

**Board of Commissioners**

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Charlotte J. Nash, Chairman  
Jace W. Brooks, District 1  
Lynette Howard, District 2  
Tommy Hunter, District 3  
John Heard, District 4



**Briefing Minutes**  
**Thursday, January 3, 2013 - 10:30 AM**

**Present:** Charlotte J. Nash, Jace Brooks, Lynette Howard, Tommy Hunter & John Heard

**I. Support Services**

**Overview of Construction Standards Manual**

Michael Plonowski and Liz Hudson gave an overview of the Construction Standards Manual. No Official Action Taken.



# FACILITY CONSTRUCTION STANDARDS



A Briefing for  
The Gwinnett County  
Board of Commissioners

January 3, 2013



# AGENDA



I. BACKGROUND

II. PURPOSE

III. OVERVIEW OF MANUAL

IV. PROCEDURE



# I. BACKGROUND

## 2011/2012: Standards Committee

- Departmental representatives
  - Capital Projects Management
  - Facilities Maintenance
- Development of general objectives

## 2012: Development of Draft Manual

- Utilization of standby services consulting firms



## II. PURPOSE

### RATIONALE:

1. Building functionality, comfort and aesthetics
2. Operational efficiencies
3. Lifecycle costs
4. Economies of scale in procurement
5. Environmental sustainability
6. Security and safety
7. Interface with existing systems
8. Ease of maintenance



## II. PURPOSE

### APPLICATION:

1. Facilities of all County departments (Exception: security and processing areas)
2. Vertical, enclosed, conditioned structures for human occupancy and utilization; storage structures larger than 500 SF
3. Design, construction and installations associated with:
  - New building construction
  - Significant building or interior space renovations
  - Capital funded replacements or upgrades of major building systems, equipment or building components



## II. PURPOSE

### SCOPE:

1. Industry standards
2. User experience and product performance
3. Compliance with Purchasing ordinance
4. Allowance for diversity of building functions
5. Recognized adherence to zoning, overlay districts, historic districts, and other guidelines



# III. OVERVIEW OF MANUAL

## ORGANIZATION

- Binder:
  - General Requirements
  - Divisions
  - Supplementary Requirements
- Construction Specification Institute (CSI format)

Issue Date	Sect. No.	SECTION TITLE
03/10	211316	DRY-PIPE SPRINKLER SYSTEMS
09/11	213113	ELECTRIC-DRIVE, CENTRIFUGAL FIRE P
09/11	213116	DIESEL-DRIVE, CENTRIFUGAL FIRE PUM
09/11	213213	ELECTRIC-DRIVE, VERTICAL-TURBINE FI
09/11	213216	DIESEL-DRIVE, VERTICAL-TURBINE FIRE
03/10	213400	PRESSURE-MAINTENANCE PUMPS
U 03/12	213900	CONTROLLERS FOR FIRE-PUMP DRIVERS
<b>DIVISION 22 - PLUMBING</b>		
03/11	220513	COMMON MOTOR REQUIREMENTS FOR P
12/11	220516	EQUIPMENT EXPANSION FITTINGS AND LOOPS FOR PL
03/10	220517	PIPING SLEEVES AND SLEEVE SEALS FOR PLUMB
03/10	220518	ESCUTCHEONS FOR PLUMBING PIPING



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# III. OVERVIEW OF MANUAL

## CONTENT

- Critical sections of the manual completed first
- Documentation of lessons learned, project successes
- Quality of performance
- “Basis of Design”
- County sustainability policies

ADAPTABILITY –Sections may be easily added or modified based on experience and need, or as the industry changes



# CONTENT

DIVISION 01: GENERAL REQUIREMENTS

DIVISION 03: CONCRETE

DIVISION 04: MASONRY

DIVISION 05: METALS

DIVISION 06: WOOD, PLASTICS, AND COMPOSITES

DIVISION 07: THERMAL AND MOISTURE PROTECTION

DIVISION 08: OPENINGS

DIVISION 09: FINISHES

DIVISION 10: SPECIALTIES

DIVISION 13: SPECIAL CONSTRUCTION

DIVISION 14: CONVEYING EQUIPMENT

DIVISION 21: FIRE PROTECTION

DIVISION 22: PLUMBING

DIVISION 23: HEATING, VENTILATION AND AIR CONDITIONING

DIVISION 26: ELECTRICAL

DIVISION 27: COMMUNICATIONS

DIVISION 28: FIRE ALARM AND SECURITY

SUPPLEMENTAL REQUIREMENTS

# IV. PROCEDURE

## DISTRIBUTION

- Capital Projects Managers
- Facilities Management/Maintenance Divisions
- Standby Services A/E Consultants

## MAINTENANCE & UPDATING

- Housed at County Administrator's Office & DoSS
- Managed by Standards Review Committee (Cross-departmental Construction/Maintenance personnel)
- Input from Design Teams
- Quarterly updating and redistribution



# IV. PROCEDURE

## UTILIZATION OF MANUAL



### **Team Meeting**

-Review major project components alongside Standards



### **County Review**

-At each phase of design, review drawings and specs alongside Standards



### **Post-Construction Review**

-Review successes and any recommended changes/additions to Standards





# Questions?

