



CAMPUS REHABILITATION REVISITED: WHAT IS OLD IS NEW AGAIN!

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TODAY'S PRESENTER'S:

Mr. Michael Miller, AIA *USG Historic Preservation Officer & Program Manager-USO-BOR*

Mr. Alan Travis, AICP *Assistant Vice Chancellor-Planning & Management-USO BOR*

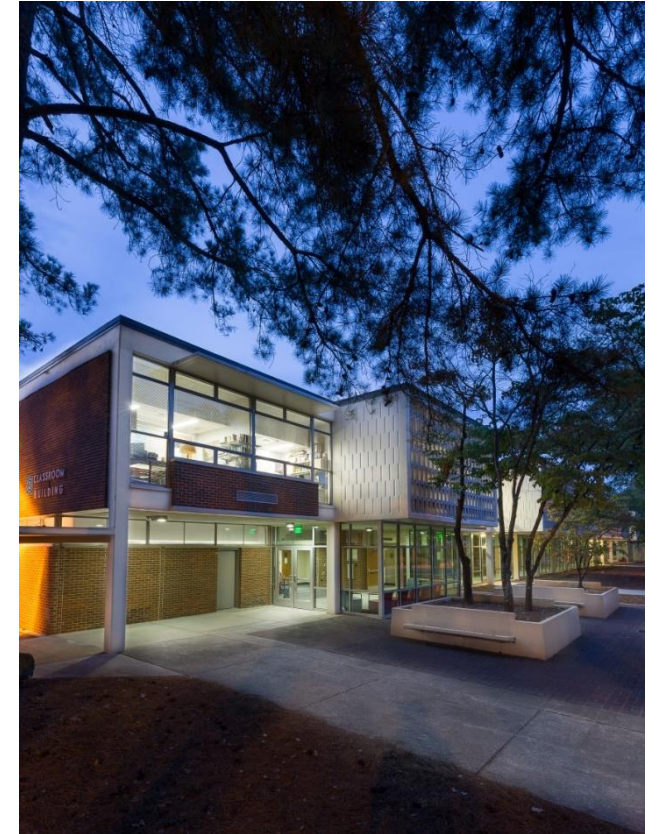
Ms. Karen Gravel, AIA *Principal-Lord Aeck Sargent*

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Follow-up to last year's FOC Session "Transforming 1960's Buildings into Recruitment Tools"

- *Millennial Generation-Trends/Expectations*
- *Aging USG Inventory/Portfolio—1960's and early 1970's Architecture*
- *Current Rehabilitation & Renovation Trends in Capital Planning/Funding*
- *Means & Methods/CM Procurement*
- *Enhanced/Sophisticated Planning Tools/Emerging Technology*
- *Current Rehabilitation "Best Practices"*
- *Increased Emphasis on Sustainability*
- *Mixed-Use Programming within Older Buildings*
- *"Right-Fit" Programming for Older Buildings*
- *New Financial/Funding Tools*



Recently Renovated Math Building-KSU Marietta



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Hyatt Regency Hotel-Atlanta (1967)



Hartsfield Atlanta Airport Terminal (1961)



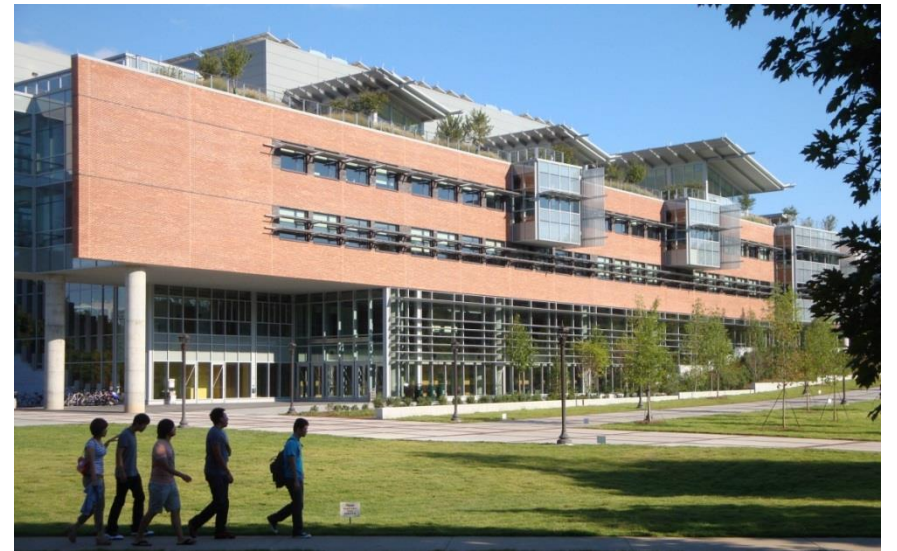
C & S Bank Building-Atlanta (1967)



Georgia Archives Building (1965)



Textile Engineering Building-GIT (1946)



Clough Commons-GIT (2011)

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Drayton Tower-Savannah (1951)



Mathematics Building D-KSU Marietta (1962)



Boyd Dormitory-Fort Valley State University (1966)



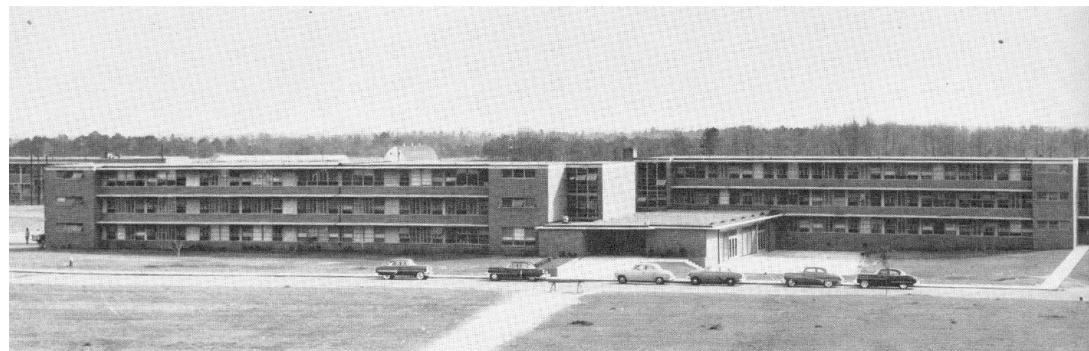
Atlanta Public Library (1980)



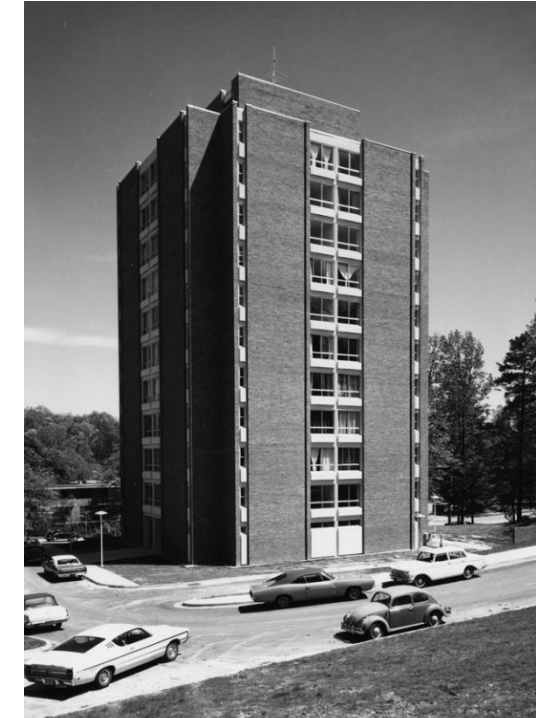
UGA Continuing Education Ctr (1956)



Colston Building-Savannah State (1959)



Jeanes Dormitory-Fort Valley State University (1952)



Healey Apartment Tower-GIT (1969)

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Carlton Library-Abraham Baldwin Agricultural College (1989)



Creswell Hall—University of Georgia (1963)



Callaway & Burge Apartments-GIT (1947)



BURGE APARTMENTS: Named in memory of Filippen D. Burge, B.S. in Archt., 1916, Georgia Tech's eight-story apartment building, for Faculty and for married World War II veteran-students, is nearing completion.



Russell Hall—University of Georgia (1967)



Langdale Hall-VSU (1969)



Russell Hall—University of Georgia (1967)

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Drayton Tower-Savannah (1951)

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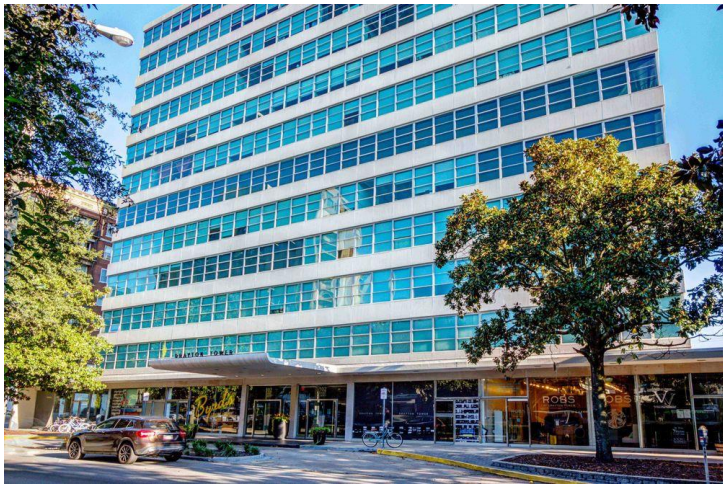


Drayton Tower-Savannah (1951)

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Drayton Tower-Savannah (1951)—Renovated in 2010



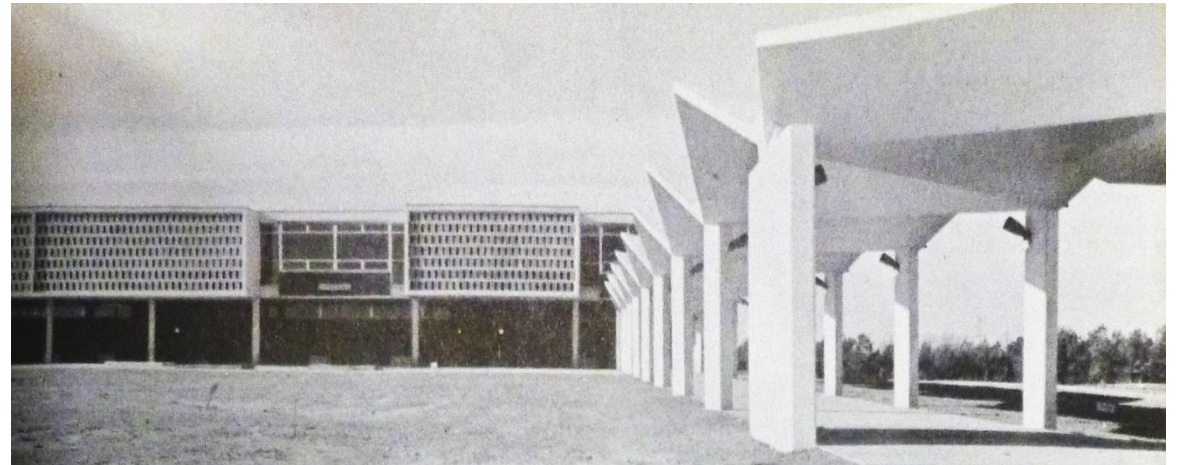
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University System of Georgia

New Campuses & New Construction—Boom Period 1960-1974

- Southern Technical Institute (1962)
- Columbus Junior College (1963)
- Dalton Junior College (1963)
- Albany Junior College (1963)
- Brunswick Junior College (1963)
- Cobb County Junior College (1963)
- Gainesville Junior College (1964)
- Macon Junior College (1965)
- Armstrong College (1966)
- Clayton Junior College (1969)
- Floyd Junior College (1970)
- Bainbridge Junior College (1970)
- Waycross Junior College (1970)
- Swainsboro Junior College (1972)
- Atlanta Junior College (1974)



**Bond Issues for 3 Junior Colleges were defeated:

- Griffin Junior College
- Thomasville Junior College
- Dublin Junior College



Howard Hall (1963)



**Howard Hall-Columbus State University
Front Façade--Before Renovation (2014)**



**Howard Hall-Columbus State University
Front Façade--After Renovation (2016)**



**Howard Hall-Columbus State University
Rear Façade--Before Renovation (2014)**



**Howard Hall-Columbus State University
Rear Façade--After Renovation (2016)**

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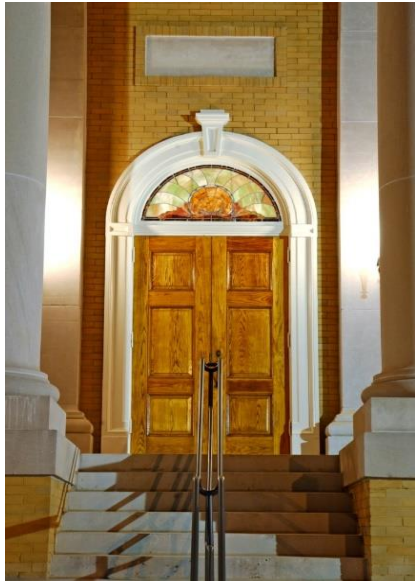


**Howard Hall-Columbus State University
Rear Façade--After Renovation (2016)**



**Former First Methodist Church Building—GCSU
Before Renovation (2003)**





**Renovated Student Activities Center—GCSU
Adaptive Re-Use from Church to Student Center (2005)**

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Renovated Student Activities Center—GCSU



Adaptive Re-Use from Church to Student Center (2005)



Campus Theatre—GCSU Adaptive Use from Movie Theater to Bookstore & Black-Box Theatre (2010)



Campus Theatre—GCSU Adaptive Use from Movie Theater to Bookstore & Black-Box Theatre/Coffee House (2010)



**Renovated Mayfair Hall (1910)—GCSU
Adaptive Re-Use from Hotel/Dormitory to Visitor Center/Admissions (2017)**



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**Renovated Mayfair Hall (1910)—GCSU
Adaptive Re-Use from Hotel/Dormitory to Visitor Center/Admissions (2017)**

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**Before and After of McIntosh House (1820's)—GCSU
Adaptive Re-Use from Grocery Store/Residence to Faculty Offices (2017)**

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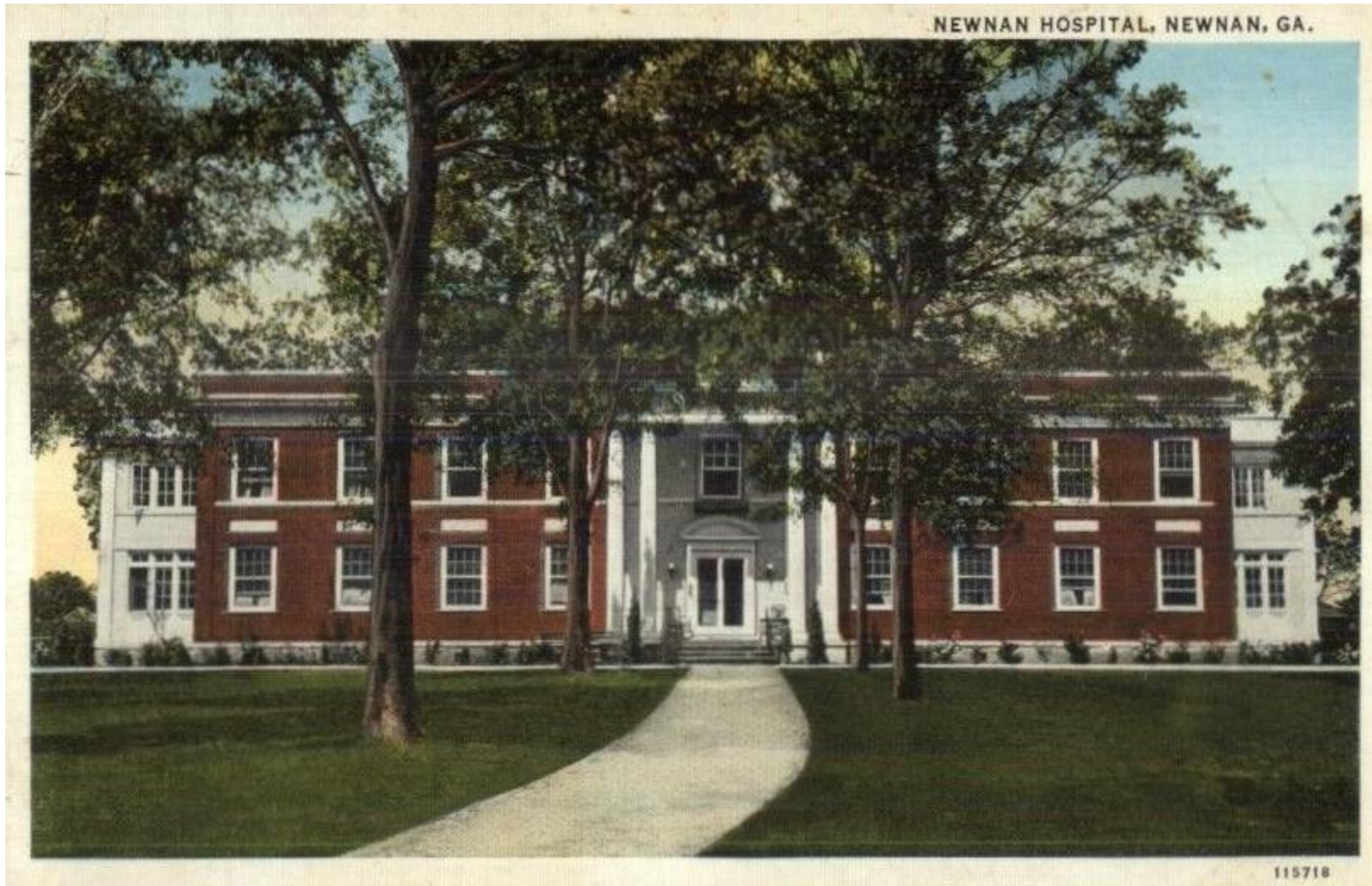
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Miller Hall (1962)—Adaptive Use from Science Labs into General Classroom---Fort Valley State University



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Newnan Hospital-Newnan, Georgia (1925)—New Adaptive Use for Health Sciences for University of West Georgia-Newnan



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SURGERY SUITE | before rehabilitation



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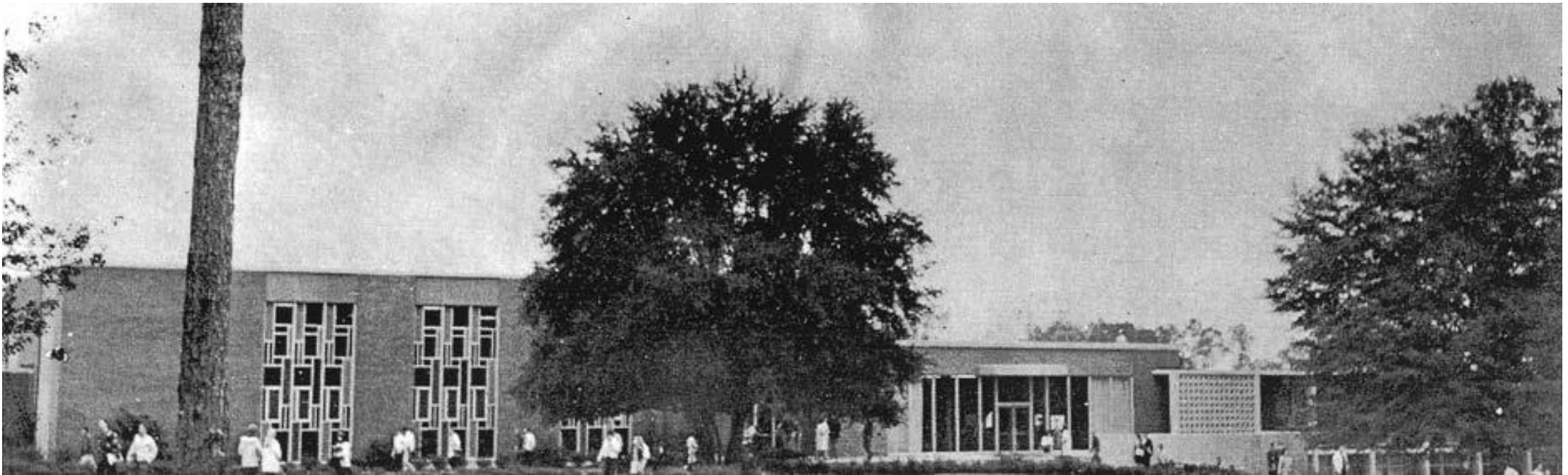
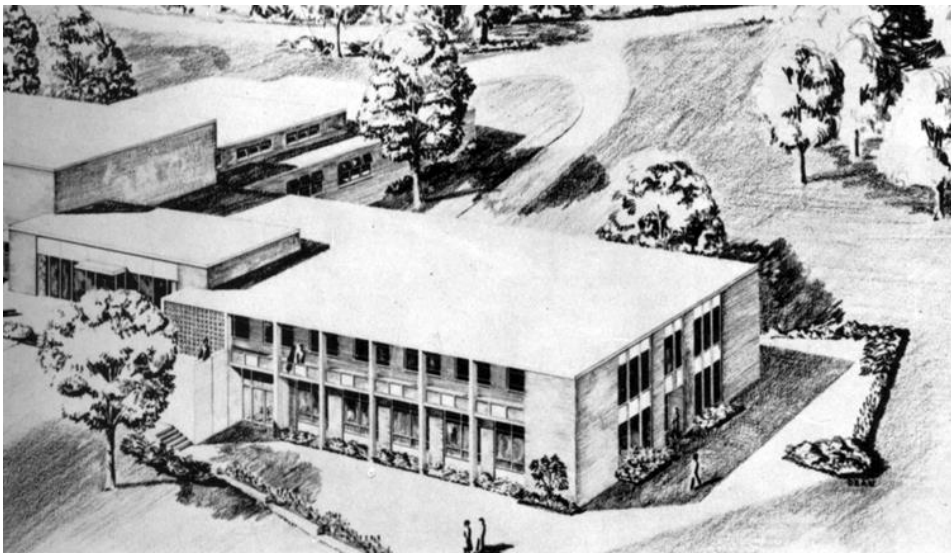
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Williams Center-Georgia Southern University (1958)

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Renovated Williams Center-Georgia Southern University (2011)

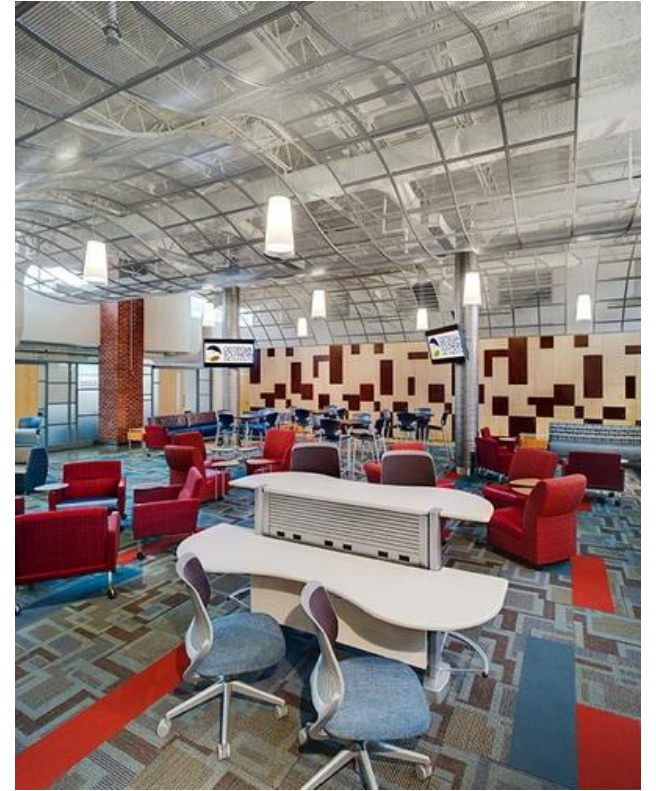
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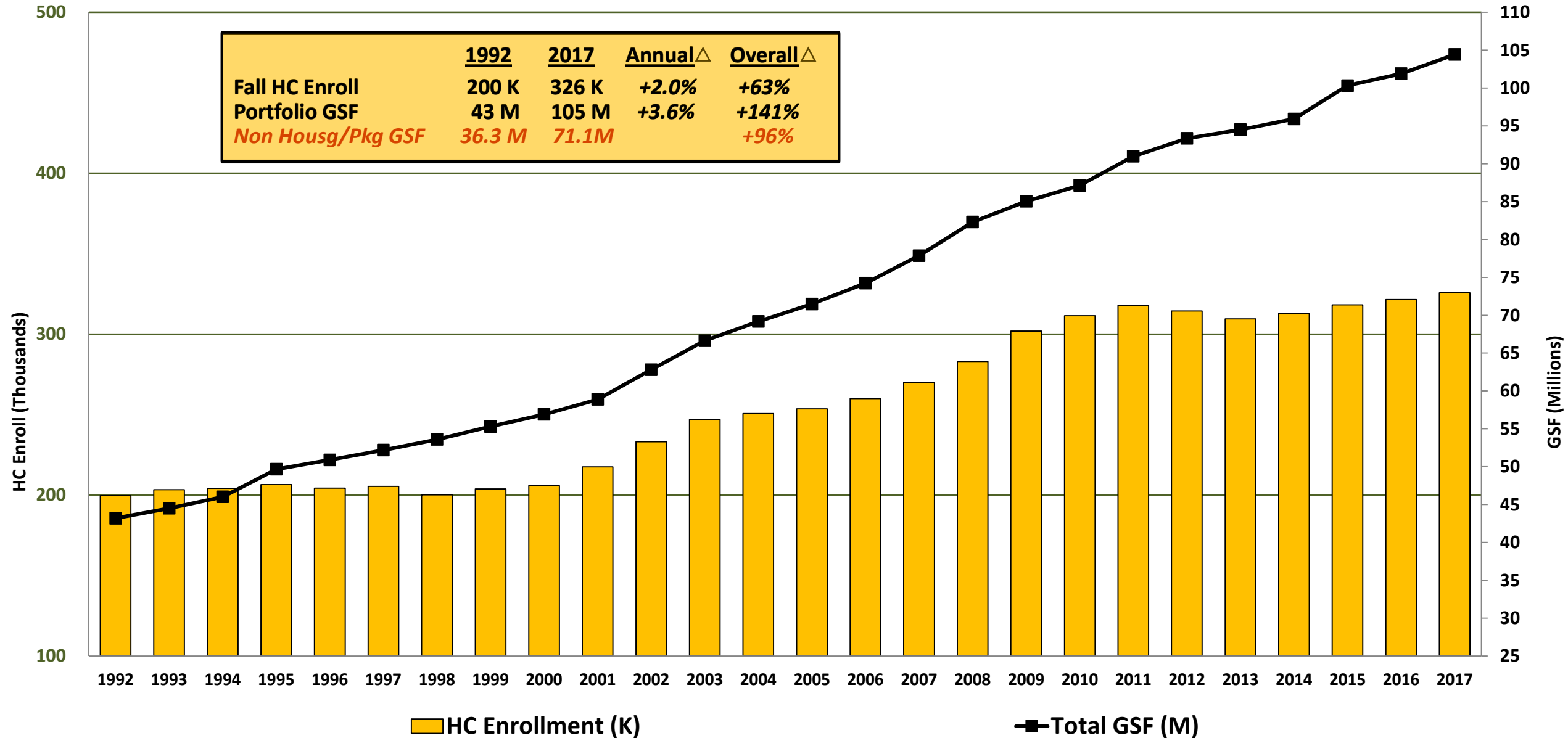
Renovated Williams Center
Georgia Southern University (2011)



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USG HC Enrollment and Portfolio GSF

	<u>1992</u>	<u>2017</u>	<u>Annual</u> △	<u>Overall</u> △
Fall HC Enroll	200 K	326 K	+2.0%	+63%
Portfolio GSF	43 M	105 M	+3.6%	+141%
<i>Non Housg/Pkg GSF</i>	<i>36.3 M</i>	<i>71.1M</i>		<i>+96%</i>

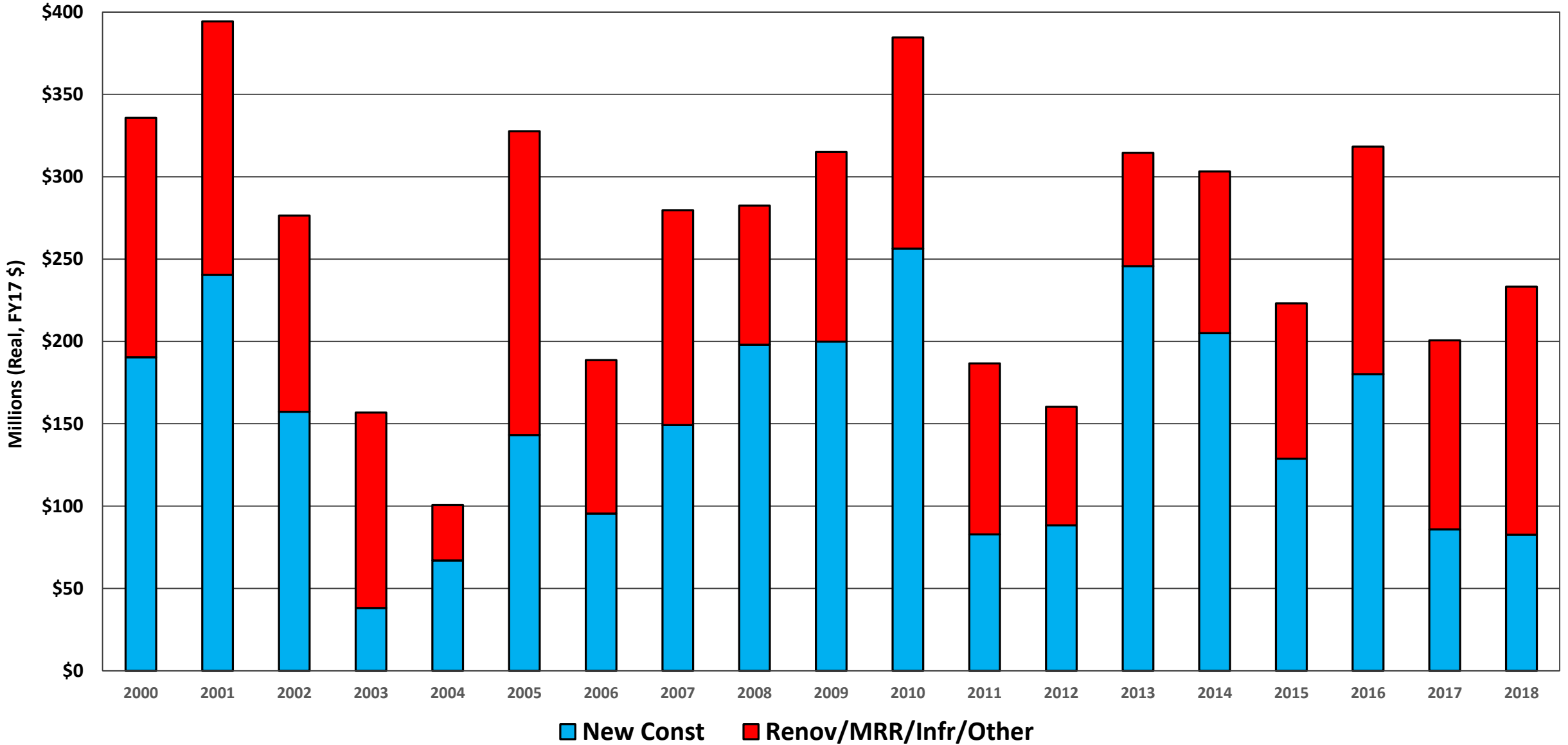


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USG State Funded Capital, FY 2000-2018



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USG State Funded Capital (Renovations & MRR), FY 2000-2018

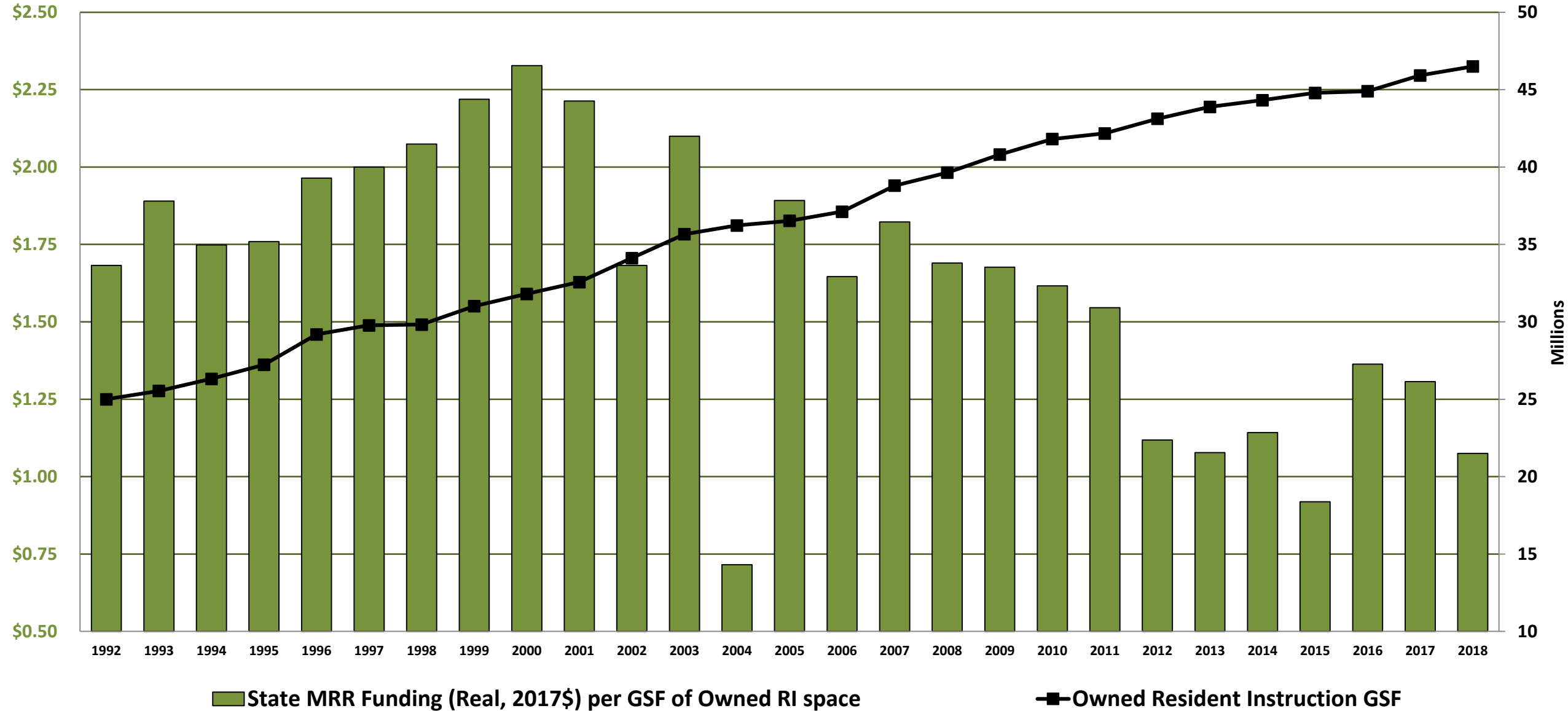


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USG State Capital Renewal (MRR) Funding Analysis 1992-2018

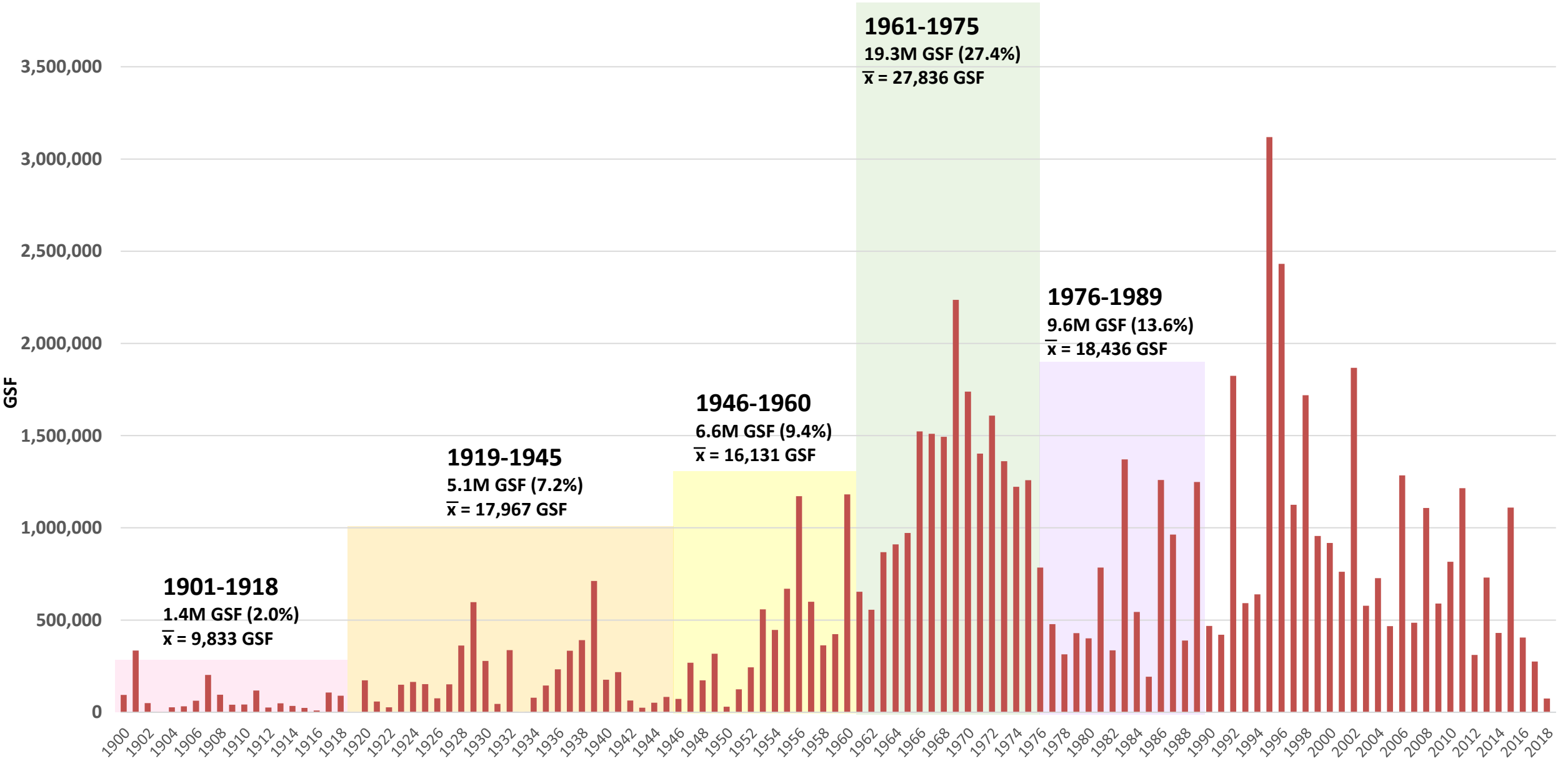


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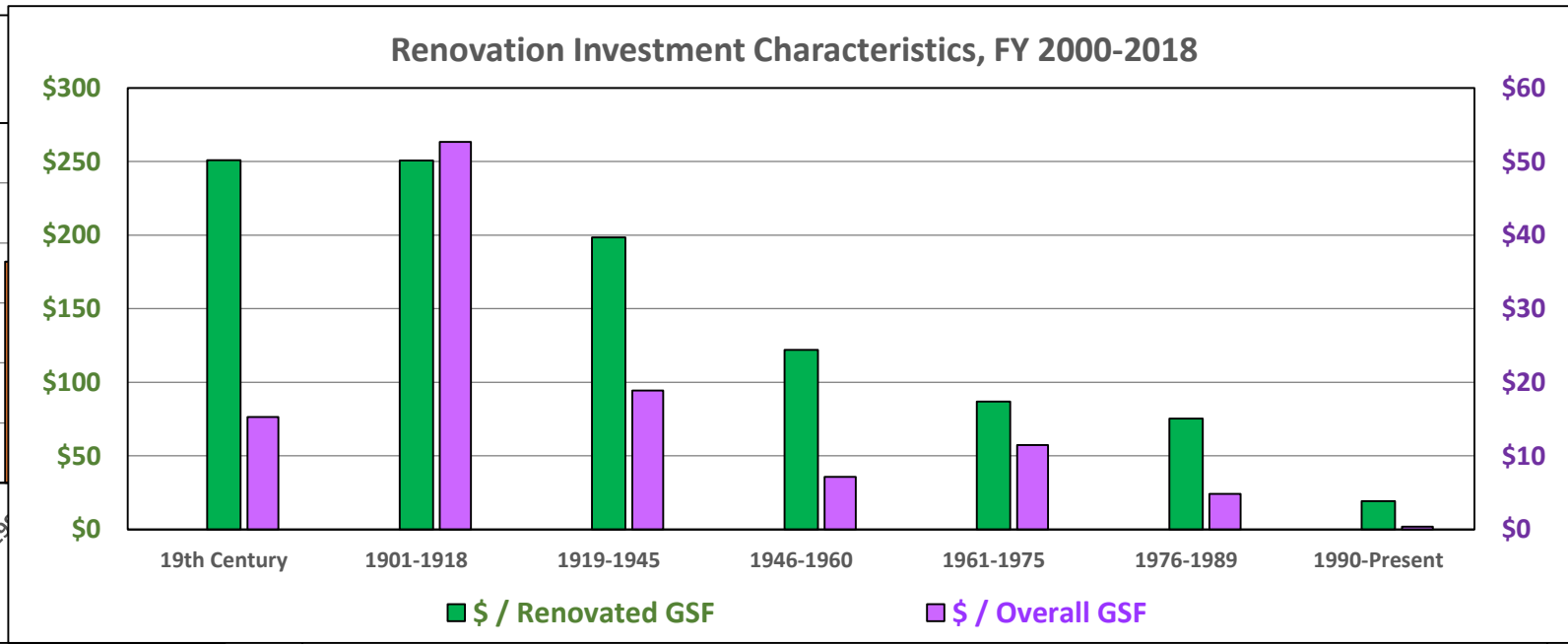
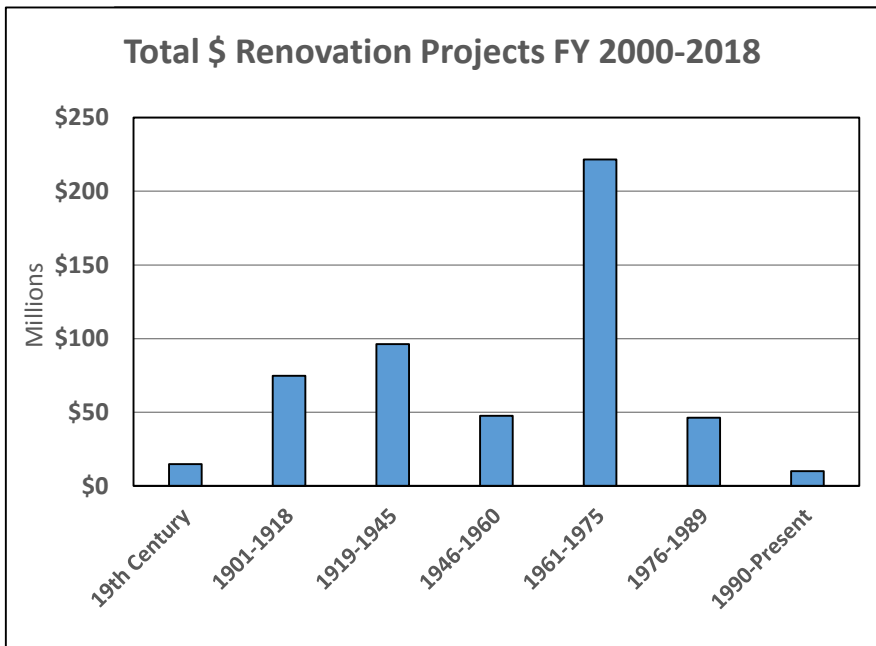
Age of USG Owned Building Inventory, 1900 - Present



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USG State Funded Capital Projects – Renovation (FY 2000-2018)

Building Era	Owned Building/Space Inventory				State Funded Line Item Renovation Projects, FY 2000-2018						\$/Renov GSF	\$/Overall GSF
	#	Total GSF	% GSF	Avg GSF	\$ Total	% Total \$	# Bldgs	% Bldgs	GSF Renov	% GSF		
19th Century	99	973,510	1.4%	9,833	\$14,870,000	2.9%	3	3.0%	55,620	5.7%	\$250.82	\$15.27
1901-1918	69	1,420,055	2.0%	20,581	\$74,762,000	14.6%	14	20.3%	349,327	24.6%	\$250.60	\$52.65
1919-1945	284	5,102,748	7.2%	17,967	\$96,273,375	18.8%	21	7.4%	810,657	15.9%	\$198.56	\$18.87
1946-1960	412	6,645,799	9.4%	16,131	\$47,562,625	9.3%	17	4.1%	1,121,293	16.9%	\$121.99	\$7.16
1961-1975	694	19,318,334	27.4%	27,836	\$221,504,000	43.3%	53	7.6%	2,577,255	13.3%	\$86.86	\$11.47
1976-1989	519	9,568,446	13.6%	18,436	\$46,197,000	9.0%	13	2.5%	769,912	8.0%	\$75.36	\$4.83
1990-Present	1,076	27,450,604	38.9%	25,512	\$10,014,000	2.0%	4	0.4%	496,164	1.8%	\$19.20	\$0.36
Total	3,153	70,479,496	100.0%	22,353	\$511,183,000	100%	125	4.0%	6,180,228	8.8%	\$129.31	\$7.25



Framework for System Capital Plan Evaluation

(May 2014)

Proposed Project

- Objective

(What are we trying to accomplish, and why)

- Characteristics

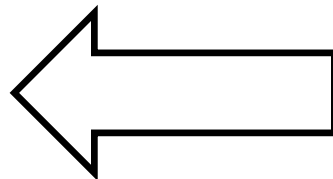
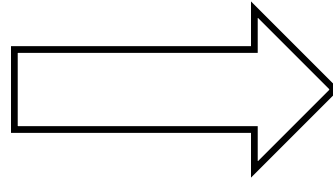
(What's in the box?)

- Cost

(Development? Operating?)

- Funding

(Source? Type?)



Evaluation Factors

- Mission & Enrollment

- Program/User Impact

- System Strategy

- Master Plan

- Funding Availability

- Facility Conditions

- Opportunity Costs

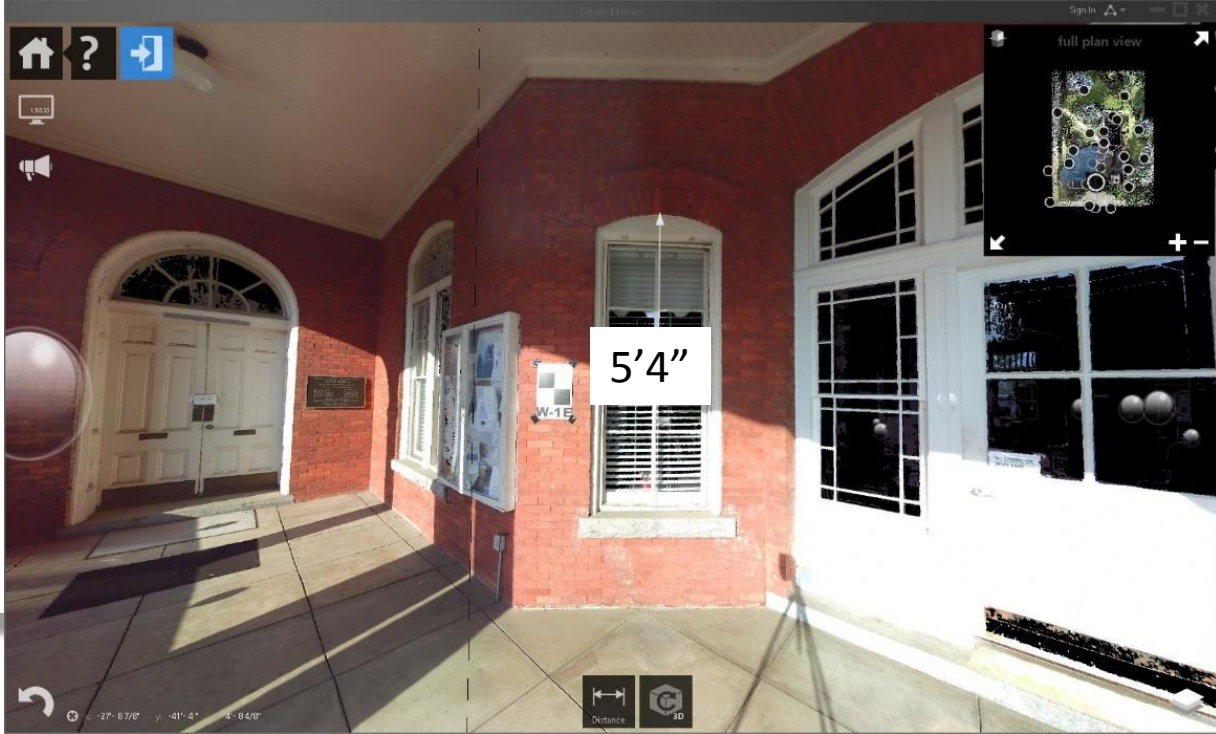
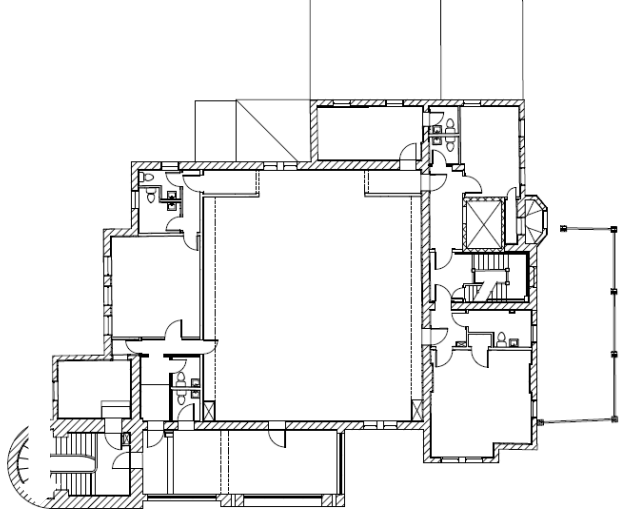
- Space Utilization

New Technologies in Practice

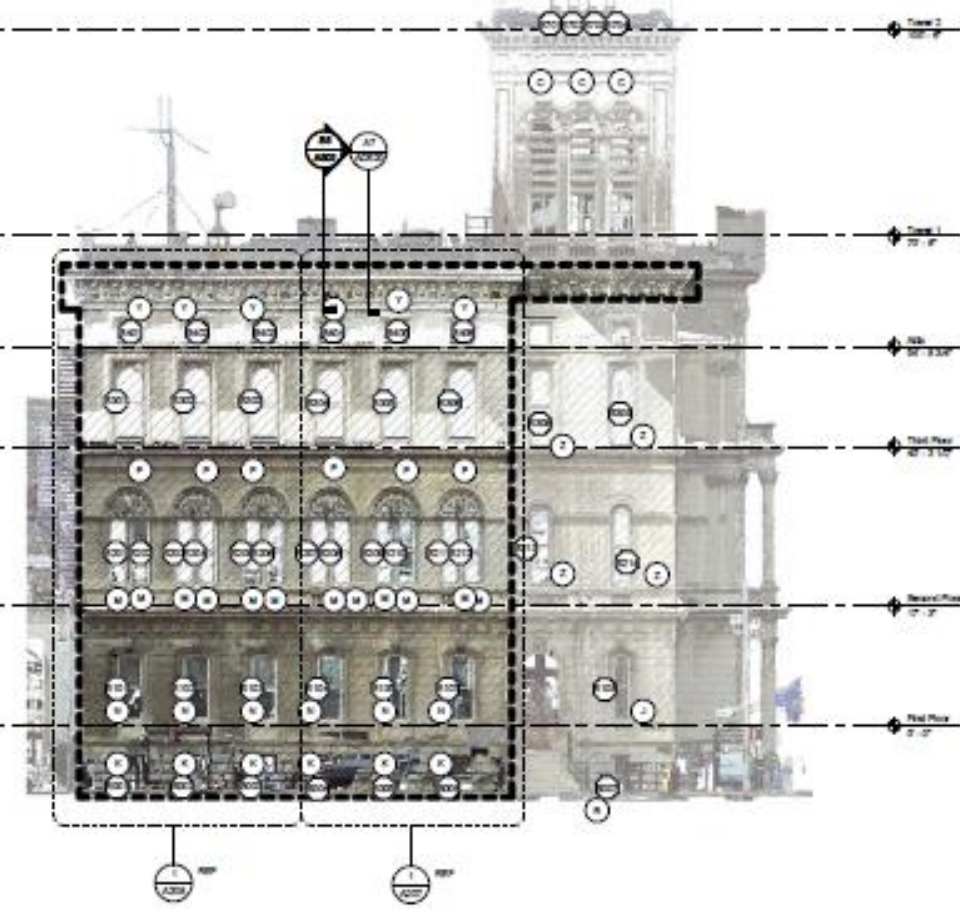
Laser Scanning for Base Drawings



Dooly County Courthouse
Dooly, Georgia



Construction Documents



Louisville City Hall
Louisville, Kentucky

ALTERNATE 1-NORTH PAVILION WINDOWS		ALTERNATE 2B-BASE OF TOWER		ALTERNATE 3-SOUTHEAST BAY		ALTERNATE 4-CLEAN EAST ELEVATION		MATERIAL KEYNOTED	
DESCRIPTION AND NEW WORK 1. SEE SHEETS A805-A808 FOR ALTERNATE 1 WINDOW SCOPE. ASSESSMENT 1. CONTRACTOR TO GENTLY REMOVE EXISTING PAINT COAT (SEE ONLY FULL-SCALE BEAM COVER ROOF PANELS IN THE DRAWING) TO REVEAL CONDITION OF SOLAR. CONTRACTOR TO EVALUATE INTERIOR EXPOSED SHEETING FOR EVIDENCE OF WATER INTRUSION. CONTRACTOR TO EVALUATE PENETRATIONS FOR EVIDENCE OF BEAM CHECKING OR TOPICALLY APPLIED RESINATE. 2. CONTRACTOR TO EVALUATE CONDITION OF CAST IRON AT ALL FOUR ELEVATIONS. 3. REMOVE ALL BRD AND PEET CONTROL FROM AREAS WITHIN THE SCOPE OF WORK. REINSTALL BRD AND PEET CONTROL FOLLOWING WORK. USE ONLY MASONRY ADHESIVE TO ATTACH. NEW WORK 1. REMOVE FINISH PRIME AND RE-COAT CAST IRON CLOCK FACE. CAST IRON SURROUND AND DECORATIVE RAILINGS REPLACE. SEE 09 7000 AND 09 9900. 2. RE-COAT COPPER MANSARD ROOF WITH COMPATIBLE COATING. 3. REPLACE AN ALLOWANCE OF \$15,000 FOR REPAIR OF DAMAGE AND DETERIORATION IDENTIFIED AFTER COATING REMOVAL. CONTRACTOR SHALL REVIEW REPAIR SCOPE WITH OWNER AND ARCHITECT AND OBTAIN ACTUAL COST ASSOCIATED WITH REPAIRS FOR APPROVAL BEFORE BEGINNING REPAIR. 4. CLEAN INTERIOR TRIM INCLUDING BUT NOT LIMITED TO CLOCK FACE AND ASSOCIATED DECORATIVE ELEMENTS. 5. REMOVE FINISH PRIME AND RE-COAT SHEET METAL CORNICE AND FREEZE. SEE 07 8200 AND 09 9900.		DESCRIPTION 1. CONTRACTOR TO REMOVE ANY BULKY OR LIQUID FLASHING AND SHEET METAL FLASHING AT STONE GUTTER. 2. CONTRACTOR TO TEST PRIOR TO REMOVAL FOR LEAKS IN MANHOLES, CONDUIT AND PATTERNS. 3. PATCH ALL HOLES IN STONE AND CAST STONE WHERE TEXTILES, CONDUIT AND PATTERNS ARE REMOVED. SEE SECTION 04 4000 AND 04 4020. 4. PREP PRIME AND RE-COAT CAST STONE. SEE SECTION 09 7000. 5. REMOVE ALL ELECTRICAL CONDUIT AND PATTERNS. 6. REMOVE CORROGATED SHEET METAL LOUVERS. RETURN FOR REFINISHING AND REINSTALLATION. CAST IRON FRAMES TO REMAIN IN PLACE. 7. REMOVE ALL BRD AND PEET CONTROL FROM AREAS WITHIN THE SCOPE OF WORK. REINSTALL BRD AND PEET CONTROL FOLLOWING WORK. USE ONLY MASONRY ADHESIVE TO ATTACH. NEW WORK 1. REMOVE FINISH PRIME AND RE-COAT CAST IRON CLOCK FACE. CAST IRON SURROUND AND DECORATIVE RAILINGS REPLACE. SEE 09 7000 AND 09 9900. 2. RE-COAT COPPER MANSARD ROOF WITH COMPATIBLE COATING. 3. REPLACE AN ALLOWANCE OF \$15,000 FOR REPAIR OF DAMAGE AND DETERIORATION IDENTIFIED AFTER COATING REMOVAL. CONTRACTOR SHALL REVIEW REPAIR SCOPE WITH OWNER AND ARCHITECT AND OBTAIN ACTUAL COST ASSOCIATED WITH REPAIRS FOR APPROVAL BEFORE BEGINNING REPAIR. 4. CLEAN INTERIOR TRIM INCLUDING BUT NOT LIMITED TO CLOCK FACE AND ASSOCIATED DECORATIVE ELEMENTS. 5. REMOVE FINISH PRIME AND RE-COAT SHEET METAL CORNICE AND FREEZE. SEE 07 8200 AND 09 9900.		DESCRIPTION 1. REMOVE EXISTING SHEET METAL GUTTER AND ASSOCIATED FASTENERS. 2. REMOVE EXISTING SHEET METAL FLASHING AND STONE GUTTER COVER ASSEMBLY. 3. REMOVE EXISTING CONDUIT, PATTERNS, CONDUIT OR TO BRACK AN ALL LIQUID FLASHING AT STONE GUTTER CURRENTLY NOT VISIBLE UNDER SHEET METAL. CONTRACTOR TO TEST PRIOR TO REMOVAL FOR ANY INADEQUATE MATERIAL. 4. REMOVE ALL WIRELESS LIGHT FIXTURES, EXTRANEUS METAL ATTACHED TO THE BUILDING ON ALL AREAS WITHIN THE CURRENT SCOPE OF WORK. COORDINATE WITH COMMERCIAL METRO ON POWER SOURCES. USE QUALIFIED LICENSED ELECTRICIANS TO DISCONNECT ALL LINES AND DETACH METRO. 5. CONTRACTOR TO TEST AND REMOVE ANY LEAD BASED PAINT ON CAST STONE. 6. REMOVE ALL BRD AND PEET CONTROL FROM AREAS WITHIN THE SCOPE OF WORK. REINSTALL BRD AND PEET CONTROL FOLLOWING WORK. USE ONLY MASONRY ADHESIVE TO ATTACH. NEW WORK 1. INSTALL NEW SECTION OF MODIFIED STEEL METAL FLASHING AT ROOF EDGE. SIMILAR TO DETAIL 04 4020. 2. PERFORM MASONRY REPAIR WORK AS SHOWN IN SHEETS FOR ALTERNATE 03 AND PER SPECIFICATION SECTION 04 4020. 3. REINSTALL BRD AND PEET CONTROL FOLLOWING WORK. USE ONLY MASONRY ADHESIVE TO ATTACH.		DESCRIPTION 1. CLEAN ALL MASONRY SURFACES PER SPECIFICATION SECTION 04 4020. 2. REMOVE ALL WIRELESS LIGHT FIXTURES, EXTRANEUS METAL ATTACHED TO THE BUILDING ON ALL AREAS WITHIN THE CURRENT SCOPE OF WORK. COORDINATE WITH COMMERCIAL METRO ON POWER SOURCES. USE QUALIFIED LICENSED ELECTRICIANS TO DISCONNECT ALL LINES AND DETACH METRO. 3. REMOVE ALL BRD AND PEET CONTROL FROM AREAS WITHIN THE SCOPE OF WORK. REINSTALL BRD AND PEET CONTROL FOLLOWING WORK. USE ONLY MASONRY ADHESIVE TO ATTACH. NEW WORK 1. REMOVE EXISTING SHEET METAL GUTTER. GUSED TO SAME CAPACITY AS EXISTING BOG GUTTER. INSTALL NEW COPPER DOWNSPUT. SIMILAR TO DETAIL 04 4020. 2. INSTALL NEW COPPER EDGE METAL AT ROOF EAVE. SIMILAR TO DETAIL 04 4020. 3. PERFORM MASONRY REPAIR WORK AS SHOWN IN SHEETS FOR ALTERNATE 03 AND PER SPECIFICATION SECTION 04 4020. 4. REINSTALL BRD AND PEET CONTROL FOLLOWING WORK. USE ONLY MASONRY ADHESIVE TO ATTACH.		GENERAL NOTES A. REMOVE ALL WIRELESS LIGHT FIXTURES, EXTRANEUS METAL ATTACHED TO THE BUILDING ON ALL AREAS WITHIN THE CURRENT SCOPE OF WORK. COORDINATE WITH COMMERCIAL METRO ON POWER SOURCES. USE QUALIFIED LICENSED ELECTRICIANS TO DISCONNECT ALL LINES AND DETACH METRO. B. REMOVE ALL BRD AND PEET CONTROL FROM AREAS WITHIN THE SCOPE OF WORK. REINSTALL BRD AND PEET CONTROL FOLLOWING WORK. USE ONLY MASONRY ADHESIVE TO ATTACH. C. CONTRACTOR OR SIMIL. VERIFY SITE PRIOR TO BEGINNING TO EXAMINE ALL EXISTING CONDITIONS AND EXTENT OF WORK. D. ALL MASONRY REPAIRING AND MORTAR EXTRACTION WORK INCLUDES THREE DIMENSIONAL JOINTS IN EVERY DIRECTION. 1/8" JOINT REPORT WEARS ALL JOINTS IN ALL DIRECTIONS. REPAIR AND GROUTING PROTECTION. E. GEMENTIOUS FILL IN HISTORIC STONE GUTTERS TO BE REMOVED WITHIN ALL AREAS IN CURRENT SCOPE OF WORK. F. SHEET METAL GUTTER. G. SEE SHEET ADD FOR WORK TO CAST IRON CORNICE AND SHEET METAL LOUVER. H. SEE SHEET ADD FOR WORK TO CAST IRON CORNICE AND SHEET METAL LOUVER. I. REPAIR AND RESTORATION SCOPE OF WORK REFER TO SHEETS 0300 AND 0400 FOR TYPICAL DETAILS. LEGEND - - - - - BASE BID SCOPE OF WORK - - - - - ALTERNATE SCOPE OF WORK - - - - - INTERIOR STONE WINDOWS AT ALL WINDOWS IN THIS ZONE. SEE SPECIFICATION SECTION 03 00 00 ALTERNATE 1 WINDOW SCOPES. SHEET SPECIFIC NOTES SEE SHEET ADD FOR WORK TO CAST IRON CORNICE AND SHEET METAL LOUVER. SEE SHEET ADD FOR WORK TO CAST IRON CORNICE AND SHEET METAL LOUVER. REPAIR AND RESTORATION SCOPE OF WORK REFER TO SHEETS 0300 AND 0400 FOR TYPICAL DETAILS.	

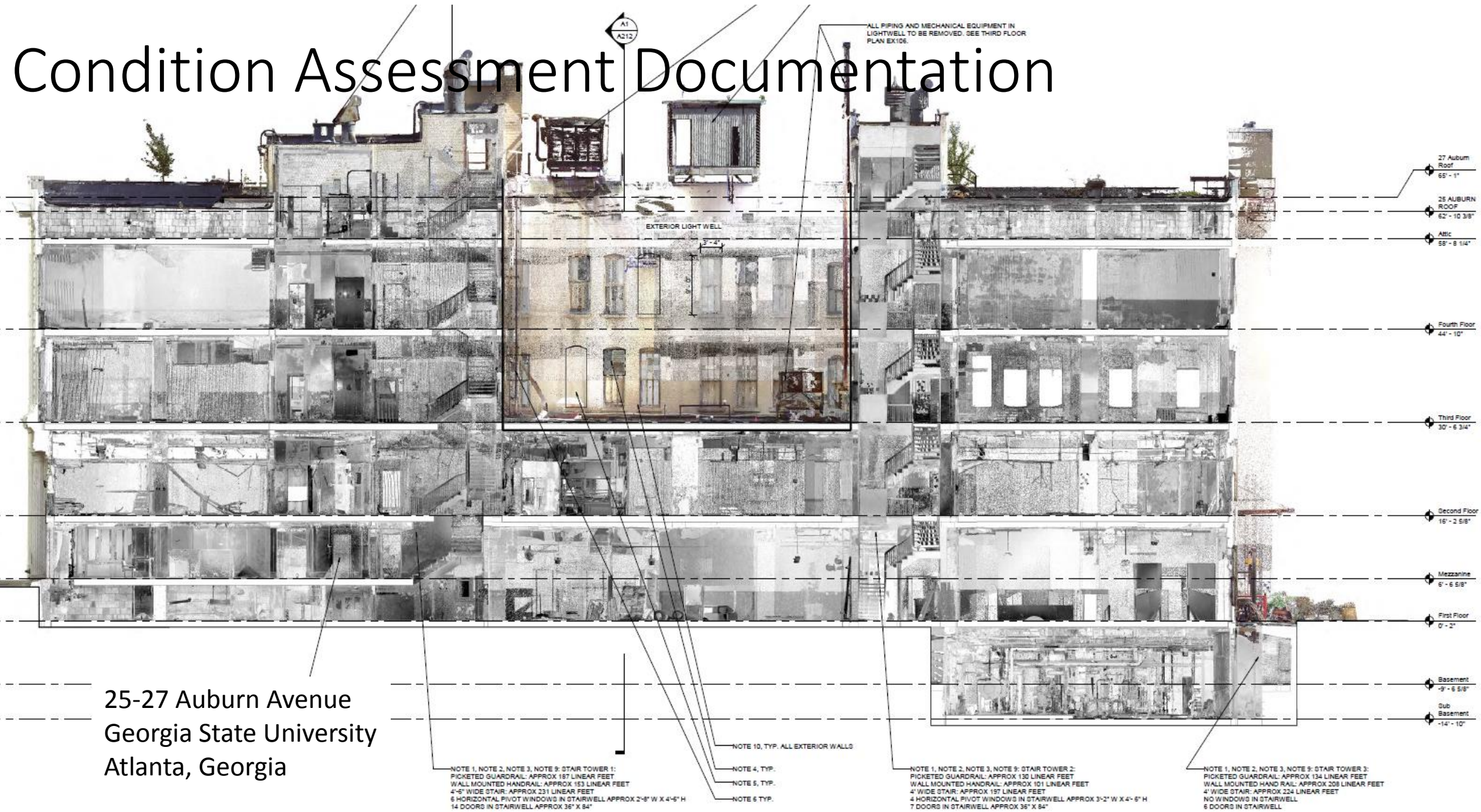
LORD AECK SARGENT
ARCHITECTS

EAST ELEVATION

CITY OF LOUISVILLE
CITY HALL EXTERIOR
REPAIRS & RESTORATION

DATE: 02/16/2016
10658-00
A200A

Condition Assessment Documentation



25-27 Auburn Avenue
 Georgia State University
 Atlanta, Georgia

Visualization

25-27 Auburn Avenue
Georgia State University
Atlanta, Georgia



Visualization



25-27 Auburn Avenue
Georgia State University
Atlanta, Georgia



Visualization



Terrell Hall
Georgia College and State University
Milledgeville, Georgia

Ennis Hall – Georgia College and State University

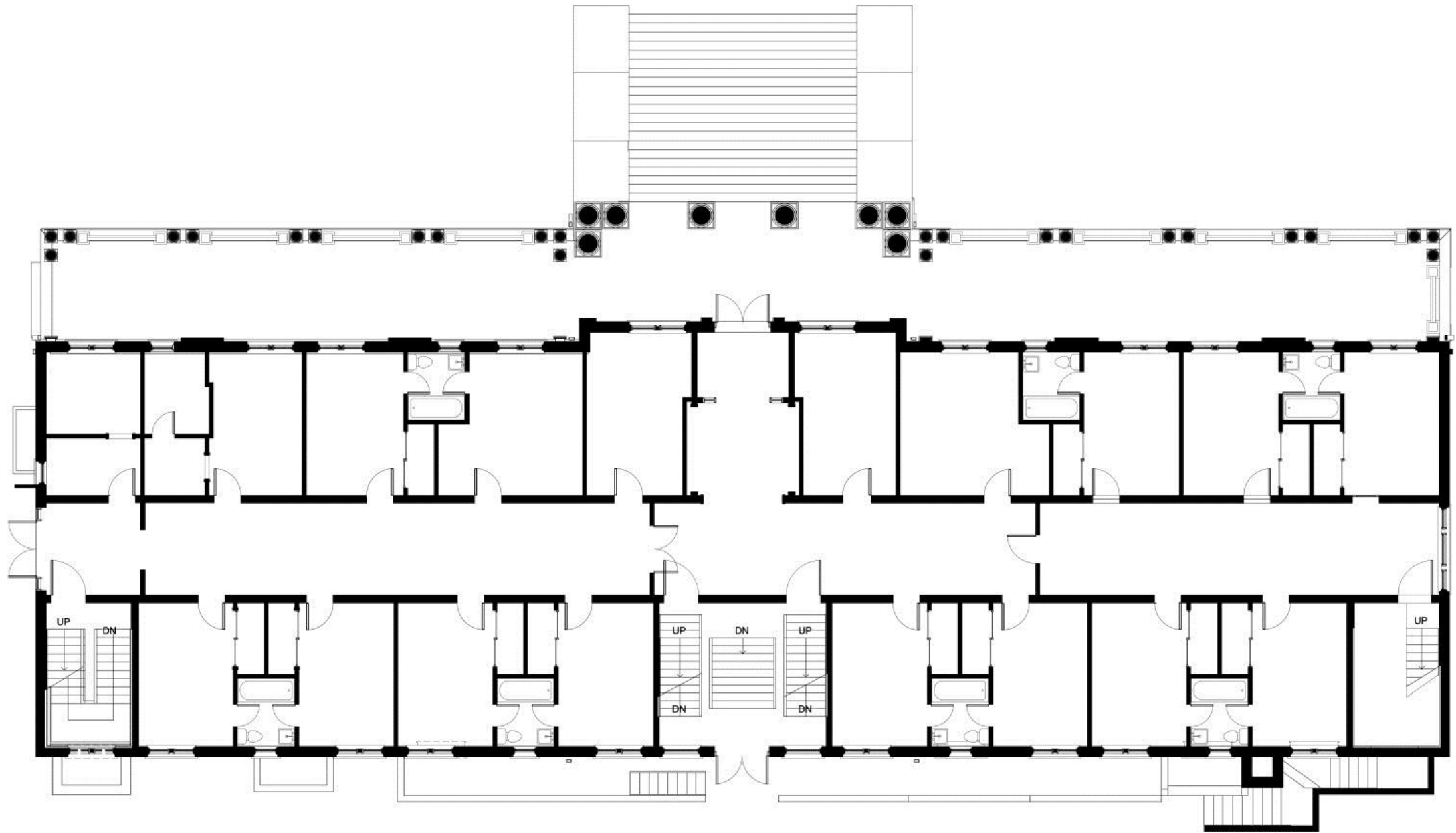


Ennis Hall – Georgia College and State University



Ennis Hall – Georgia College and State





Ennis Hall Existing First Floor Plan



Ennis Hall – Georgia College and State University



Ennis Hall – Georgia College and State University



Ennis Hall – Georgia College and State University



Ennis Hall – Georgia College and State University



Ennis Hall – Georgia College and State University



Ennis Hall – Georgia College and State University



Ennis Hall – Georgia College and State University



Carter Hall – Covenant College



Dorm and Food Service

Private Institution Using
Historic Tax Credits

Carter Hall – Covenant College



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Carter Hall – Covenant College



Lookout Mountain Hotel-Chatanooga, Tenn.

I-V-278

Carter Hall – Covenant College



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Carter Hall – Covenant College



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Carter Hall – Covenant College



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Carter Hall – Covenant College



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Carter Hall – Covenant College



Carter Hall – Covenant College



Carter Hall – Covenant College

Project – 10th year and counting

Construction – 2nd year – to be completed in 2017



Campbell Hall – Agnes Scott

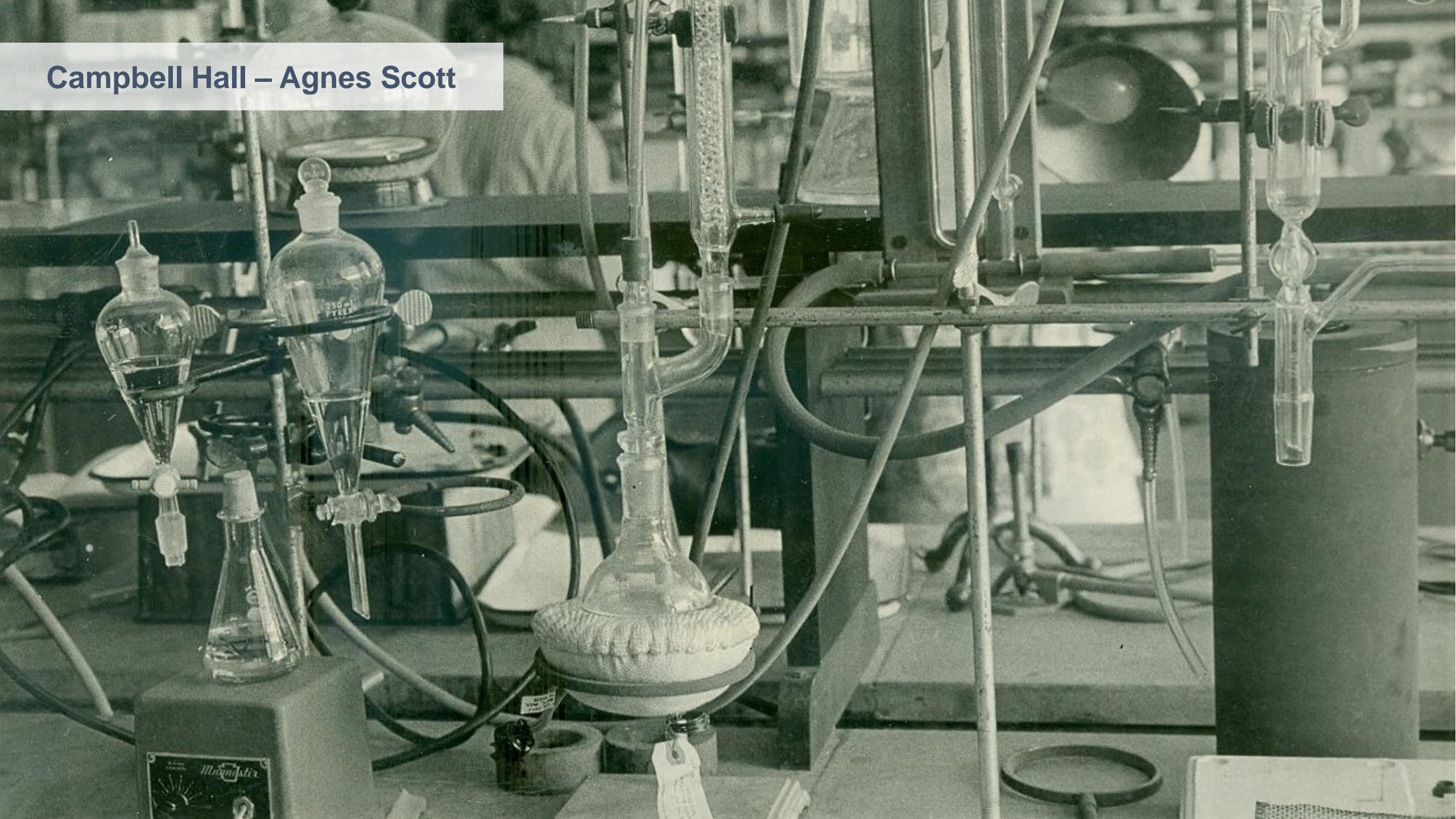
Science Facility to
Living/Learning Center

Classrooms, Dorms, Common
Areas, Study Spaces

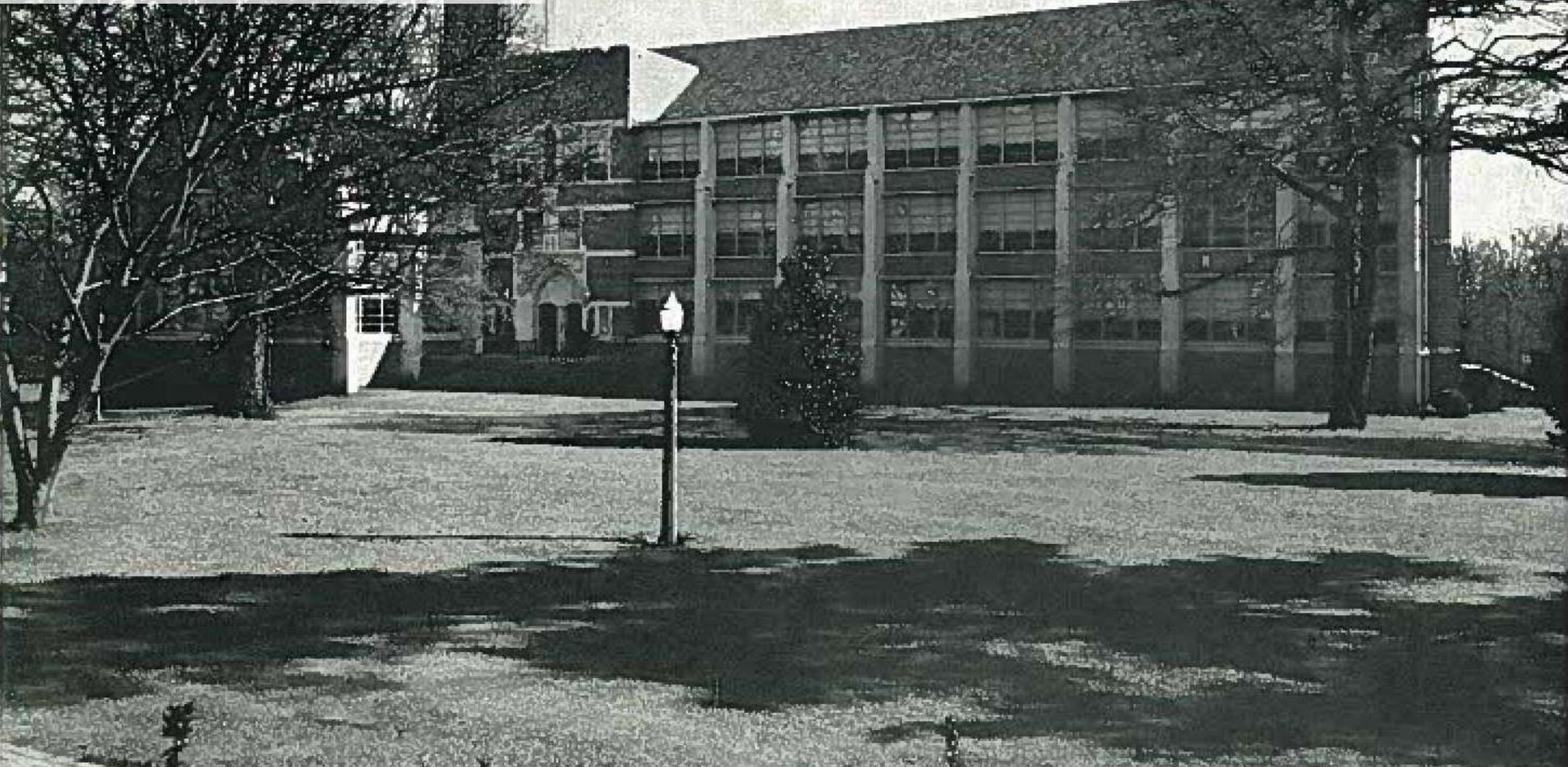
Campbell Hall – Agnes Scott



Campbell Hall – Agnes Scott

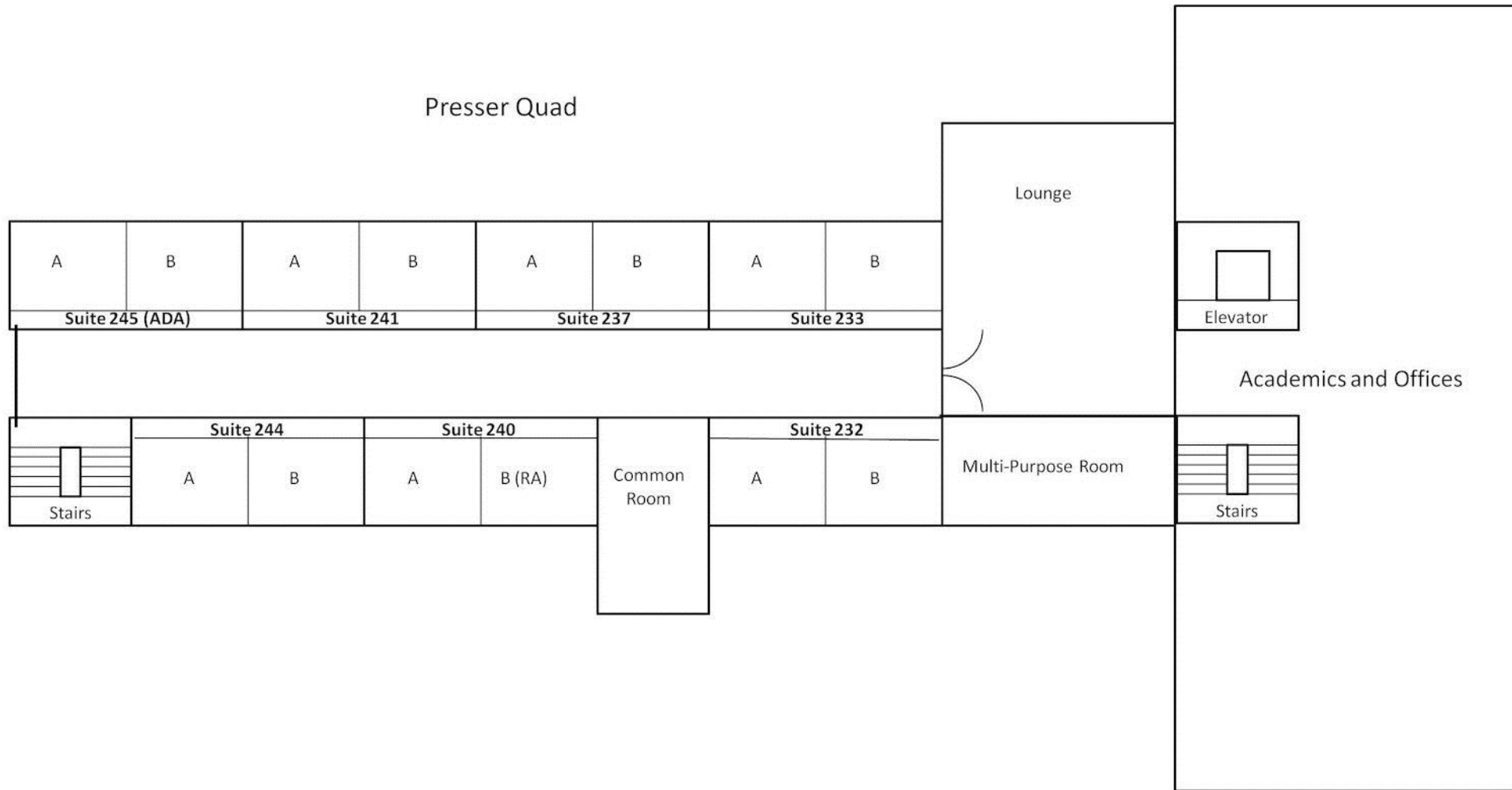


Campbell Hall – Agnes Scott



Campbell Hall – Agnes Scott

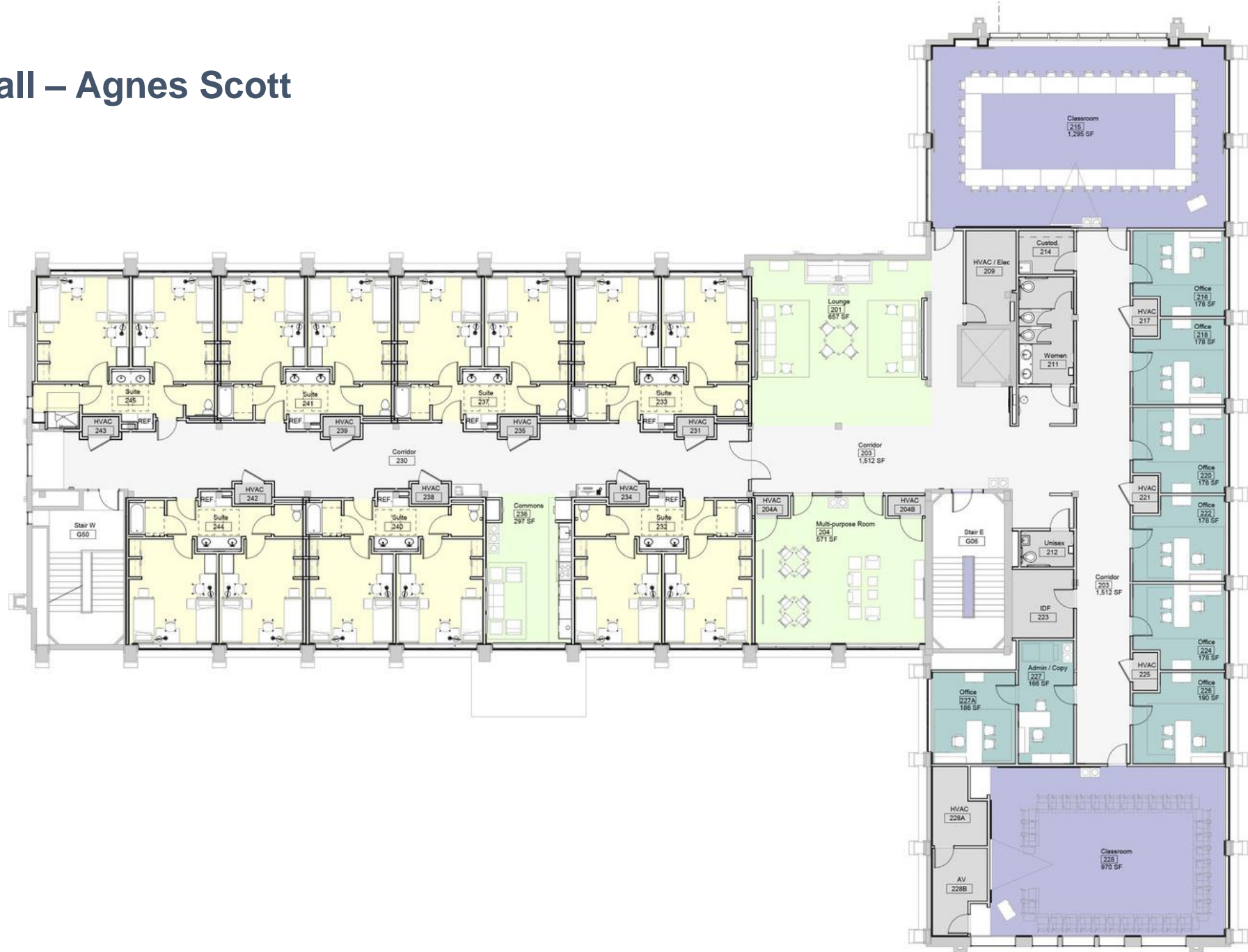




Dana Fine Arts Building

Campbell Second Floor

Campbell Hall – Agnes Scott



Campbell Hall – Agnes Scott



Campbell Hall – Agnes Scott



Campbell Hall – Agnes Scott



Campbell Hall – Agnes Scott



Campbell Hall – Agnes Scott



Campbell Hall – Agnes Scott



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Campbell Hall – Agnes Scott



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CAMPUS REHABILITATION REVISITED

Gross Hall – Duke University

- Opened in 1968
- Designed by J.N. Pease Associates of Charlotte
- Assisted by Caudill Rowlett Scott of Houston

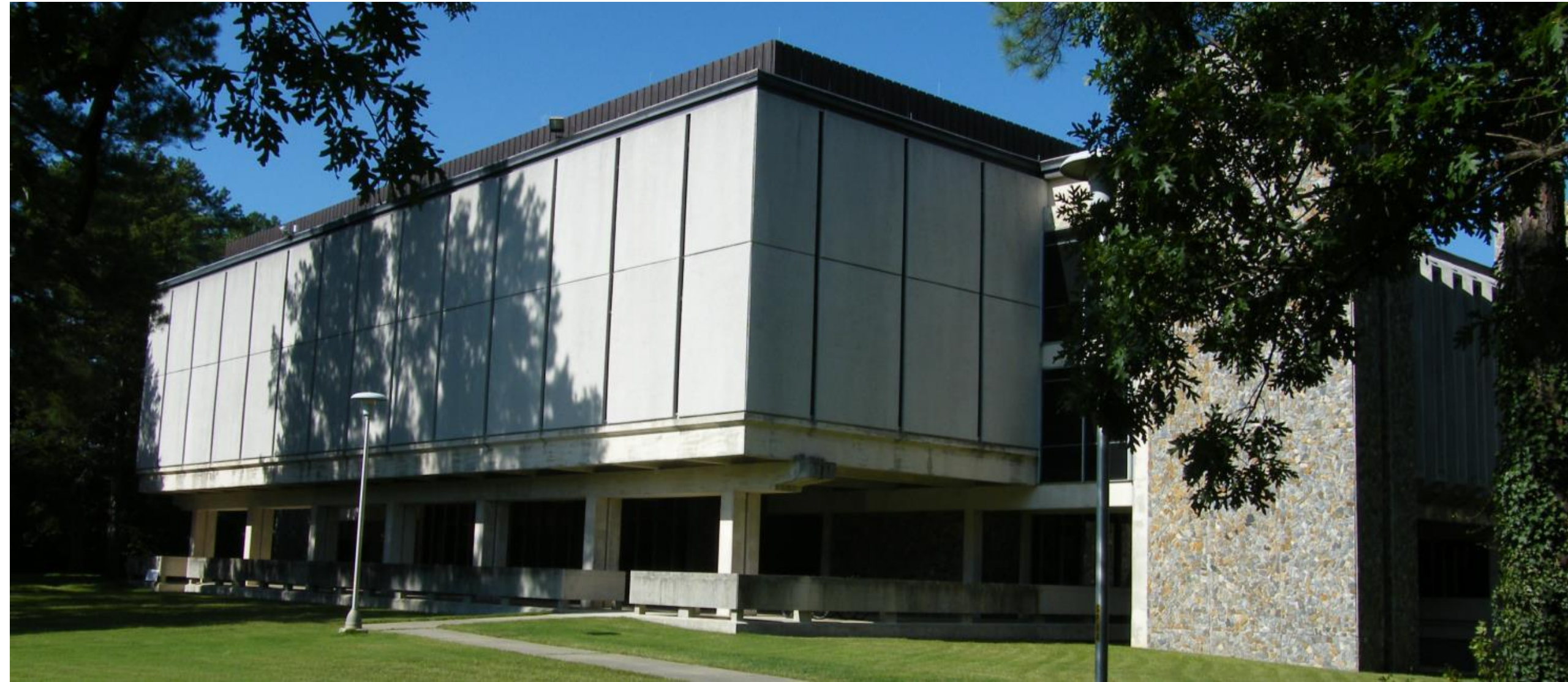


Gross Hall – Duke University



Gross Hall – Duke University

Before



Gross Hall – Duke University

After



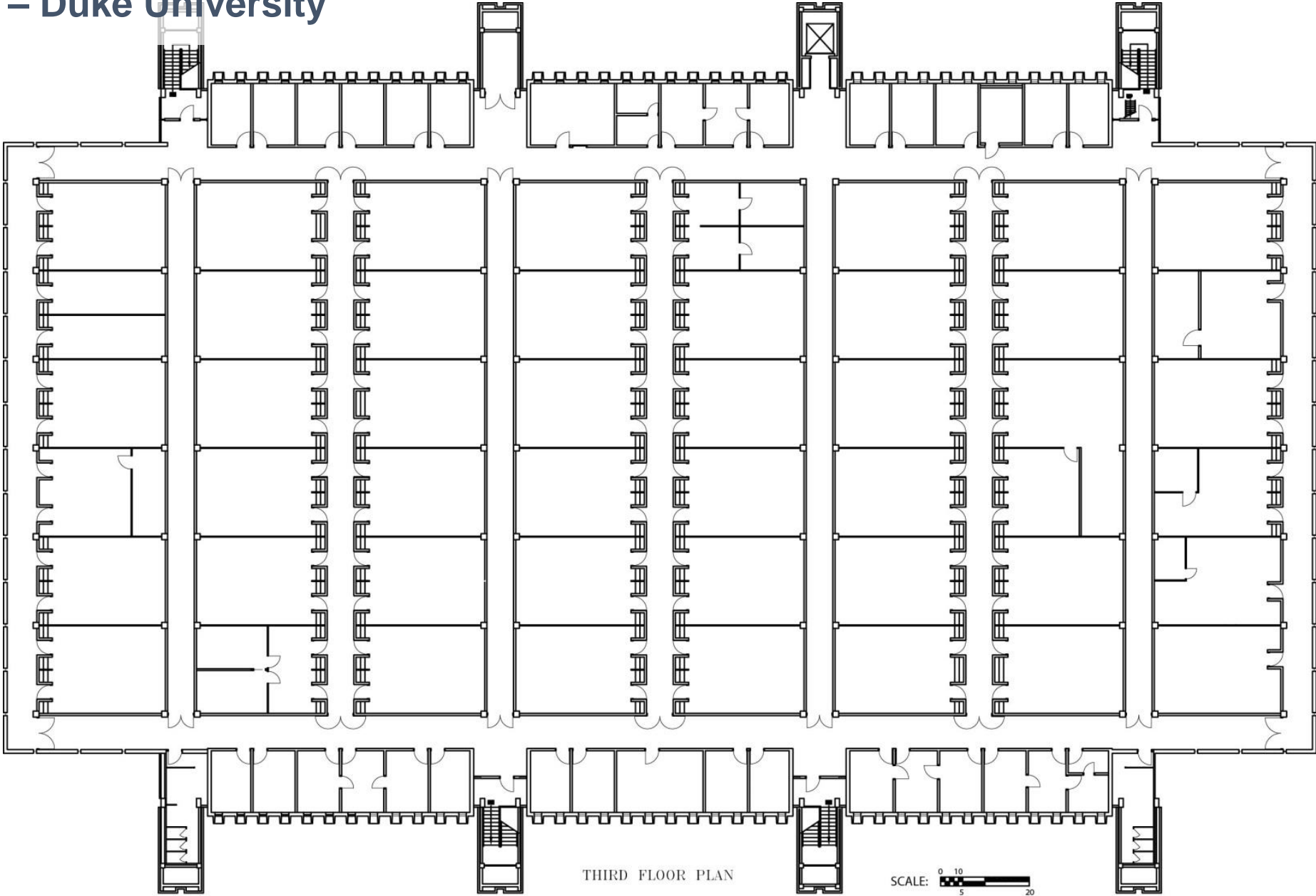
Gross Hall – Duke University



Gross Hall – Duke University



Gross Hall – Duke University



THIRD FLOOR PLAN

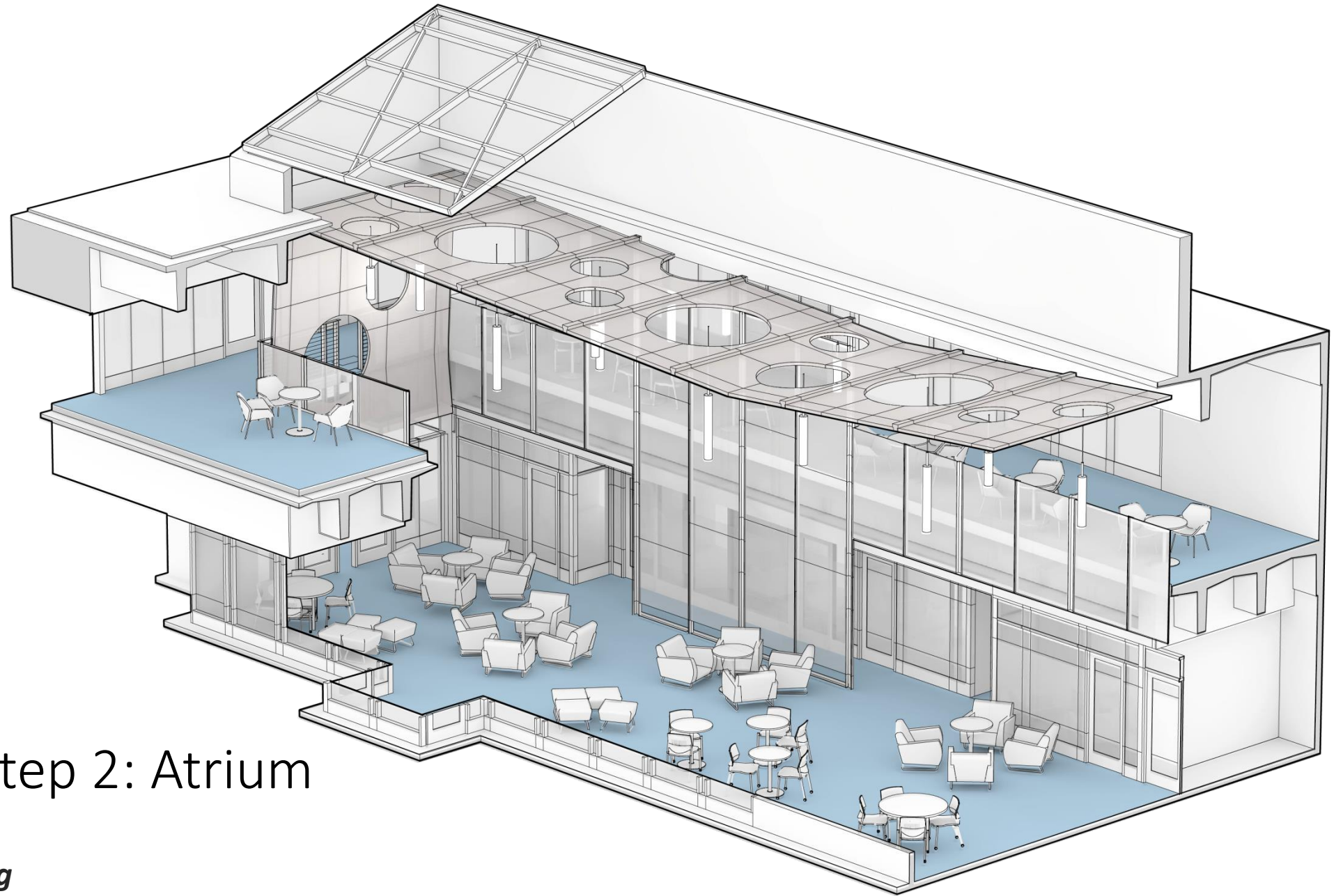
P.M. GROSS CHEMICAL LABORATORY
BUILDING 7765

Gross Hall – Duke University



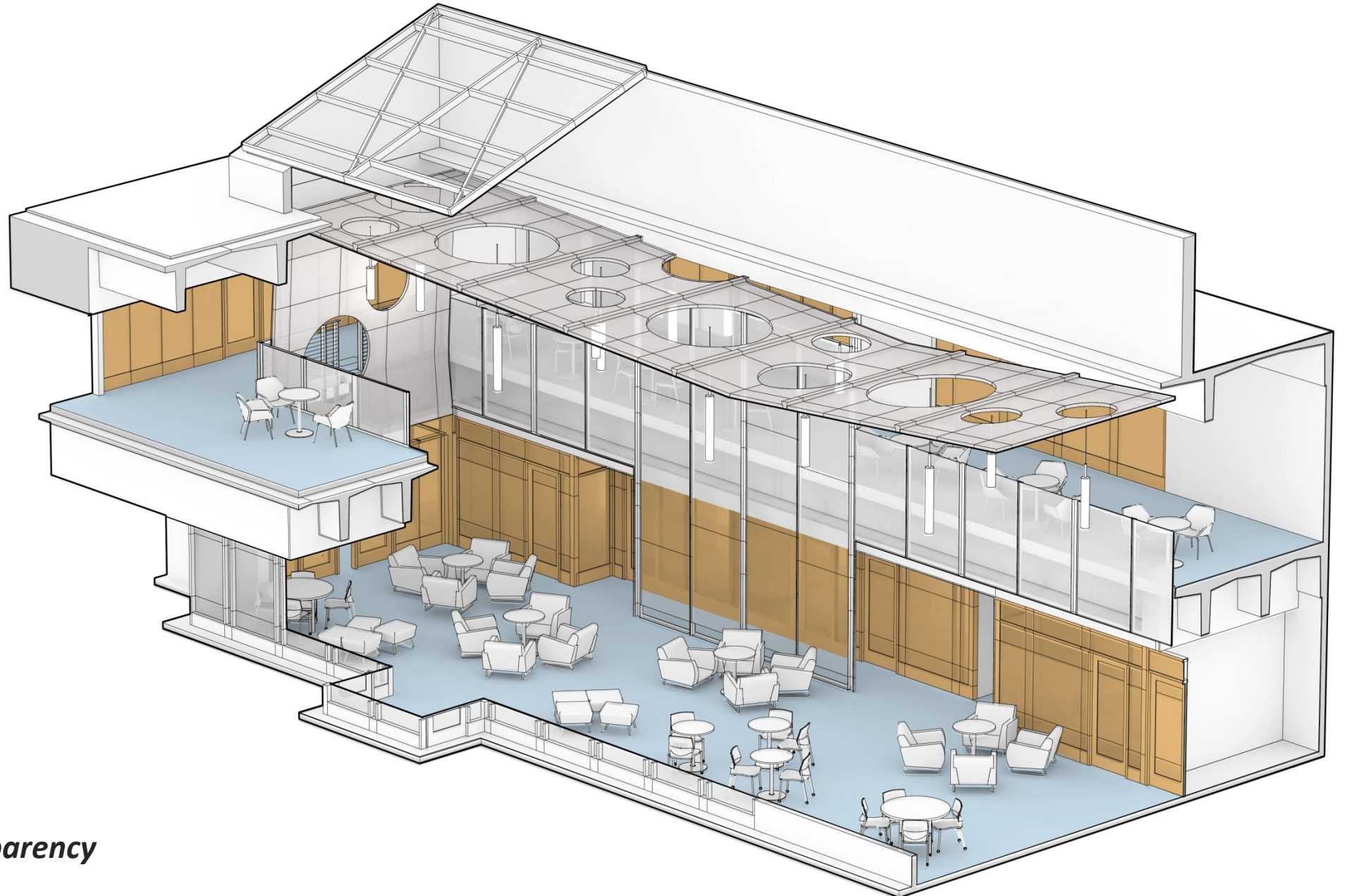
Gross Hall – Duke University



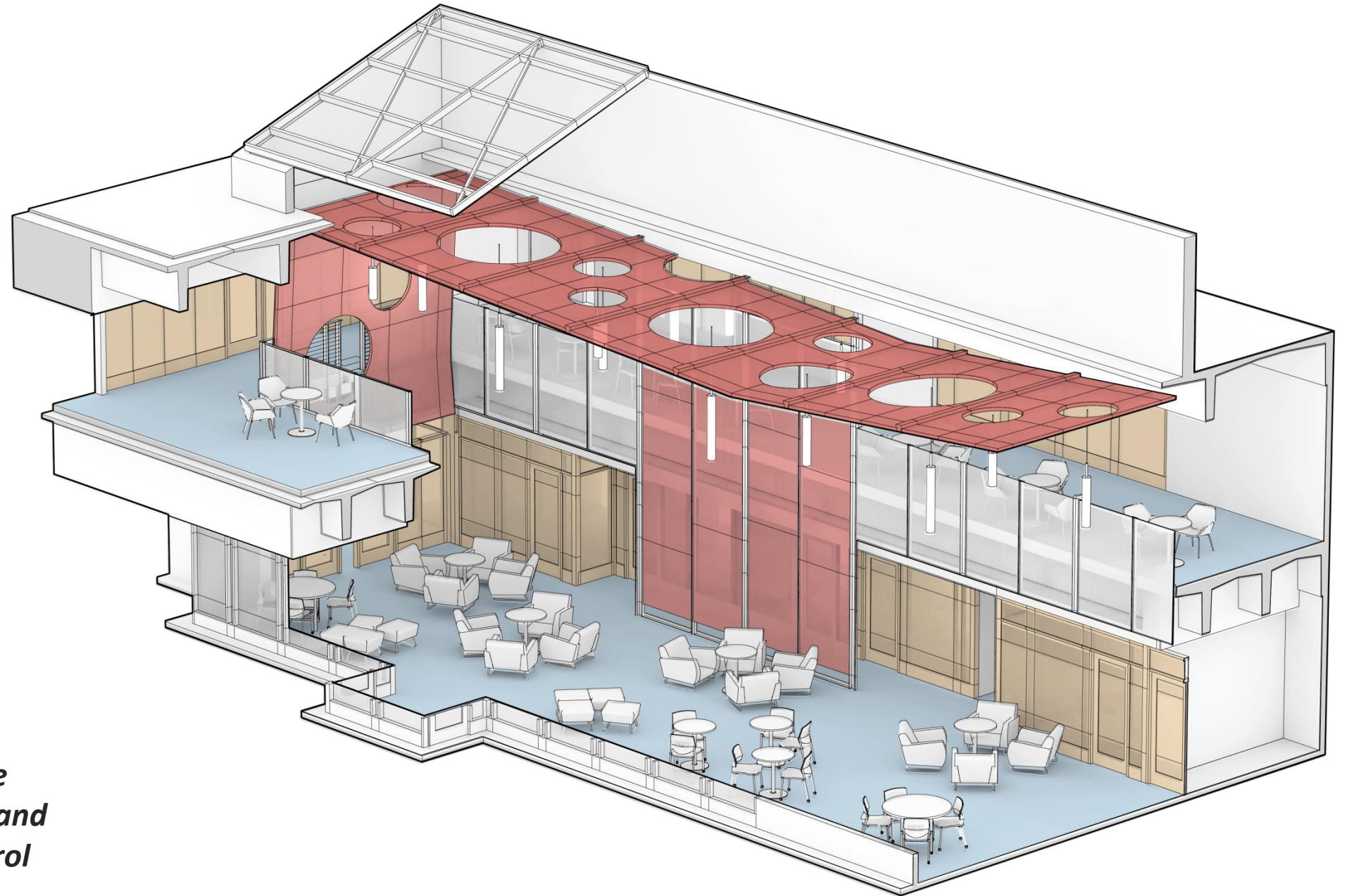


Natural Light Step 2: Atrium

*Informal
Gathering*

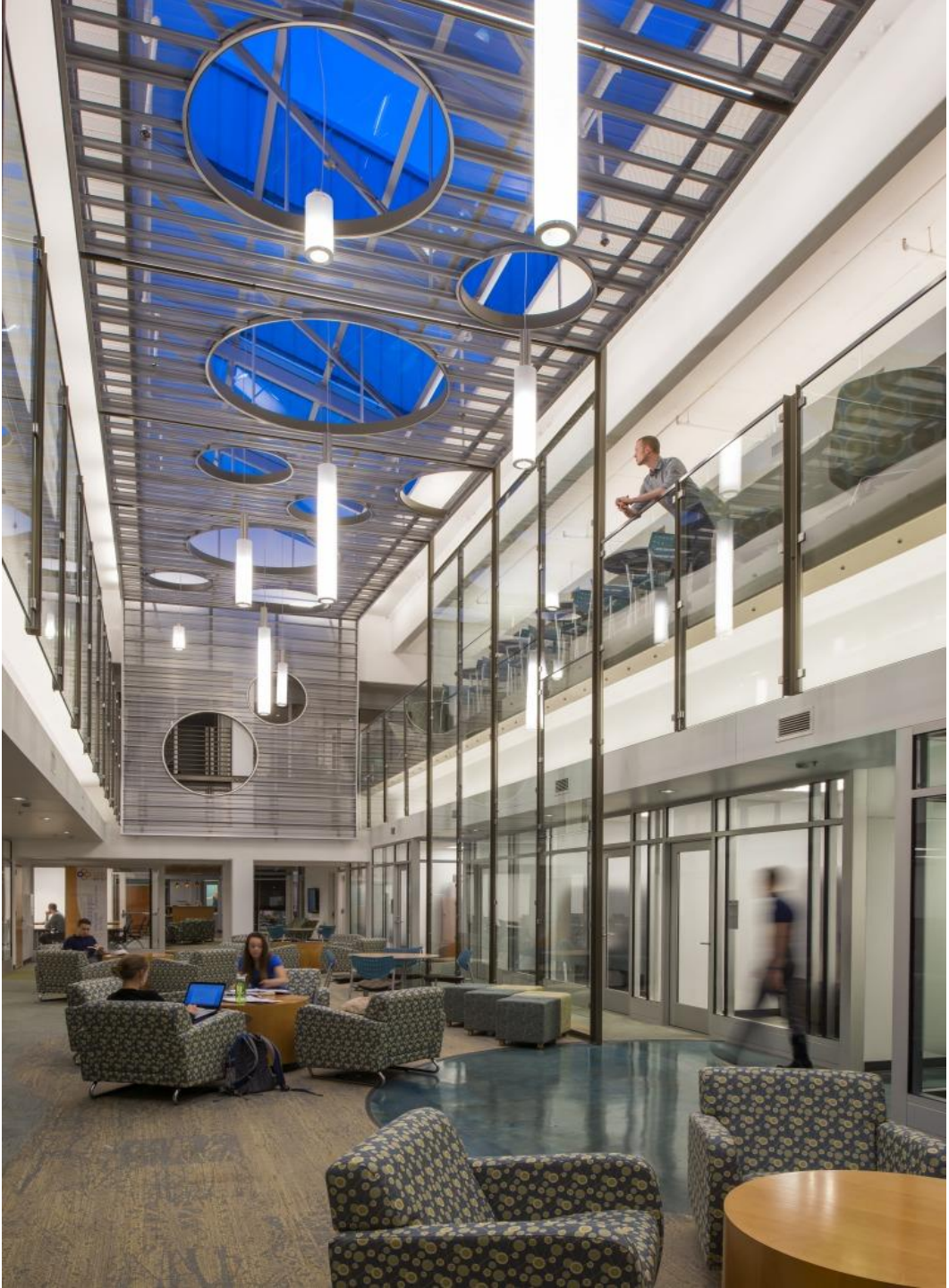


Transparency



***Writeable
Surfaces and
Sun Control***

Gross Hall – Duke University



Gross Hall – Duke University



Gross Hall – Duke University



Gross Hall – Duke University



Gross Hall – Duke University



Gross Hall – Duke University



Gross Hall – Duke University



Gross Hall – Duke University



Give patients assurance of good health
Repair nearby people
with CPR + other
techniques
Give people skills to
help to change the
results
make it

How can we enable doctors
to make long-term genetic
choices?
How can we help clinicians
if patients monitor their
genomes?

Sticky notes on a glass wall, including a diagram of a network or flowchart.



Gross Hall – Duke University



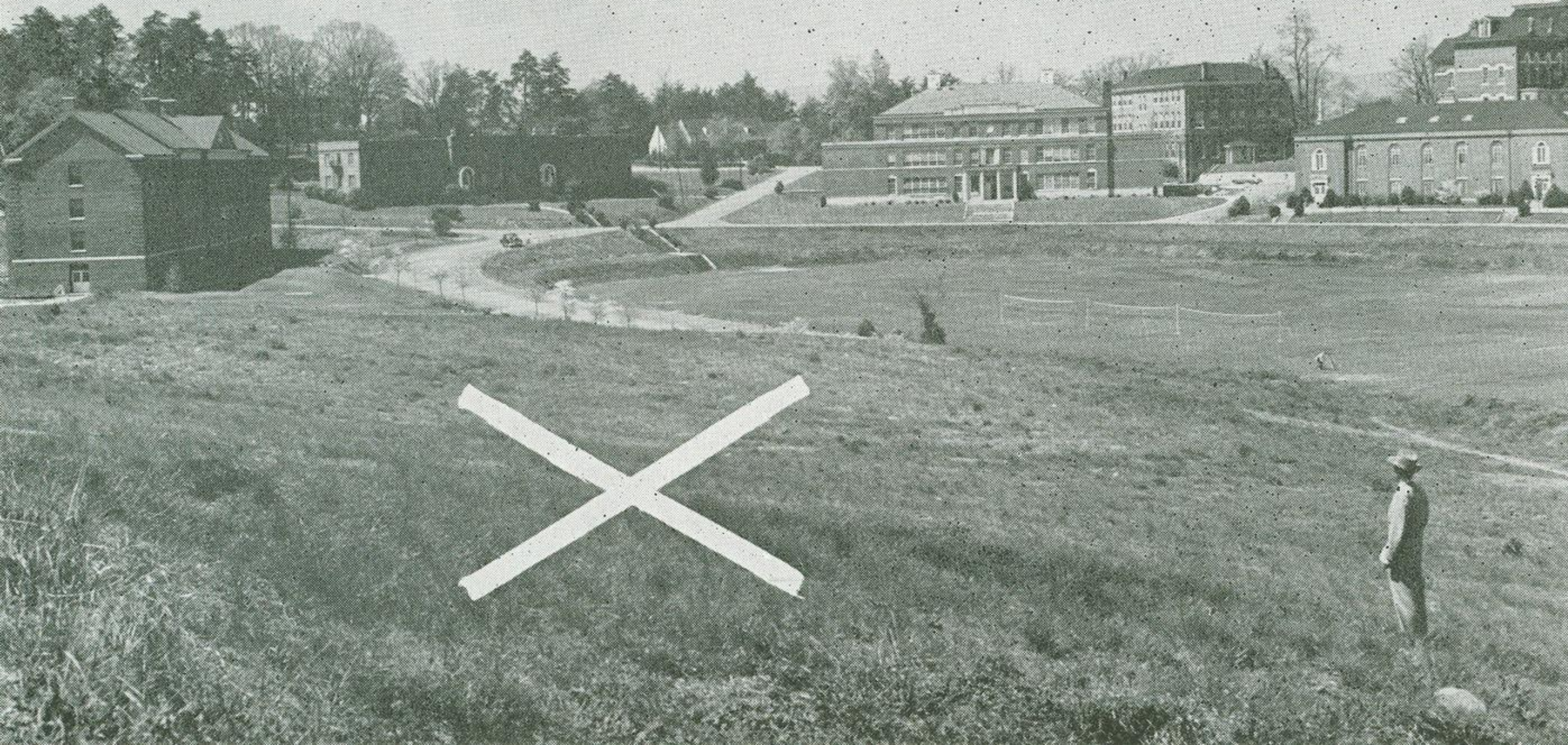
Gross Hall – Duke University



Gross Hall – Duke University



Gaillard Hall – North Georgia College and University



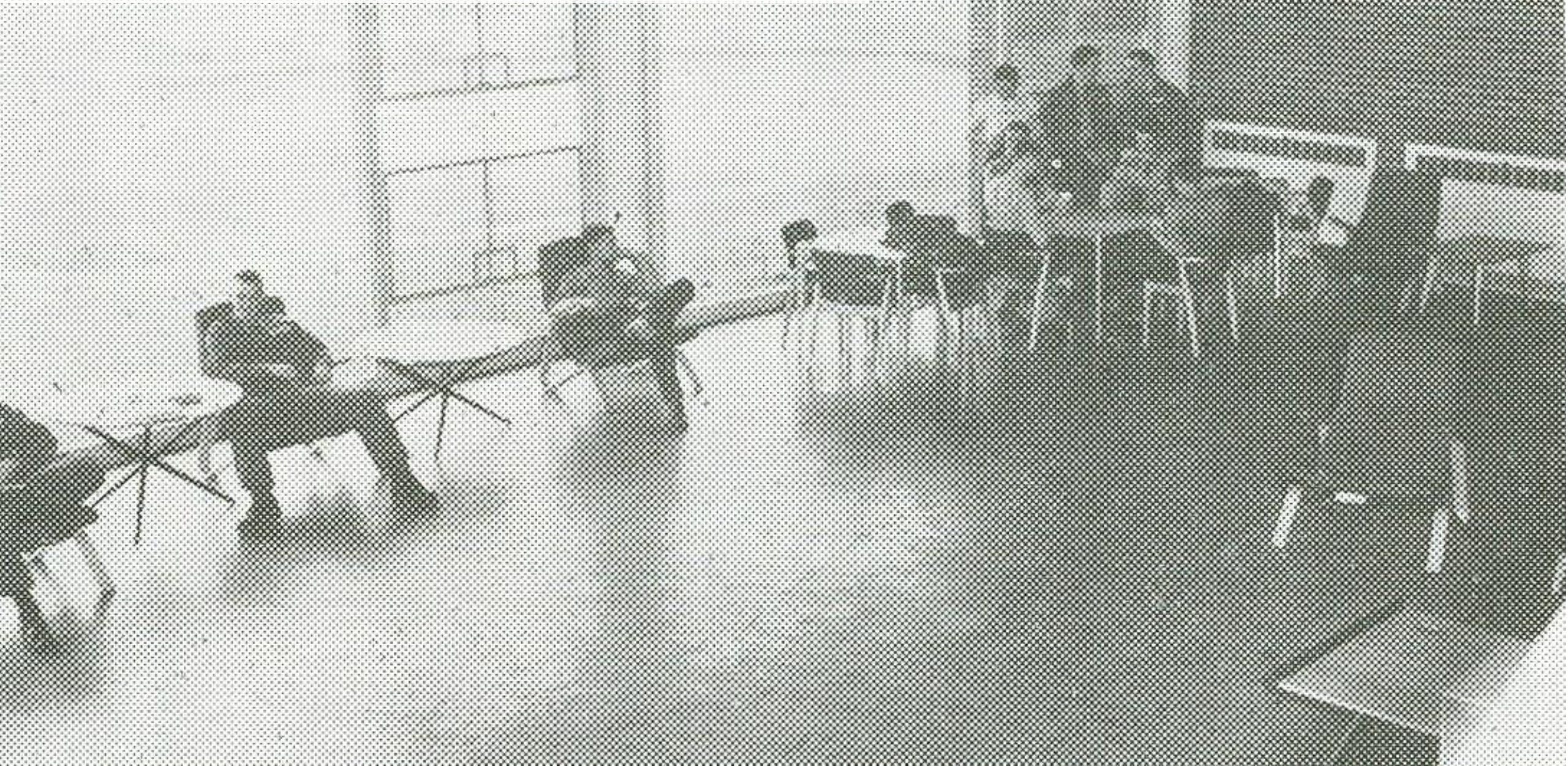
Gaillard Hall – North Georgia College and University



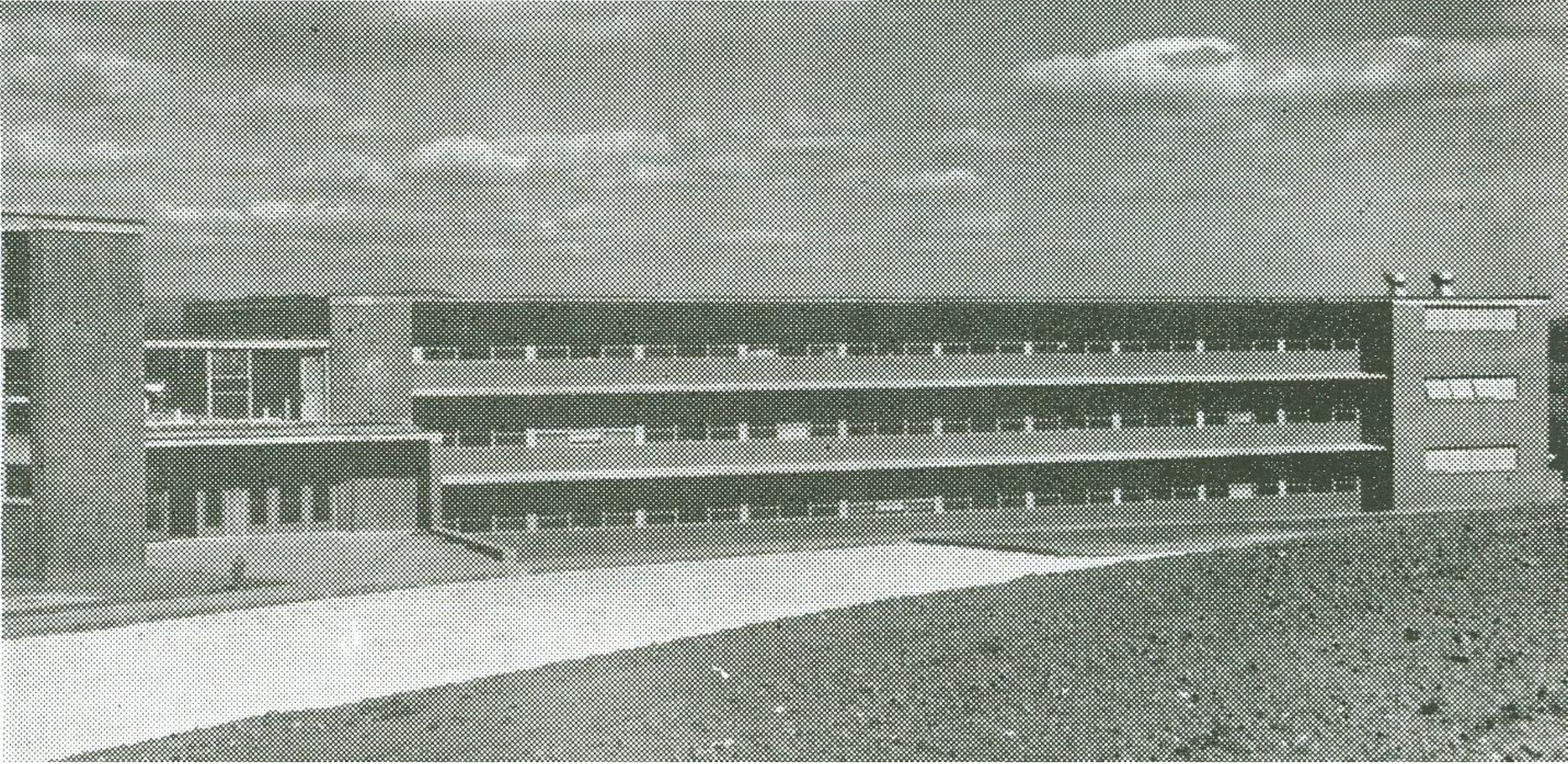
Gaillard Hall – North Georgia College and University



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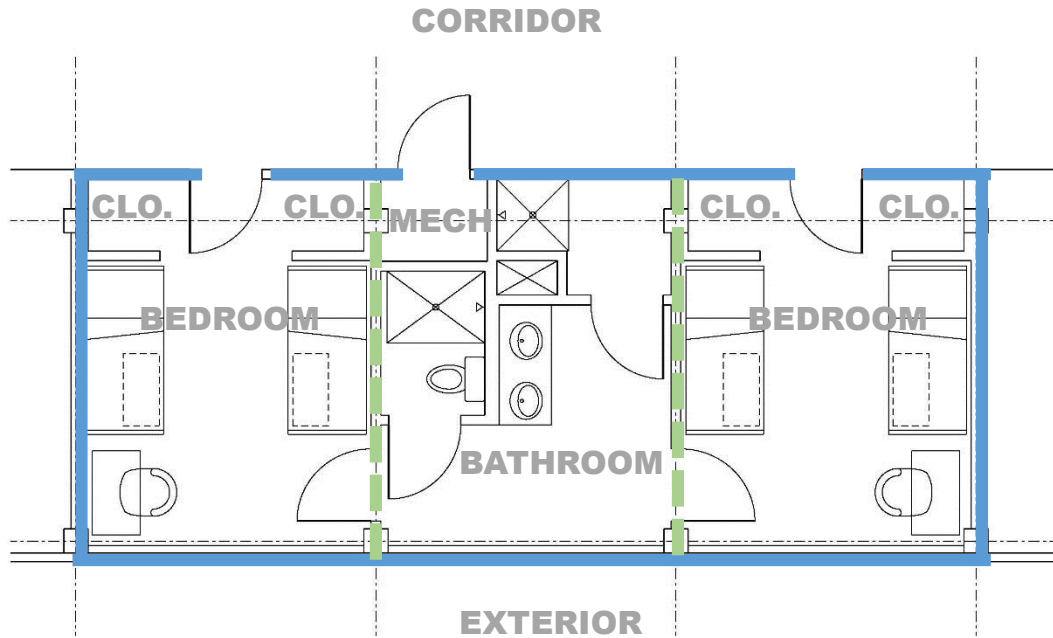
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CAMPUS REHABILITATION REVISITED: WHAT IS OLD IS NEW AGAIN!

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Gaillard Hall – North Georgia College and University

