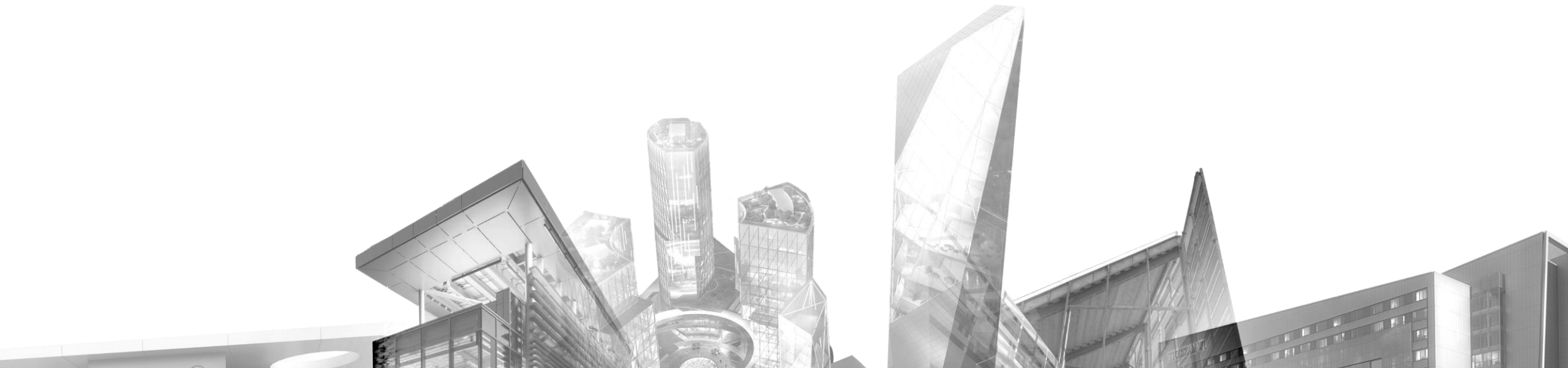


# **Minor Project, Major Impact**

Maximizing Your Return on Your Transformation Investment



# today's **panelists**

**Chris Wainwright**

AVP of Facilities Planning + Operations



**DAYTONA  
STATE COLLEGE**

**Steve Williams**

Vice President & Regional Manager



**Nicole Nichols**

Southeast Higher Education Leader





# DAYTONA STATE COLLEGE PALM COAST BUILDING 1 REMODEL



## Timeline

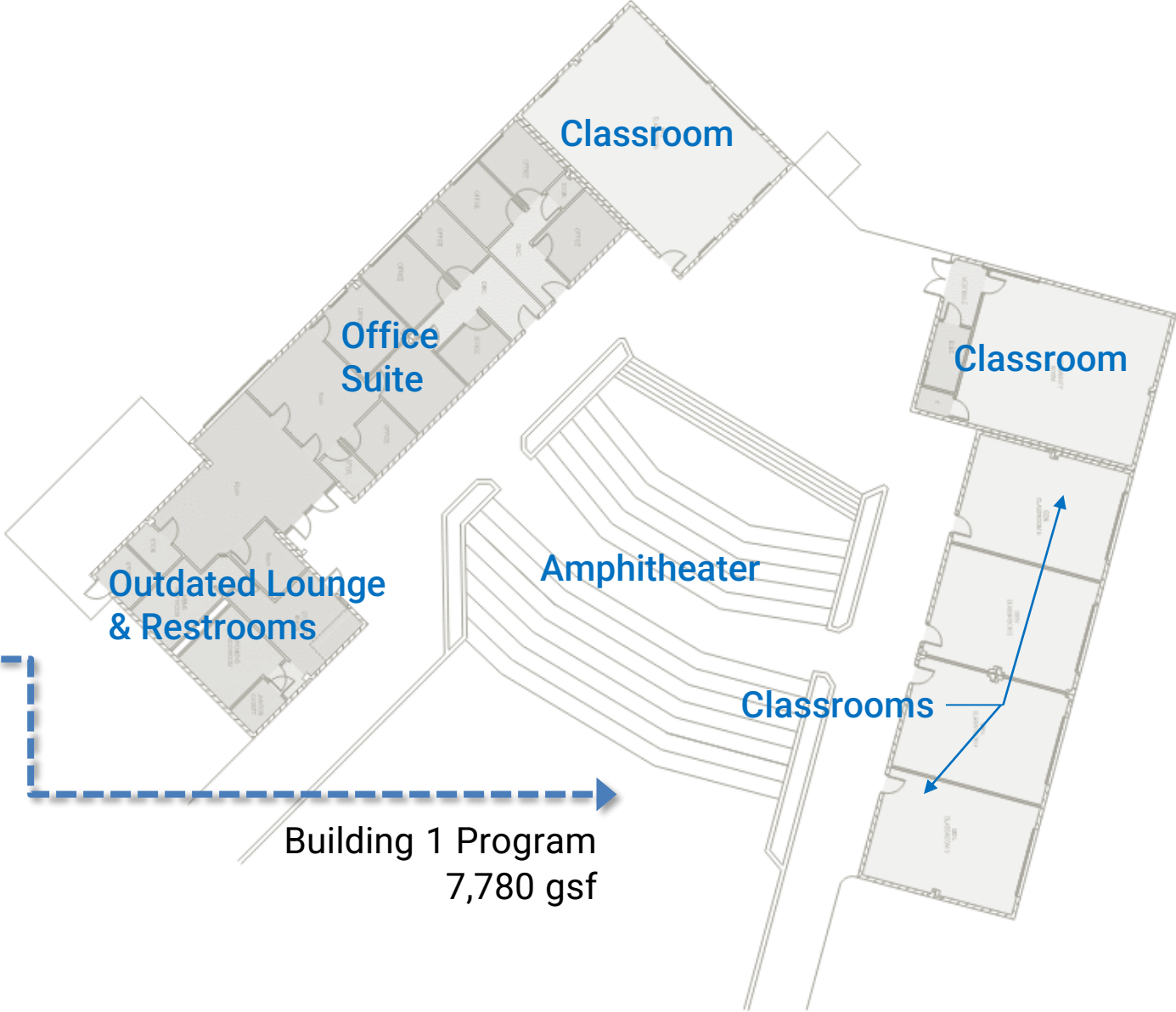
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- 2011** DSC Demo Evaluation
- 8.31.18** Facility Assessment
- 6.05.19** Nursing Design Criteria
  
- 4.22.20** Interview & Design Begins
- 11.16.20** Construction NTP
- 5.26.21** Substantial Completion
- 6.25.21** Closeout Documents





# PALM COAST BUILDING 1 EXISTING CONDITIONS





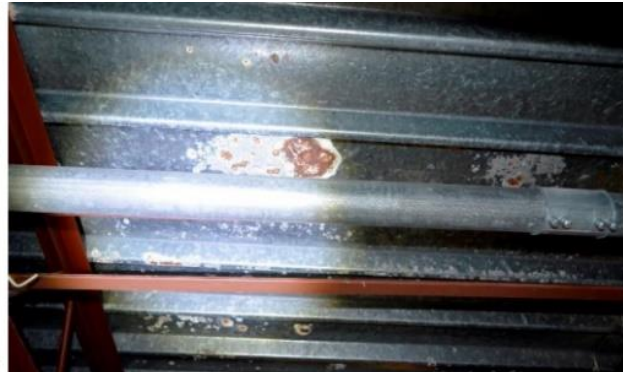


**8.31.18**  
**EXISTING CONDITIONS**





Evidence of Leaks



Rust on Deck



Typical Exterior Wall Pack with Damaged Mount



Rust on Connection Joists



Cracks & Gaps at Windowsills & Poorly Cast Sill

# 8.31.18 EXISTING CONDITIONS





Architecture  
Engineering  
Planning  
Interiors

**Daytona State College**  
**Palm Coast, Building 01**  
**Palm Coast, FL**

Building Condition Assessment  
**DLR Group Project No. 36-18132-01**

August 31, 2018

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Evidence of condensation of deck surface



Rust at deck seams and connection to joists

ANALYSIS

- Schweizer  
y consisted of  
and Women's  
munity Room  
f. This facility

ting of metal  
concrete floor

ect rainwater  
underground  
and discharge

where the roof



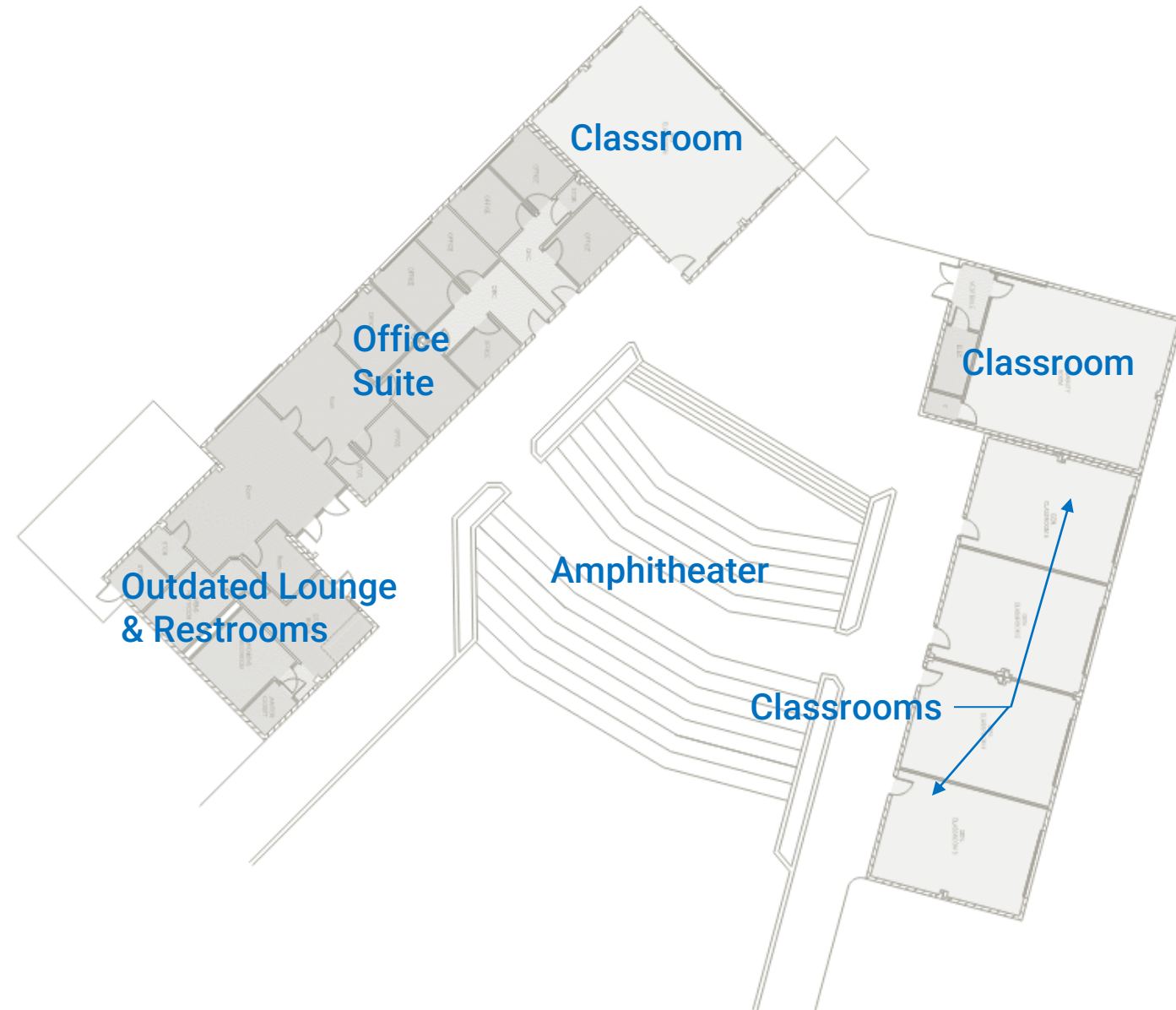
**8.31.18**  
**EXISTING CONDITIONS**



## 6.05.19 BUILDING 01 EXISTING PLAN

### Understanding DSC's missions:

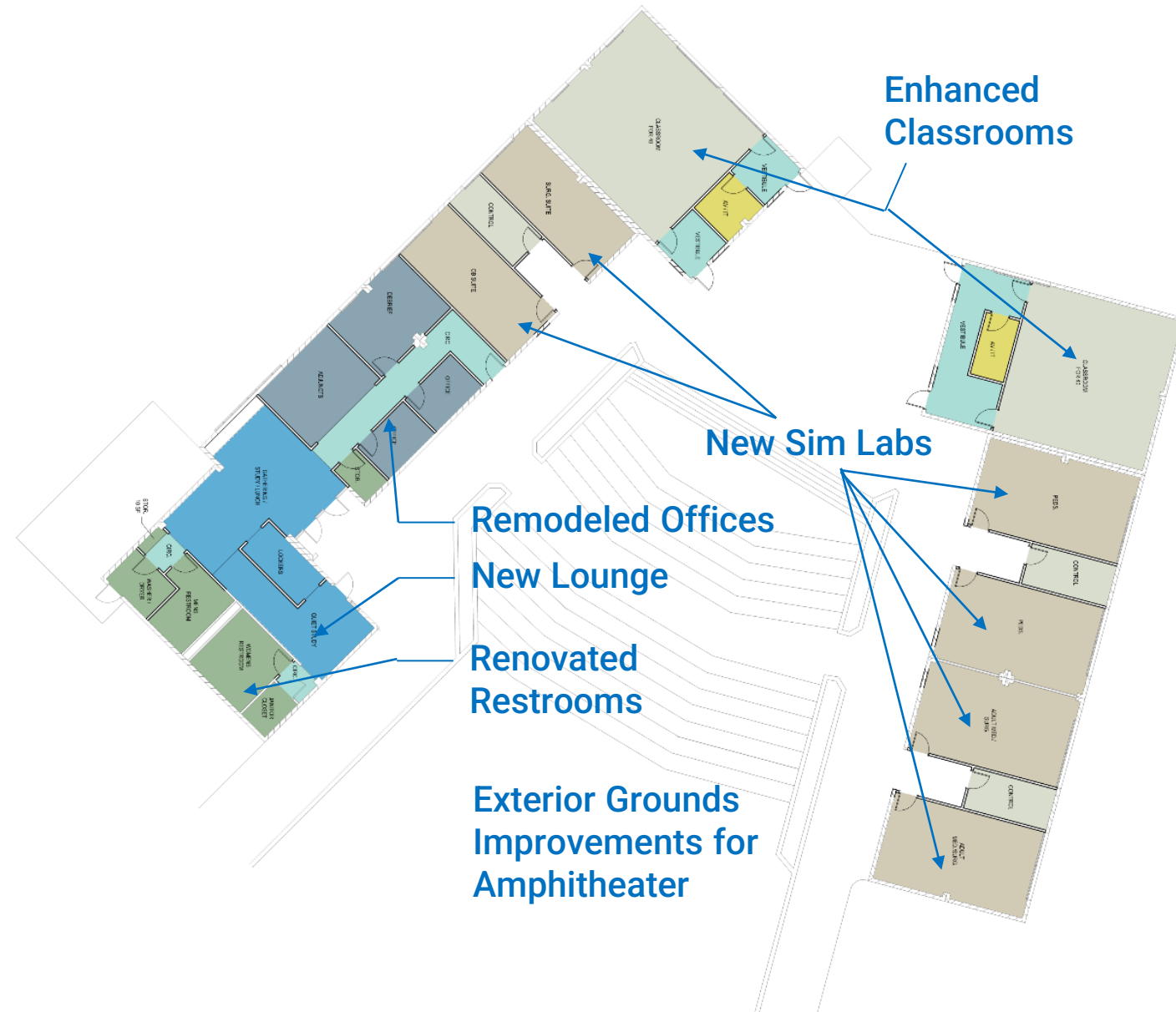
- *The mission of the College of Health and Public Service is to **provide innovative education and community training programs** that prepare individuals to improve the health, safety and well-being of their communities through dedicated service.*
- *The School of Nursing mission is to **provide an innovative learning environment** that promotes excellence in the field.*



# 6.05.19 BUILDING 01 NURSING PROGRAM FIT PLAN

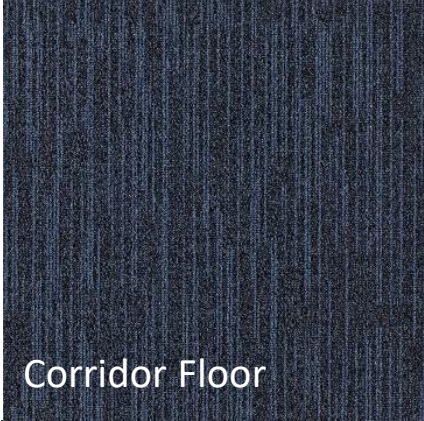
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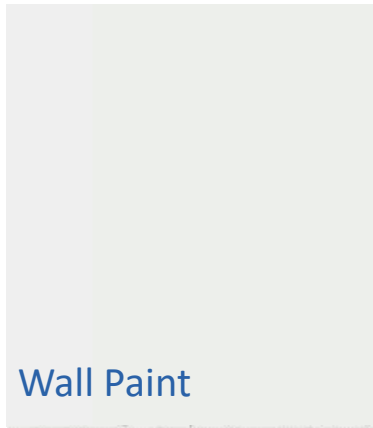
Office Floor



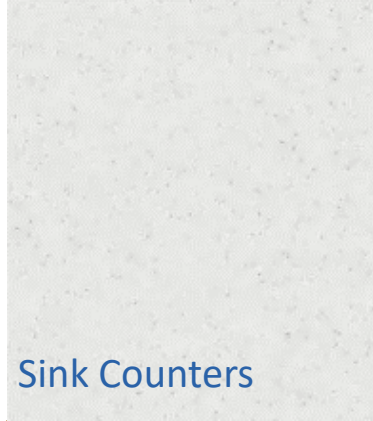
Corridor Floor



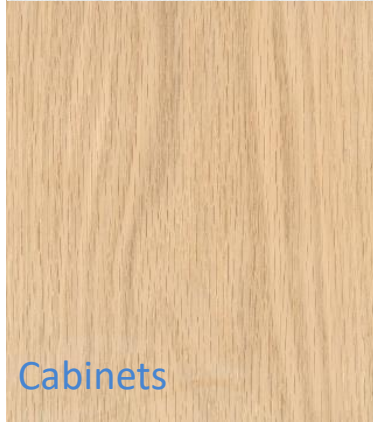
Lounge Floor



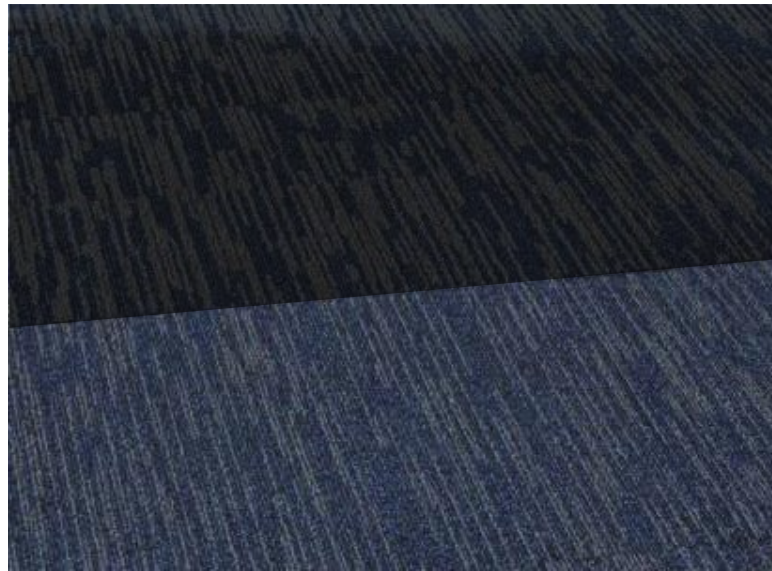
Wall Paint



Sink Counters



Cabinets



# 6.24.20 DESIGN VISIONING

**Student Union**

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**Healthcare**

---

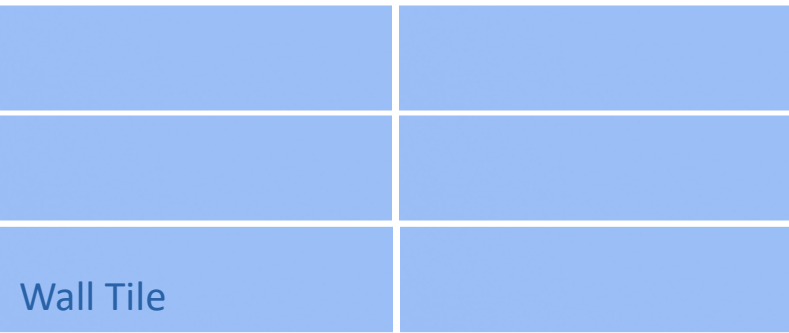
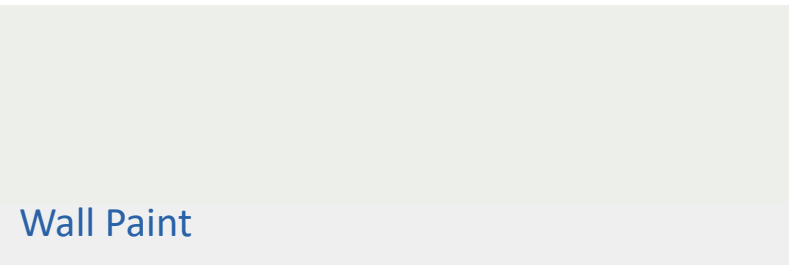
**Modern**

Features:

- Rubber Floor in Lounge/Public
- Carpet in Office locations only
- Wood Look Cabinetry

**OFFICES /  
STUDENT LOUNGE**





# 6.24.20 DESIGN VISIONING

**Student Union**

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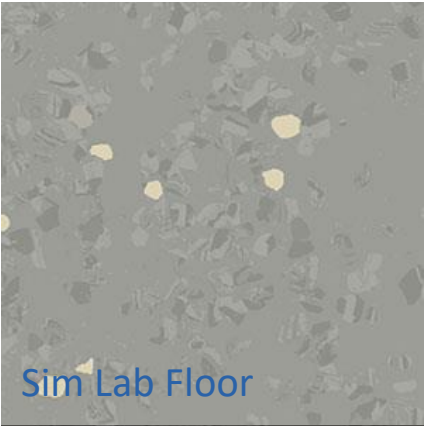
**Healthcare**

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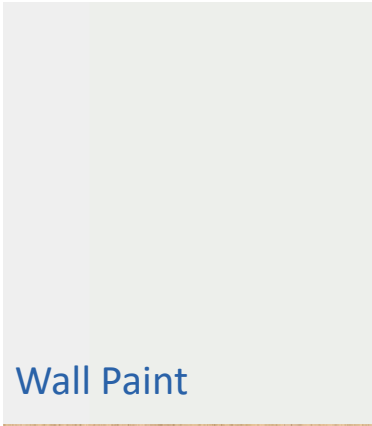
**Modern**

- Features:
- Clean Look
  - Replicates Student Union
  - Durable Hygenic Surfaces

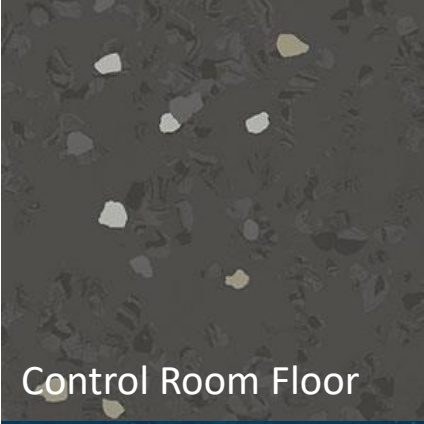
**RESTROOMS**



Sim Lab Floor



Wall Paint



Control Room Floor



Classroom Floor



Wall Protection



# 6.24.20 DESIGN VISIONING

**Student Union**

---

**Healthcare**

---

**Modern**

Features:

- Rubber Sheet Flooring
- White Medical Cabinetry
- Campus colors

**CLASSROOMS /  
SIM LABS**





DATA ANALYSIS  
we are moving  
towards a more  
open approach

Split Planning  
We are moving  
towards a more  
open approach

40% / 30% / 30%

100%  
75%  
50%

100%  
75%  
50%

6.24.20  
DESIGN VISIONING





**6.24.20**  
**DESIGN VISIONING**



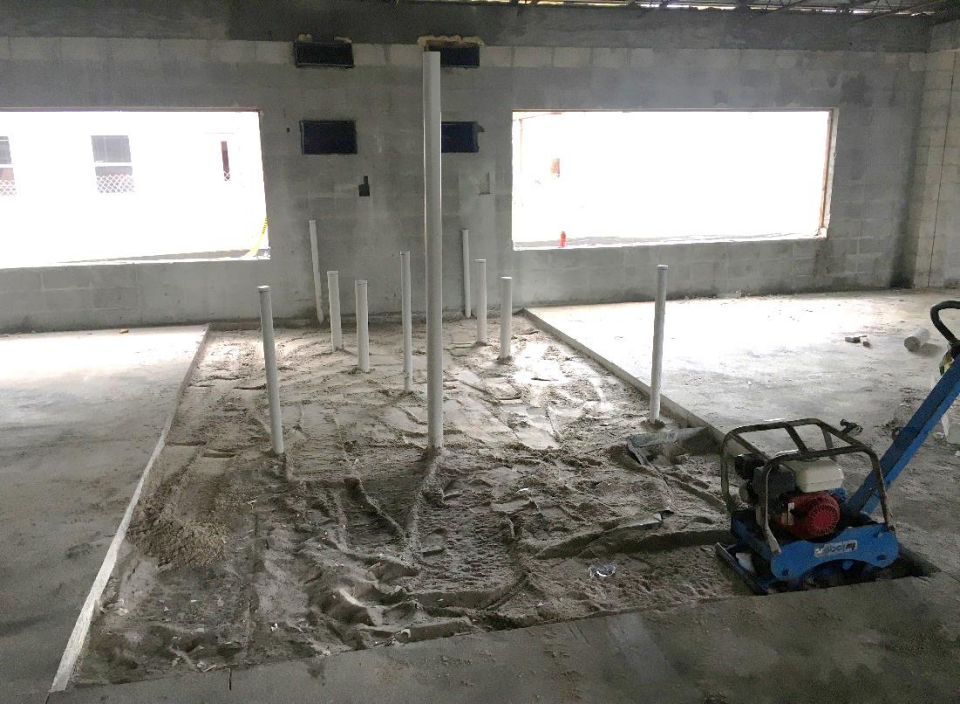


## 11.16.20 CONSTRUCTION NOTICE TO PROCEED

- Verification of Existing Conditions. Conditions of structure of the modular buildings was the biggest uncertainty for cost, scope, and time.
- Some of the biggest concerns were:
  - Condition of perimeter channel and condition of under-slab support beams.
  - Ability to demo roofing system and keep bar joist / other elements intact.
  - Installation of new sanitary system
  - Perimeter fascia elements



















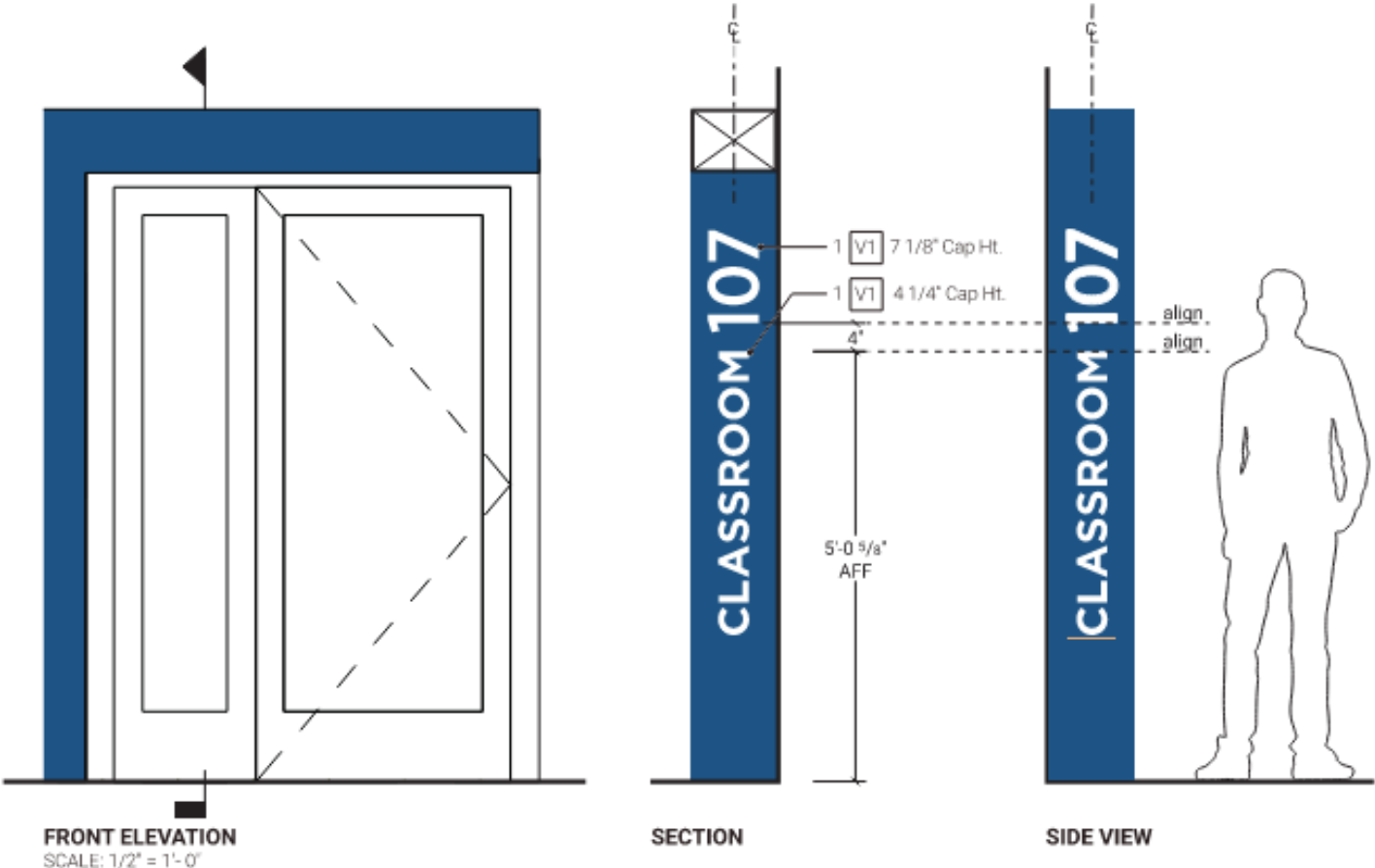
## 5.26.21 CONSTRUCTION SUBSTANTIAL COMPLETION

- Pandemic Implications.
- Rapid escalation of lead times for materials after the fact
  - Storefront and glazing systems
  - Door surrounds
- Labor supply inconsistencies during construction



# 5.26.21

## SIGNAGE SHOP DRAWINGS



**VINYL**

V1 3M 7725-20  
Matte White Opaque



# 1.05.21 SITE AERIAL

VS.

# 6.07.21 SITE AERIAL





# 6.24.20

## DESIGN VISIONING







**7.07.21**  
**DESIGN IMPLEMENTATION**





# 6.24.20

## DESIGN VISIONING







**BUILDING 01**  
**SONGWriters FESTIVAL**





CenterState  
Center for the Performing Arts

CenterState  
FESTIVAL

Barry Br...



# Discussion

