
From the Atlanta Business Chronicle:

<https://www.bizjournals.com/atlanta/news/2020/12/04/excellence-in-construction-juneau.html>

Excellence in Construction Awards: Juneau brought 1967-built UGA dormitory into the 21st century

Dec 4, 2020, 1:44pm EST

Renovating a high-rise dormitory built in the 1960s was the challenge Atlanta-based Juneau Construction Co. took on at the University of Georgia campus in Athens.

Built in 1967, 10-story Russell Hall, located at 515 Baxter St., is the university's main residence hall for first-year students, who are required to live on campus.

Its renovation required rehabilitating and reconfiguring spaces to enhance student life and academic learning. Students told architects they wanted collaborative gathering areas and group study spaces, more privacy in the bathrooms, a place to get grab-and-go food or snacks, and moveable furniture, Juneau Construction said its project narrative for the Associated Builders and Contractors of Georgia Inc.'s Excellence in Construction Awards. The general contractor also needed to replace the outdated mechanical, electrical and plumbing systems.

Juneau utilized a design-assist process led by its preconstruction manager, [Dave Davenport](#), to ensure the MEP systems designed would fit into the building, be within budget and could be installed



SCOTT CUNNINGHAM

Russell Hall is UGA's main residence hall for first-year students.

on schedule. Davenport worked with Menefee + CannonDesign and the M/E/P engineers from Design Development.

Because ceiling heights in buildings constructed in the 1960s are significantly lower than typical modern construction standards, Project Engineer Yomi Adeyemo took field measurements of ceiling heights to ensure the MEP systems would fit, using every inch of space, Juneau said.

The team overcame the discovery and remediation of hazardous polychlorinated biphenyls (PCBs) in the caulking used in the exterior masonry and the need to repair the fourth-floor concrete slab, which didn't meet pounds per square inch requirements. It also achieved \$1.8 million in cost savings by value engineering HVAC systems, an elevator shaft and entrance access for the disabled.

The new residence hall has multiple student gathering areas, community kitchens, small study areas, lounge spaces, multiple laundry facilities, renovated bathrooms and common areas and flexible living quarters, Juneau said.

The 500-plus unit dormitory, which has capacity for 1,000 students, reopened in August 2018 after a 15-month renovation that was budgeted at \$44.5 million according to the Athens Banner-Herald.

Juneau won an Excellence Award in the General Contractor Historical Renovation over \$2 million category for its work on Russell Hall at UGA.