

# Commerce Park at Northbrook

Suwanee, Georgia

## Architect

Trylon Architects



Photos Courtesy of  
Kenneth Klebanoff AIA, LEED AP of Trylon Architects

Commerce Park at Northbrook was conceived as an alternative to the residential style condominium offices being built throughout Atlanta. Designed and developed by Ken Klebanoff with Trylon Architects, the project was built as an 18,000-square-foot shell with plans to subdivide the space into five individual units. This approach offered buyers the chance to locate in a building with heightened commercial presence and the ability to customize their spaces as needed while enjoying all the benefits of private ownership including building equity.

The concept was to create an open, flexible space that could be adapted to each purchaser's specific needs. A pre-engineered steel, free-span structure was employed to keep the interior as open and column-free as possible. The building was constructed with the exterior envelope complete, plumbing and the other utilities were stubbed into the space pending the interior fit-up construction. The shell also included a 750-square-foot mezzanine space. Buyers had the option to extend the mezzanines or combine spaces to create larger units. Trylon Architects envisioned users seeking clean manufacturing or lab space, show room or uncluttered studio space. As it turned out, all the tenant-owners were office professionals, each with individual requirements and desires for their space.

### Cowan and Kohne Financial Group

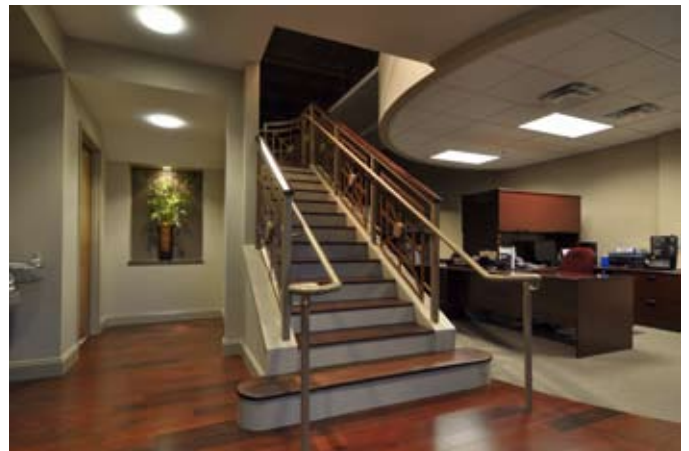
The first priority of Trylon Architects in working with Cowan and Kohne Financial Group, was creating an inviting environment for clients that could still address sensitive workflow and security issues, namely confidential file storage and financial information for the firm's private clients. The front entry showcases a large reception desk, sweeping staircase and curved-glass conference room. Just past reception, a long corridor is flanked by a private copy center, secure storage room, and private office. The first floor then opens to the full 22-foot ceiling height, and the second floor's four private offices and conference room have windows overlooking the space below.

### Advanced Medical Group

Advanced Medical Group receives few clients at their offices but needed to accommodate up to 29 employees comfortably.



Advanced Medical Group



Cowan and Kohne Financial Group

An intricate yet free-flowing design that uses glass partitions and glass doors gives an open and spacious feel throughout the offices. Trylon Architects knew this design would preserve acoustical privacy yet permit light and views between the offices making the most of limited space. A formal entry was not in the program, but the circular greeting area with its curved, glazed panels and softly lighted ceiling drop adds drama to the wide hallway beyond, which extends the full length of AMG's corporate office. On the second floor, retractable nine-foot glass pocket doors between a 12-person conference room and two of the private offices upstairs can be opened as needed for large employee gatherings.

Commerce Park will include Phase I (completed) plus two 10,000-square-foot stand-alone LEED® registered buildings as part of Phase II. The site work for Phase I of Commerce Park provides the infrastructure for both phases of the project, including all parking, landscaping, storm water facilities, utilities and utility stubs. The site plan also features a courtyard installation between the completed building and the future phase(s).

*Note: Suite 103, Offices for Utilities Analysis, was featured in the September/October 2010 issue of DCD.*

## First Things First... The Importance Of The Building Envelope

At construction sites around the country, a familiar sight - a facade sheathed in bright gold - is repeated over and over again. That gold is the signature look of a product which has been a staple of commercial construction projects since 1984 - DensGlass® Sheathing by Georgia-Pacific Gypsum. A moisture-resistant gypsum panel that is used for exterior walls, ceilings and soffits, DensGlass features fiberglass mats and a moisture-resistant core to deliver the benefit of moisture and mold resistance during and after the construction process.

At Commerce Park at Northbrook, an office condominium project in Suwanee, Georgia, developed by architect and developer Kenneth Klebanoff AIA, LEED AP of Trylon Architects, DensGlass was selected as a critically-important building material. Klebanoff, a specialist in commercial, office and retail construction, as well as a project management consultant, said the choice was easy as he has used the product in a number of projects. "I have had good experience with DensGlass and in its ability to withstand weather in the construction process," noted Klebanoff. "We also appreciate the fact that it does not support mold growth should there be water intrusion."

Water intrusion and mold growth are common concerns on commercial construction job sites. In addition to the unavoidable rain, which can negatively effect construction schedules, it seems no area in the country has been spared the burden of extreme weather. High winds, torrential rain and the amped-up wrath of Mother Nature have made moisture-related problems and potential delays more of an issue than ever.

"We are seeing weather become a big deterrent in the construction process, and the success of a structure after it's built," noted Warren Barber, Dens® and ToughRock® Brand Product Manager, Georgia-Pacific Gypsum. "Today's construction and design professionals need to be more cognizant than ever of the concepts of durability and moisture protection when it comes to the products they choose, starting with the building envelope."



Georgia-Pacific Gypsum's DensGlass sheathing as seen in the construction phase of the new Commerce Park at Northbrook, an office condominium project in Suwanee, Georgia. Project architect and developer - Kenneth Klebanoff, AIA, LEED AP of Trylon Architects.

Klebanoff agreed. "As architects we are, of course, very concerned with the appearance of the building enclosure. But first and foremost, the building must perform, and that starts with selecting the correct materials."

Given the building envelope's importance in creating a durable, sustainable and successful structure, Georgia-Pacific Gypsum developed DensGlass Sheathing, the first of its iconic Dens® Brand gypsum product offerings of fiberglass mat-based moisture- and mold-resistant products. Georgia-Pacific Gypsum offers a 12-month weather exposure limited warranty against delamination and deterioration resulting from exposure to normal weather conditions, an industry first (complete warranty details are available at [www.gpgypsum.com](http://www.gpgypsum.com) or by calling 1-800-225-6119). In 2008, enhancements were added including the product's ability to withstand winds in excess of 155 mph (Category 5 hurricane) when installed horizontally with the appropriate screw type and spacing over a properly engineered wall system and in accordance with the appropriate specifications. And, like all Dens Brand gypsum products, DensGlass resists mold growth, and has scored a 10, the highest level of performance for mold resistance under the ASTM D 3273 test method.

"The success of those projects that utilize our products is our goal, as well as addressing those needs of modern commercial construction," concluded Barber. "We are proud to see our bright gold color on projects all over the world, as it means we have built strong relationships and have gained the trust of the design and construction community."



Facade of Commerce Park at Northbrook, showing the installation of Georgia-Pacific Gypsum's DensGlass sheathing.



**Architect**

Trylon Architects  
 910 Waters Reach Court, Alpharetta, GA 30033  
 www.trylonarchitects.com

**Construction Team**

**Structural Engineer:**

Pruitt Eberly Stone  
 1852 Century Place, #201, Atlanta, GA 30345

**General Contractor:**

Horizon Construction Company  
 415-B Winkler Drive, Alpharetta, GA 30004

**Mechanical & Electrical Engineer:**

The Maddox Group  
 9039 Seminole Road, Jonesboro, GA 30326

**Project General Description**

**Location:** Suwanee, Georgia

**Date Bid:** Apr 2006

**Construction Period:** May 2006 to January 2007

**Total Square Feet:** 17,097

**Site:** 2.78 acres.

**Number of Buildings:** One with 2 additional planned.

**Building Size:** First floor, 13,206; second floor, 3,891; total, 17,097 square feet.

**Building Height:** First floor, ranges from 25'6" to 22' 6"; second floor, 12'6"; total, 28'.

**Basic Construction Type:** New/Pre-Engineered Building.

**Foundation:** Cast-in-place, reinforced concrete, slab-on-grade.

**Exterior Walls:** Brick, metal studs & sheathing.

**Roof:** Metal. **Floors:** Concrete. **Interior Walls:** n/a.



**Product Information**

*Pre-Engineered Building:* Metallic Building Company  
*Gypsum Sheathing:* **DensGlass® by Georgia Pacific**  
*Windows, Entrances & Storefronts:* Kawneer

**Extended Product Information**

*Gypsum Sheathing:* **DensGlass® by Georgia Pacific**  
 See advertisement on page xx.

DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQ.	155,823	20.61	9.11	Conditions of the contract.
GENERAL REQUIREMENTS	13,600	1.80	0.80	—
CONCRETE	94,489	12.50	5.53	Forming & accessories, reinforcing, cast-in-place.
MASONRY	107,396	14.21	6.28	Unit.
METALS	152,636	20.19	8.93	Structural metal framing, joists, decking, fabrications.
WOOD, PLASTICS & COMPOSITES	15,859	2.10	0.93	Carpentry.
THERMAL & MOISTURE PROTECTION	28,808	3.81	1.68	Weather barriers, roof & wall specialties & assemblies.
OPENINGS	55,207	7.30	3.23	Entrances, storefronts, & curtainwalls, windows, hardware, glazing.
FINISHES	88,793	11.75	5.19	Metal studs, DensGlass®, painting & caulking.
SPECIALTIES	2,910	0.38	0.17	Other.
PLUMBING	17,452	2.31	1.02	Piping & pumps.
HVAC	4,950	0.65	0.29	—
ELECTRICAL	18,000	2.39	1.05	Medium-voltage distribution & lighting.
<b>TOTAL BUILDING COSTS</b>	<b>755,923</b>	<b>100%</b>	<b>\$44.21</b>	
EARTHWORK	125,756			Site clearing, earth moving, excavation support & protection.
EXTERIOR IMPROVEMENTS	167,350			Site improvements, irrigation, asphalt paving, retaining walls, trash enclosure.
UTILITIES	133,540			Water, sanitary, storm, electrical, communications.
<b>TOTAL</b>	<b>1,182,569</b>			(Excluding architectural and engineering fees)

**UPDATED ESTIMATE TO AUGUST 2011: \$54.27 PER SQUARE FOOT**

**Regional Cost Trends**  
 This project, updated to August 2011 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$60.69	\$1,037,685	Dallas TX	\$60.69	\$1,037,685	Los Angeles CA	\$77.83	\$1,330,678
Pittsburgh PA	\$66.41	\$1,135,349	Kansas City KS	\$62.84	\$1,074,309	Las Vegas NV	\$70.69	\$1,208,598
New York NY	\$85.69	\$1,464,967	Chicago IL	\$76.40	\$1,306,262	Seattle WA	\$75.69	\$1,294,054

For more information on this project and similar projects visit [www.dcdarchives.com](http://www.dcdarchives.com)

**Architect**

Trylon Architects  
 910 Waters Reach Court, Alpharetta, GA 30033  
 www.trylonarchitects.com

**Construction Team**

**Structural Engineer:**

Stability Engineering  
 431 West Ponce de Leon Avenue, #4, Decatur, GA 30030

**General Contractor:**

Merit Construction Company  
 P. O. Box 48180, Atlanta, GA 30362

**Mechanical Engineer:**

F. W. Kenney & Associates  
 860 Crest Valley Drive, Atlanta, GA 30328

**Electrical Engineer:**

Lastinger & Associates, Inc.  
 6290 Abbotts Bridge Road, #401, Duluth, GA 30097

**Project General Description**

**Location:** Suwanee, Georgia  
**Date Bid:** Sep 2008  
**Construction Period:** Nov 2008 to Feb 2009  
**Total Square Feet:** 3,713 **Site:** —  
**Number of Buildings:** One with 2 additional planned.  
**Building Size:** First floor, 2,518; second floor, 1,195; total, 3,713 square feet.  
**Building Height:** First floor, ranges from 25'6" to 22' 6"; floor to floor, 12'.  
**Basic Construction Type:** New tenant build out.  
**Foundation:** n/a. **Exterior Walls:** n/a. **Roof:** n/a.  
**Floors:** Concrete. **Interior Walls:** Metal stud drywall.

**Product Information**

*Carpet:* Shaw VCT: Armstrong *Base:* Roppe  
*Cabinets:* Wilsonart, Arborite® *Countertops:* Zodiac, Nevamar



DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
GENERAL REQUIREMENTS	45,806	15.57	12.34	General requirements, change orders.
CONCRETE	750	0.25	0.22	Cast-in-place.
METALS	31,591	10.74	8.51	—
WOOD, PLASTICS & COMPOSITES	26,855	9.13	7.23	Rough carpentry, finish carpentry, architectural woodwork.
THERMAL & MOISTURE PROTECTION	2,091	0.71	0.56	—
OPENINGS	21,945	7.46	5.91	Glass & glazing, doors & hardware.
FINISHES	70,246	23.88	18.92	Ceramic tile, painting, floorcovering, drywall, acoustics.
SPECIALTIES	431	0.15	0.12	Toilet accessories.
EQUIPMENT	188	0.06	0.05	—
FIRE SUPPRESSION	9,944	3.38	2.68	Sprinkler.
PLUMBING	12,492	4.25	3.36	Piping & pumps.
HVAC	37,788	12.85	10.18	—
ELECTRICAL	34,007	11.56	9.16	Medium-voltage distribution & lighting.
<b>TOTAL BUILDING COSTS</b>	<b>294,134</b>	<b>100%</b>	<b>\$79.22</b>	
EXISTING CONDITIONS	1,130			Demolition & structure moving.
<b>TOTAL</b>	<b>295,264</b>			(Excluding architectural and engineering fees)

**UPDATED ESTIMATE TO AUGUST 2011: \$86.70 PER SQUARE FOOT**

**Regional Cost Trends**  
 This project, updated to August 2011 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$96.97	\$360,043	Dallas TX	\$96.97	\$360,043	Los Angeles CA	\$124.35	\$461,702
Pittsburgh PA	\$106.09	\$393,929	Kansas City KS	\$100.39	\$372,750	Las Vegas NV	\$112.94	\$419,344
New York NY	\$136.90	\$508,296	Chicago IL	\$122.07	\$453,231	Seattle WA	\$120.93	\$448,995

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**Architect**

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 910 Waters Reach Court, Alpharetta, GA 30033  
 www.trylonarchitects.com

**Construction Team**

**Structural Engineer:**  
 Stability Engineering  
 431 West Ponce de Leon Avenue, #4, Decatur, GA 30030

**General Contractor:**  
 Merit Construction Company  
 P. O. Box 48180, Atlanta, GA 30362

**Mechanical Engineer:**  
 BG Beach, PE  
 1343 Riverview Run Lane, Suwanee, GA 30024

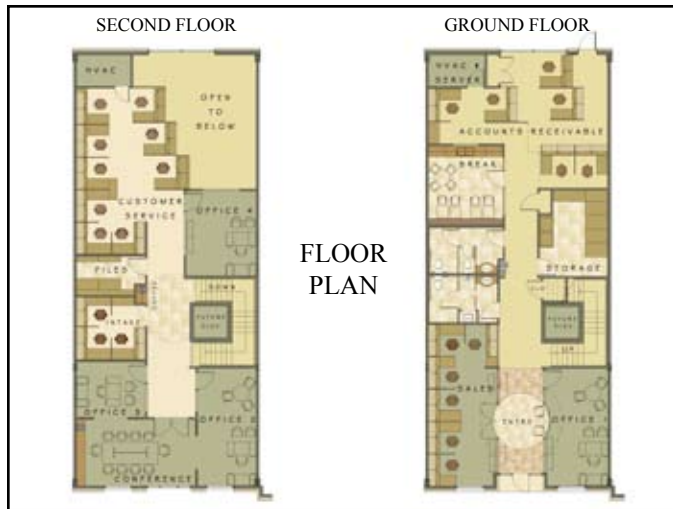
**Electrical Engineer:**  
 Lastinger & Associates, Inc.  
 6290 Abbotts Bridge Road, #401, Duluth, GA 30097

**Project General Description**

**Location:** Suwanee, Georgia  
**Date Bid:** June 2010  
**Construction Period:** Aug 2010 to Nov 2010  
**Total Square Feet:** 4,433 **Site:** —  
**Number of Buildings:** One.  
**Building Size:** First floor, 2,496; second floor, 1,937; total, 4,433 square feet.  
**Building Height:** First floor, ranges from 25'6" to 22' 6"; floor to floor, 12'.  
**Basic Construction Type:** New tenant build out.  
**Foundation:** n/a. **Exterior Walls:** n/a. **Roof:** n/a. **Floors:** Concrete. **Interior Walls:** Metal stud drywall.

**Product Information**

Paint: Benjamin Moore Laminate: Wilsonart Rubber Base: Roppe



DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
GENERAL REQUIREMENTS	21,884	6.12	4.94	—
CONCRETE	8,692	2.43	1.96	Cast-in-place.
METALS	25,106	7.02	5.66	Cold formed metal framing, decking.
WOOD, PLASTICS & COMPOSITES	42,531	11.89	9.59	Rough carpentry, finish carpentry, architectural woodwork.
THERMAL & MOISTURE PROTECTION	2,078	0.58	0.47	Repair HVAC install.
OPENINGS	45,606	12.75	10.29	Doors & frames, entrances, storefronts, & curtainwalls, hardware, glazing.
FINISHES	88,953	24.87	20.07	Plaster & gypsum board, tiling, ceilings, flooring, wall finishes, acoustic treatment, painting & coating.
SPECIALTIES	8,401	2.35	1.90	—
EQUIPMENT	4,974	1.39	1.12	Audio visual.
FURNISHINGS	3,966	1.11	0.89	—
FIRE SUPPRESSION	6,837	1.91	1.54	Water-based fire-suppression system.
PLUMBING	21,617	6.04	4.88	Piping & pumps, equipment, fixtures.
HVAC	28,462	7.96	6.42	Air distribution, central heating equipment, central cooling equipment, central HVAC equipment.
ELECTRICAL	48,617	13.59	10.97	Electrical & cathodic protection, lighting.
<b>TOTAL BUILDING COSTS</b>	<b>357,724</b>	<b>100%</b>	<b>\$80.70</b>	
EXISTING CONDITIONS	583			Demolition.
<b>TOTAL</b>	<b>358,307</b>			(Excluding architectural and engineering fees)

**UPDATED ESTIMATE TO AUGUST 2011: \$82.97 PER SQUARE FOOT**

**Regional Cost Trends**  
 This project, updated to August 2011 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$92.79	\$411,344	Dallas TX	\$92.79	\$411,344	Los Angeles CA	\$118.99	\$527,488
Pittsburgh PA	\$101.52	\$450,059	Kansas City KS	\$96.07	\$425,862	Las Vegas NV	\$108.07	\$479,095
New York NY	\$131.00	\$580,721	Chicago IL	\$116.81	\$517,809	Seattle WA	\$115.72	\$512,970

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