg 75)
		In line pumps (2) at 2 HP & (2) at 7.5 HP	4	EA	\$ 10,000.00			\$ 40,000	POND Report (pg 75)
		RR Exhaust Fan - 200 CFM	2	EA	\$ 3,000.00			\$ 6,000	POND Report (pg 75)
		RR Fan - 70 CFM	3	EA	\$ 1,500.00			\$ 4,500	POND Report (pg 87)
16	Fire Alarm	Replace System (panel only)	61398	SF		\$ 30,000			POND Report (pg 116)
16	Electrical	Main Switchgear Replacement (does not include feeders)	1	LS	\$ 43,500.00	\$ 43,500.00			POND Report (pg 121)
		Subtotal				\$ 93,667	\$ 78,408	\$ 467,781	
		GC's & Fee				\$ 11,155.70	\$ 9,338.34	\$ 55,712.72	
		Total				\$ 104,822	\$ 87,746	\$ 523,494	

Cost Estimate

Building	Gross Area	Level B			Level C			Level D			Level E			Total	avg \$/GSF	Percentage
		Area	Percentage	Value	Area	Percentage	Value	Area	Percentage	Value	Area	Percentage	Value			
Site Condition Assessment														\$37,500		
100	61,398	50,250	82%	\$1,189,347	0	0%	\$0	0	0%	\$0	0	0%	\$0	\$1,189,347.16	\$19.37	82%
100 Condition Assessment														\$93,667	\$1.53	
200	26,472	8,400	32%	\$249,257	13,400	51%	\$1,460,241	0	0%	\$0	4,735	18%	\$515,988	\$2,225,487	\$84.07	100%
200 Condition Assessment														\$1,104,125	\$41.71	
300	44,770	17,850	40%	\$595,418	15,322	34%	\$1,621,423	990	2%	\$104,765	4,050	9%	\$428,584	\$2,750,190	\$61.43	85%
300 Condition Assessment														\$1,107,458	\$24.74	
Welding 400	2,485	0	0%	\$0	0	0%	\$0	0	0%	\$0	0	0%	\$0	\$0	\$0.00	0%
400 Condition Assessment														\$10,000	\$4.02	
500	20,721	16,400	79%	\$439,522	4,300	21%	\$486,750	0	0%	\$0	0	0%	\$0	\$926,272	\$44.70	100%
500 Condition Assessment														\$252,017	\$12.16	
Ammonia 600	4,043	1,415	35%	\$31,145	2,628	65%	\$236,690	0	0%	\$0	0	0%	\$0	\$267,835	\$66.25	100%
600 Condition Assessment														\$30,000	\$7.42	
700 (demo & UG plumbing ONLY)	5,810	5,810	100%	\$110,390	0	0%	\$0	0	0%	\$0	0	0%	\$0	\$110,390	\$19.00	100%
700 Condition Assessment														\$3,333	\$0.57	
Restrooms to receive paint & Fixtures ONLY, except 200 & 300														(\$158,514)		
Remove Projectors & Screens														(\$39,000)		
		100,125		\$26.12 \$/SF	35,650		\$106.74 \$/SF	990		\$105.82 \$/SF	8,785		\$107.52 \$/SF			

\$9,910,106 Cost of Work

Levels

- A No Renovations Required
- B New Finishes: Carpet, Paint, Ceiling Tiles (no grid or lights)
- C New Plan: Doors, Partitions, Finishes, Ceilings, Lighting & Electrical
- D New Restrooms: Partitions, Finishes, Ceilings, Lighting, Electrical, Plumbing, Toilet Partitions, & Accessories
- E Nursing and Simulation Labs: New Plan, Doors, Partitions, Finishes, Ceilings, Lighting, Electrical, Casework, Plumbing, and Casework, Plumbing, and Nursing Accessory Walls

GC's & Fee		\$1,542,345
Subtotal		\$11,452,451
GC's&fee above SCL	11.91%	\$0
Contingency	15%	\$1,486,516
Total		\$12,938,967

Renovated Area 145,550 \$88.90 avg cost/sq. ft

How It Got Done



- Keeping job on track during Covid19
- Unforeseen condition discovery
- Maintain/deliver contingency for façade improve

How It Got Done



- Laser scanning
- Unable to perform exploratory demo



...unforeseen conditions

...Unique Conditions

- Existing mechanical; unknown condition; CxA efforts
- Existing conditions not to code (fire rated chase/dampers), storefront hidden in walls, existing door conditions, non-insulated rain leaders, leaky existing ductwork



How It
Got Done





Campus Identity



Adjacent Building



Campus Identity



Initial Impressions



Hardscape/Landscape



Hardscape/Landscape

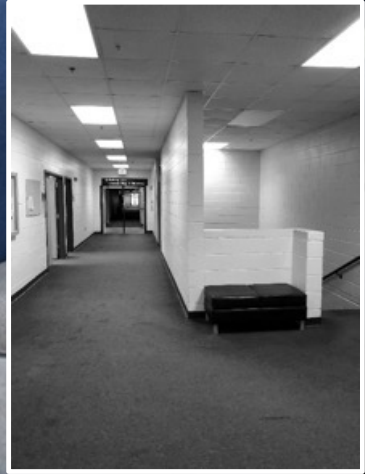


Student Spaces



Student Spaces

UNG VALUES EXCELLENCE
STUDENT-FOCUS
INTEGRITY
ENGAGEMENT
SERVICE
ACCES



Student Spaces



Specialty Instructional Spaces



Instructional Spaces



Specialty Instructional Spaces



Instructional Spaces



Specialty Instructional Spaces

Benefits of Reuse (Renovate vs Building New)

- Sustainability/reuse/adaptation
- Lifecycle cost (systems updates/replacement)
- Less than \$100/sf vs \$400/sf for equivalent new space/programmed areas
 - existing infrastructure
- Existing facility had some flexibility
- TCSG to BOR system building transfer
- Program was tailored to existing facility; tie-back to levels of renovations

