



# Judicial & Administrative Building

Rockdale County

07.14.2022

**ROLES, PROCESS  
EXPERIENCE:**

who we are, how we work,  
and what we've done

# ROLES

[the people that will successfully deliver your project.]



**Brian Tanner, AIA**  
[principal]



**Garrett Womble, AIA**  
[associate principal]



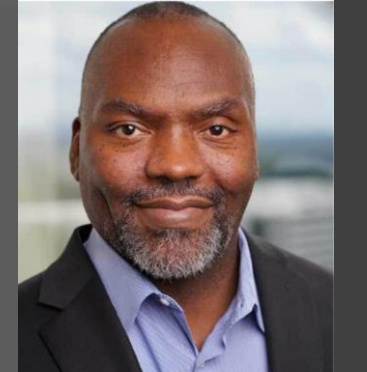
**Mark Nannis, PE**  
**NANNIS & ASSOCIATES**  
[structural engineer]



**Nate Hammond, PE**  
**HAMMOND ENGINEERING**  
[mep engineer]



**Jeremiah Phillips, PE**  
**EBERLY & ASSOCIATES**  
[civil engineer]



**Terry Dickerson**  
**PALACIO COLLABORATIVE**  
[cost consultant]

**PRAXIS3**  
architecture + multidisciplinary design

# ABOUT SERVICES

PRAXIS3 designs spaces for living and working. We believe that form follows human need. Our design approach measures the performance of people, not space: our emphasis is on creativity, productivity, learning, collaboration, and privacy. Hitting the mark means designing not just for visual impact, but also for well-being, flexibility, and ease of use. Our designers work collaboratively and strategically to deliver innovation, quality, and sustainable performance. We provide this promise through the following services:

**Architecture / Branding /  
Digital Media /  
Environmental Graphics /  
Interior Design /  
Master Planning /  
Programming /  
Signage & Wayfinding /**

EXIT



# PROCESS

[how we will work with you.]

# COLLABORATION





# SCHEDULE

REVIEW PREVIOUS STUDIES INCLUDING:  
ADMINISTRATION MASTER PLAN  
SECURITY NEEDS ASSESSMENT  
JUDICIAL AND GOVERNMENT COMPLEX FEASIBILITY REPORT  
JUDICIAL CENTER SITE EVALUATION AND SPACE PROGRAM +  
PROGRAM VERIFICATION

WEEK 1

REVIEW AVAILABLE SITES IN OLD TOWN

WEEK 2

TEST FIT OF OPTIONS FOR PRESENTATION TO COUNTY

WEEK 3

REVISE PREFERRED OPTION (OR HYBRID OF OPTIONS)

WEEKS 4 - 5

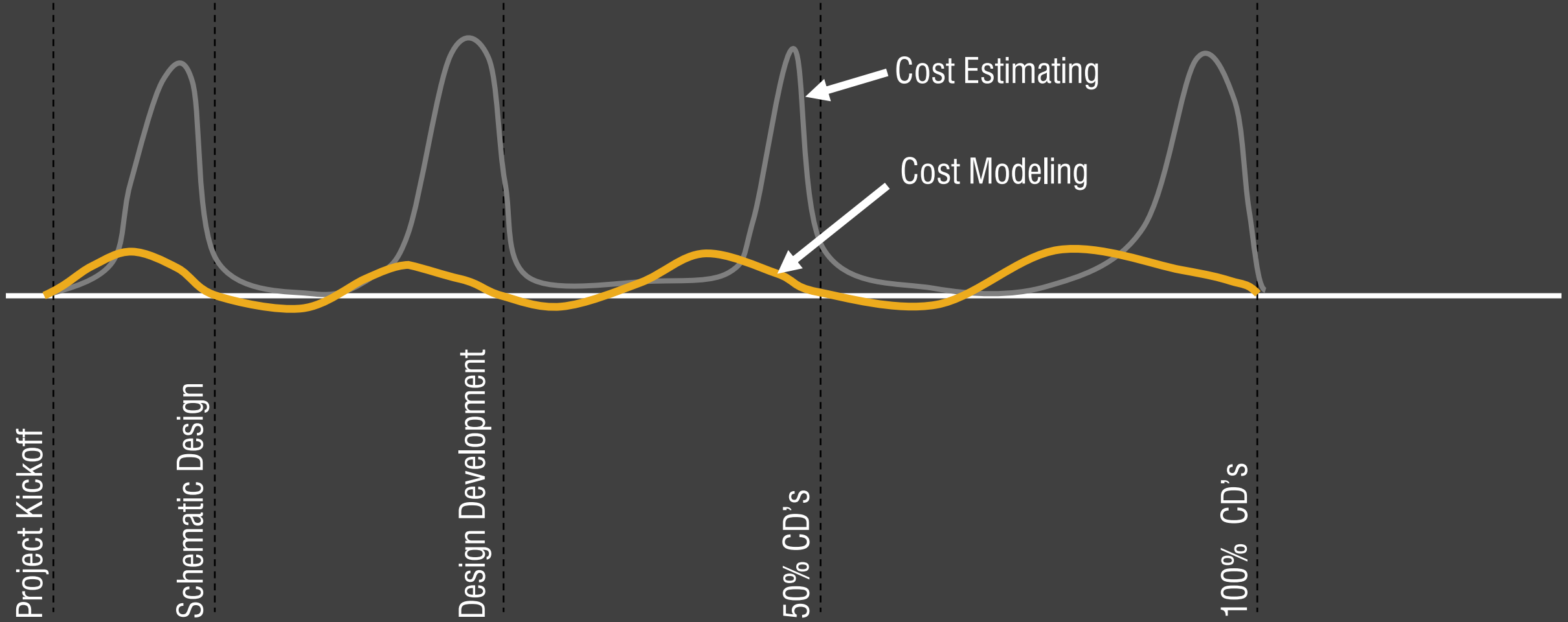
PREPARE ESTIMATE

WEEK 6

FINALIZE MASTER PLAN DOCUMENT, INCLUDING PROGRAM,  
SCHEDULE, CONCEPTUAL PLAN, RENDERING, AND COST ESTIMATE

WEEKS 7 - 8

# COST MANAGEMENT



# PRELIMINARY COST SAVINGS

Item	Unit Cost	Unit	Quantity	Cost
Alternate framing approach	\$18	SF	30,000	\$540,000
Locate building at more suitable topography on site	\$50,000	Acre	2	\$100,000
Reduce redundant program	\$200	SF	12,500	\$2,500,000

**DESIGN**

**BIDDING**

**CONSTRUCTION**

# ALTERNATES AT BID TIME

Deductive Alternates	Unit Cost	Unit	Quantity	Cost
Brick to match existing to 8' with metal panel above	-\$5	SF	13,000	-\$65,000
Reduce exterior glazing by 30%	-\$65	SF	1,820	-\$118,300
Sealed concrete in lieu of polished	-\$3	SF	20,000	-\$60,000
Reduce interior glazing by 20%	-\$45	SF	1,280	-\$57,600
Alternate flooring in offices T	-\$6	SF	2,700	-\$16,200
Reduce landscaping by half	-\$20,000	LS	1	-\$20,000
Alternate insulation method	-\$4	SF	23,400	-\$93,600
Reduce quantity of pavers	-\$15,000	LS	2	-\$30,000
				<b>-\$460,700</b>

Quantities represent a 30,000 SF (65'x460') building with 18' eave height and 4' of glazing for 50% of the perimeter and 250 LF of interior partitions.

DESIGN

**BIDDING**

CONSTRUCTION

# ADDITIVE ALTERNATE TRACKING

<b>Additive Alternates</b>	<b>Unit Cost</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost</b>	<b>Approval Needed Date</b>
Triple exterior glazing better daylighting	\$70	SF	1,820	\$127,400	2 weeks before ordering PEMB
Additional entrance	\$16,000	LS	2	\$32,000	1 week before ordering PEMB
Polished concrete	\$3	SF	20,000	\$60,000	1 week before pouring slab
Upgraded insulation for energy savings	\$5	SF	23,400	\$117,000	2 weeks before completing PEMB erection
Extend brick full eave height	\$5	SF	13,000	\$65,000	2 weeks before completing PEMB erection
Increase interior glazing by 20%	\$50	SF	1,280	\$64,000	1 week before ordering partitions
More durable flooring in offices	\$4	SF	2,700	\$10,800	6 weeks before ordering flooring
Double landscaping budget	\$20,000	LS	1	\$20,000	4 weeks before completion

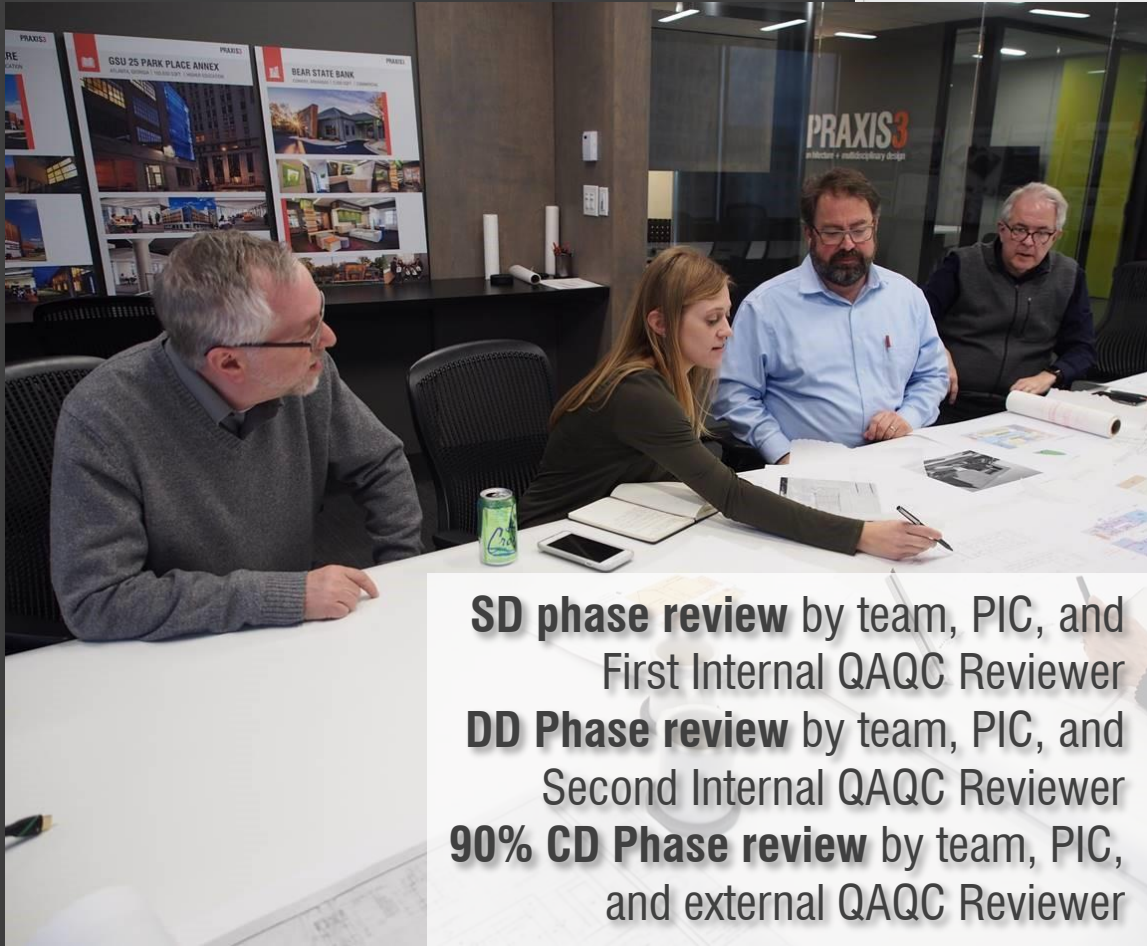
Quantities represent a 30,000 SF (65'x460') building with 18' eave height and 4' of glazing for 50% of the perimeter and 250 LF of interior partitions.

**DESIGN**

**BIDDING**

**CONSTRUCTION**

# QUALITY ASSURANCE



**SD phase review** by team, PIC, and First Internal QA/QC Reviewer  
**DD Phase review** by team, PIC, and Second Internal QA/QC Reviewer  
**90% CD Phase review** by team, PIC, and external QA/QC Reviewer

**MINI OF GARDEN CITY**  
 GARDEN CITY, NY  
 STUART ROMM ARCHITECT-15183

04 2000-1  
 UNIT MASONRY  
 DRAFT

**SECTION 04 2000**  
**UNIT MASONRY**

**PART 1 GENERAL**  
**1.01 SECTION INCLUDES**

- A. Concrete Block.
- B. Concrete Brick.
- C. Clay Facing Brick.
- D. Common Brick.
- E. Hollow Brick.
- F. Mortar and Grout.
- G. Reinforcement and Anchorage.
- H. Flashings.
- I. Lintels.
- J. Accessories.

**1.02 RELATED REQUIREMENTS**

- A. Section 05 5000 - Metal Fabrications: Loose steel lintels.
- B. Section 06 1000 - Rough Carpentry: Nailing strips built into masonry.
- C. Section 07.2100 - Thermal Insulation: Insulating for cavity spaces.
- D. Section 07.9200 - Joint Sealants: Sealing control and expansion joints.
- E. Section 07.9305 - Joint Sealants: Backing rod and sealant at control and expansion joints.

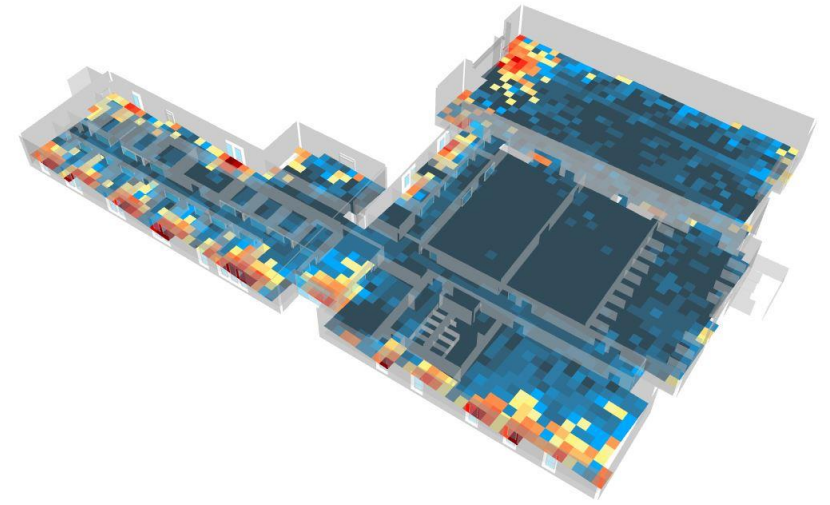
**1.03 REFERENCE STANDARDS**

- A. ACI 530/530.1ERTA - Building Code Requirements and Specification for Masonry Structures and Related Commentaries; American Concrete Institute International; 2011.
- B. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2014.
- C. ASTM A82/A82M - Standard Specification for Steel Wire, Plain, for Concrete Reinforcement; 2007.
- D. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2009.
- E. ASTM A167 - Standard Specification for Stainless and Heat-Resisting Chromium-Nickel Steel Plate, Sheet, and Strip; 1999 (Reapproved 2009).
- F. ASTM A615/A615M - Standard Specification for Deformed and Plain Carbon Steel Bars for Concrete Reinforcement; 2015.
- G. ASTM A641/A641M - Standard Specification for Zinc-Coated (Galvanized) Carbon Steel Wire; 2009a.
- H. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2013.
- I. ASTM A1064/A1064M - Standard Specification for Carbon-Steel Wire and Welded Wire Reinforcement, Plain and Deformed, for Concrete; 2015.
- J. ASTM B370 - Standard Specification for Copper Sheet and Strip for Building Construction; 2012.
- K. ASTM C55 - Standard Specification for Concrete Building Brick; 2011.
- L. ASTM C62 - Standard Specification for Building Brick (Solid Masonry Units Made From Clay or Shale); 2013.

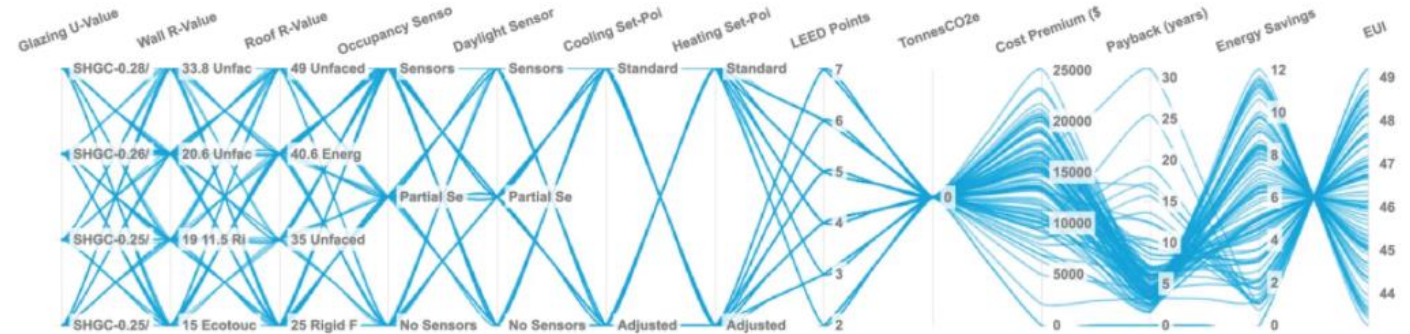
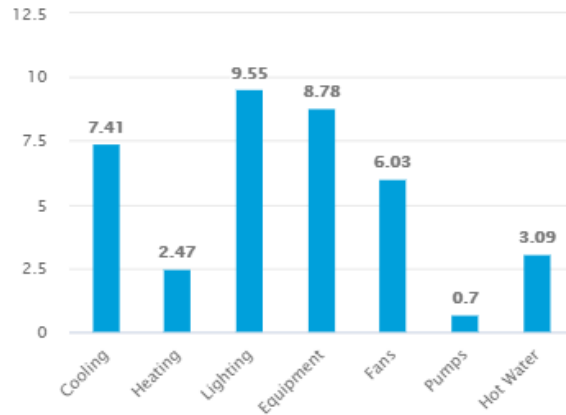
**Annotations:**  
 - Red star next to item C: "CNL in contract"  
 - Red star next to item E: "079005?"  
 - Red star next to item L: "If the only unit masonry is CMU and it is specified in the next Section, is this Section necessary?"

# SUSTAINABILITY

In house early **Energy Modeling / Cost Analysis** for finding realistic energy reduction paths that bring long term cost savings balanced against short term payback periods



38.03 kBtu/ft<sup>2</sup>/yr



## Energy Use Tracking / Analysis / Optimization

- Projected Energy Use Annually w/ breakdown
- Daylight and Glare modeling
- Energy Reduction Optimization modeling w/ est. costing/savings/payback timelines

### Cost vs Energy Optimized Bundle

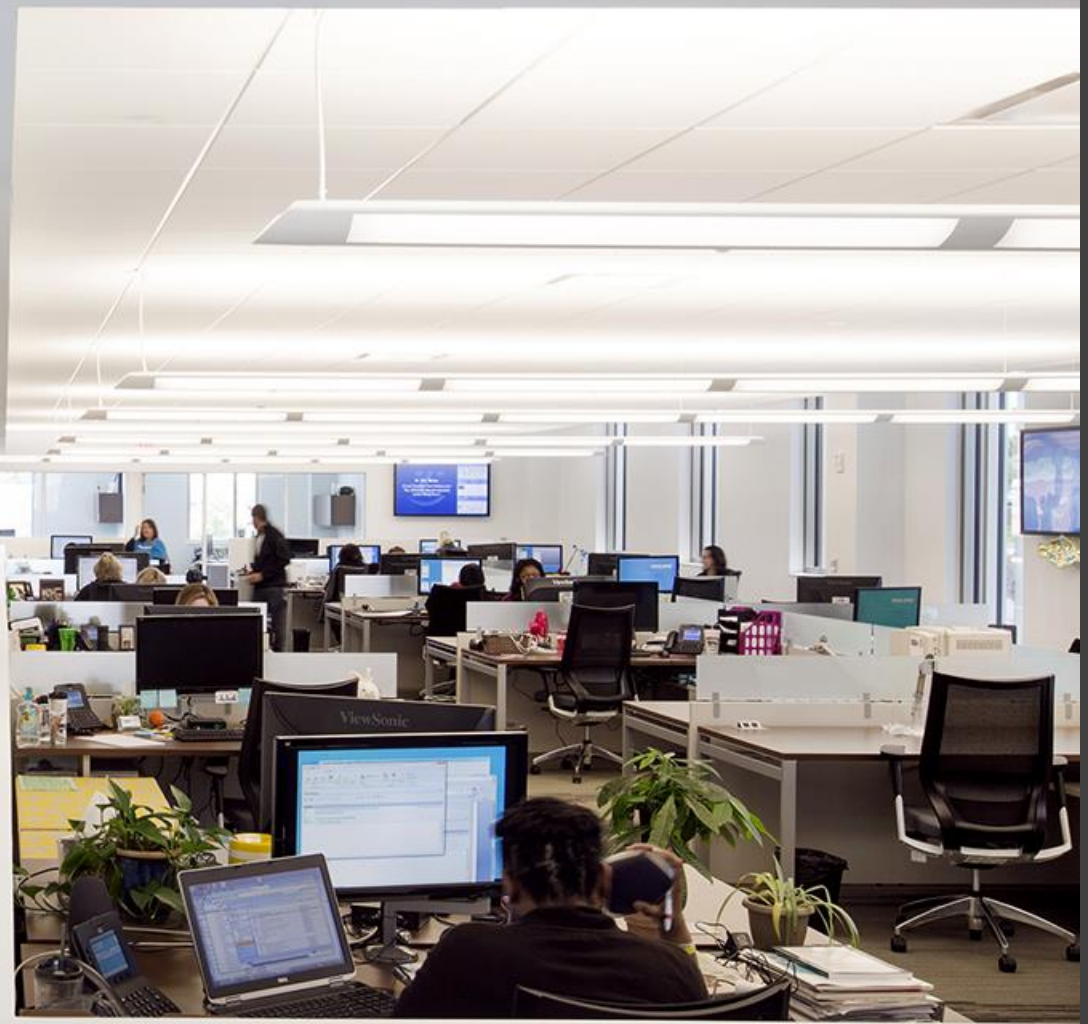
<b>\$11,072</b>	<b>1.81</b>	Cooling Set-Point	Standard	Occupancy Sensors	Sensors
<b>43</b>	<b>12%</b>	Daylight Sensors	Sensors	Roof R-Value	25 Rigid Fiberglass
<b>7</b>	<b>N/A</b>	Glazing U-Value	SHGC-0.26/U-0.22 Ener...	Wall R-Value	19 11.5 Rigid Fiberglass
<b>LEED</b>	<b>CO2e (Tonnes)</b>	Heating Set-Point	Standard		

**EXPERIENCE**





Administrative  
and Office  
Experience















DEPAUL RECREATION CENTER

291





DECATUR FIRE STATION NO 2



# COMMUNITY INVOLVEMENT

**Alma G Davis Foundation**

**Beth Jacob Mikvah**

**City of Refuge**

**Community Friendship**

**Georgia Veterans Memorial**

**Refortify**

**The Community Foundation +**

**In Closing**