

Georgia Tech

Major Repair and Renovation of North Avenue Apartments

Project Name:

Major Repair and Renovation of North Avenue Apartments

Square Feet:

Over One Million

Location:

Atlanta, GA

Architect:

Harper Aiken
Donahue & Partners

Contractor:

Gilbane

Furniture Dealer:

N/A

Date Completed:

August 2009



Project Description: Project included updating the master plan, preparing a comprehensive facility assessment, followed by the renovation of a major 2000 bed student housing complex. Much of the work involved correcting latent construction defects discovered during the assessment. Funding for the project included revenue bonds, which established a fixed and unchangeable completion date for the project.

- Approach:**
- GeorgiaTech Facilities, Inc. engaged SSI as overall program manager for the project.
 - SSI created a multi-tiered project management and reporting structure to resolve competing interests and to obtain senior management decisions on critical actions.
 - Since the scope of the project evolved as different maintenance conditions were exposed, managing the project required an extremely flexible contracting process to accurately track scope, costs and schedule.

- Results:**
- The project completed on time, several hundred thousand dollars under budget, and with no disputes.
 - The Institute was able to utilize savings to add scope near the end of the project for other improvements that may not have been funded.