



GWINNETT COUNTY FIRE HEADQUARTERS

This complex required the integration of a new Headquarters Office Building, Storage Warehouse and 3 Bay Fire Station on a single site for Gwinnett County Fire and Emergency Services. Design services provided by LPB included programming, site master planning, schematic design, design development, construction documents, bidding & negotiations and construction administration.

Phase I of the project was the development of a program that document presented all interior administrative space for five separated divisions, storage and maintenance areas and all parking and other spatial site requirements. Each Division/Special Use/Shared Use is delineated per its specific adjacency requirements, number of personnel, space requirements and required equipment. The program presents three, four and five year growth projections for each division as well as required core facilities. The program also presents requirements for the Warehouse and Fire Safety Village. A space plan was developed for the 5-year projection which provided shell space for the 10-year projected build out. The Site Master Plan includes planning of all site circulation, placement of the headquarters building, fire safety village, warehouse and a three bay fire station for the adjacent Gwinnett County Airport. The final portion of the Phase I consisted of the development building and engineering standard and a detailed cost estimate for approval by Gwinnett County.

Phase II of the project was the development of the architectural design for the Headquarters and Warehouse buildings. The Headquarters building provides offices, classrooms, conference rooms, exercise space and break areas for the Administration personnel of Gwinnett County Fire. These spaces are provided in a one-story building with the office areas arranged around a core of shared spaces (break, conference, etc.) The building is constructed with a steel frame with a combination of flat and sloped roofs, two tone brick veneer with stone accents at the exterior walls and a grand entrance/lobby with aluminum panel canopy, clerestory windows and vaulted ceiling. Heat and air is provided by a zoned mechanical system utilizing roof top units. The warehouse building provides 12,500 square feet of high rack storage for fire station gear and supplies and a 2,500 square foot office area for warehouse personnel.

Lindsay • Pope
Brayfield & Assoc.

LAWRENCEVILLE, GA

Owner: Gwinnett County

Acreage: 9.5

Construction Cost: \$4.5 Million

GSF: Office: 25,088 Warehouse: 15,176

Cost/SF: \$140 .00

Construction Start: Spring 2002

Construction Time: 12 Months

Architect/Engineering/Interior Design

Lindsay ♦ Pope ♦ Brayfield & Assoc., Inc.

Buck Lindsay and Mike Clifford

Greg Brayfield and Gene Gabrell

Vanessa Burt

770-963-8989

Civil Engineering

McFarland-Dyer & Associates, Inc.

Jeffrey Dyer

770-932-6550

Mechanical Engineering:

Matheson Ball Engineering

Fred Ball

770-751-0773

General Contractor

Group VI Corporation

770-389-9100

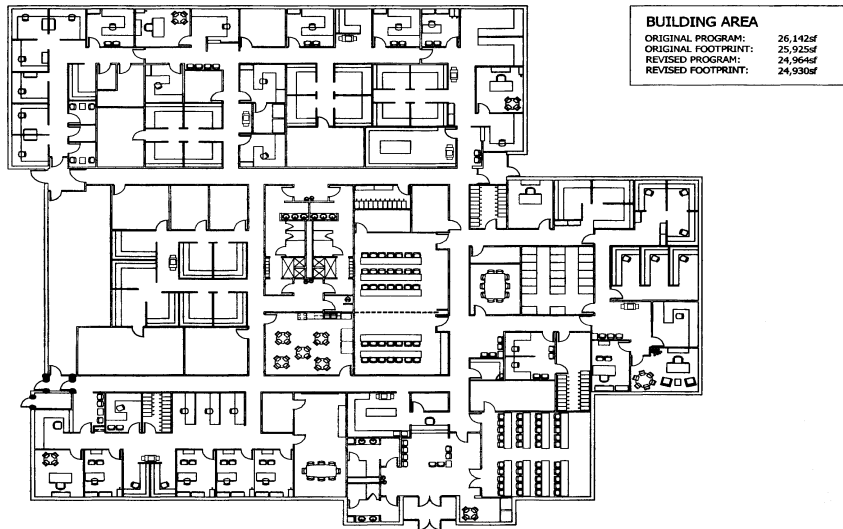


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LAWRENCEVILLE, GA



GWINNETT COUNTY DEPARTMENT OF FIRE AND EMERGENCY SERVICES
PRELIMINARY SPACE PLAN
13 July, 2001

Lindsay Pope
Brayfield & Assoc.



Floor Plans and Alternate Views



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