



# STATEMENT OF QUALIFICATIONS

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Higher Education



2014



FLYNN • FINDERUP  
ARCHITECTS

# FLYNN FINDERUP ARCHITECTS

Thank you for giving Flynn FINDERUP Architects this opportunity to present our qualifications. We have provided architectural services since 1985 and to the higher education institutions since 1987. To date we have successfully completed or have underway more than 120 projects for private colleges, the Board of Regents of the University System of Georgia and its related institutions. During the past 29 years we have provided services for 18 higher education institutions.

Our projects have included facilities for nearly every higher education building type; classrooms, labs, administrative and faculty offices, foodservice, student services, student centers, recreation, athletic and plant operations. Many of our past projects have included phasing and funding challenges similar to many of your projects.

Approximately half of our higher education projects involve renovations, additions or adaptive reuse. Many of these have required construction within occupied buildings or adjacent to occupied spaces and have presented challenges similar to many on your campus. Many of these projects are MRR projects for roof replacements, system upgrades, new finishes and department relocations or department floor plan modifications.

In addition to full service architectural projects we have also provided services for a significant amount of building programming; to date **more than 2,400,000 ft.<sup>2</sup> of programmed area**, for virtually every higher education facility type. We have worked closely with institutions to help them evaluate their existing facilities and assess their current and future needs. While our programming services have frequently been provided as part of a full service AE contract they have often been provided as a stand-alone service or part of a conceptual study to assist an institution in evaluating their needs and defining scope for a project.

We would like to encourage you to call our references listed in this profile and to give special attention to the section on "Design Process." This Interactive Design Session (IDS) process sets Flynn FINDERUP Architects apart from other firms in its ability to meet and exceed your needs and expectations. Please ask our clients about their experiences.

We look forward to meeting with you and ultimately to working with you and your institution.

Sincerely,



George M. Flynn, AIA  
President

PFF, Inc.  
1355 Terrell Mill Road  
Building 1468  
Suite 250  
Marietta, Georgia 30067  
phone: 770/859-0029  
fax: 770/234-5881  
info@ffarchitects.com





## FIRM OVERVIEW



# FIRM OVERVIEW & INTRODUCTION

When you hire Flynn Finderup Architects, you will receive comprehensive service. We feel that a job is not worth doing unless it is done well.

Albany State University  
Albany, Georgia

Board of Regents of the  
University System of Georgia  
Atlanta, Georgia

Carriage House Realty  
Athens, Georgia

Clayton State University  
Morrow, Georgia

Cobb County Georgia  
Board of Commissioners

Darton College  
Albany, Georgia

Delta Chi Housing Corporation  
Atlanta, Georgia

Department of Natural Resources  
State of Georgia

Fayette Senior Services  
Fayetteville, Georgia

Fort Valley State University  
Fort Valley, Georgia

Georgia Inst. of Technology  
Atlanta, Georgia

Georgia Perimeter College  
Dunwoody, Georgia

Georgia Regents University  
(Previously Augusta State University)

Georgia State University  
Atlanta, Georgia

Golf West Companies  
Fresno, California

Lexington Property Corp.  
New York, New York

Lothar Junghans  
Aachen, Germany

Kennesaw State University  
Kennesaw, Georgia

Krystal Corporation  
Chattanooga, Tennessee

Life University  
Marietta, Georgia

Lockheed Federal  
Employees Credit Union  
Marietta, Georgia

Middle Georgia State College  
(previously Macon State College)



## MISSION STATEMENT

Our mission is to provide creative architectural solutions to the problems of owners and users of the built environment. We help our Clients overcome these problems by listening to and understanding their needs, values, and desires, and responding with appropriate designs. **Our goal is to guide our Clients, unharmed, around the pitfalls of the design and construction process.** We maintain the skill and experience necessary to bring quality architectural solutions to a reality. We take pride in doing a job right and knowing that we have made a difference. Our reward is financial prosperity and the knowledge that our Clients, users and the casual observer appreciate and benefit from our efforts.



## BACKGROUND

Flynn Finderup Architects was founded in June of 1985 by practicing architects who emerged from a large architectural and engineering firm. It was the goal of the founders to create a small, strong design firm where the principals would be involved in the day to day architectural practice. Having maintained our business for nearly thirty years, we have succeeded in reaching this goal. This success can largely be attributed to the personalized service that our principals provide our clients. A testament to the quality of our services is the large number of clients with whom we maintain ongoing relationships. As a matter of fact, more than 85% of our projects are with repeat clients.



## EXPERIENCE

Since starting Flynn Finderup Architects, we have provided design services for more than 400 projects ranging in construction value from a \$28 million Academic Building to a \$3,000 exhibit booth at the Georgia World Congress Center.

Our projects have varied widely in building type and size: we have provided services for more than 100 projects for higher education from a 130,000 square foot academic building to minor renovations, office buildings from 7,000 to 70,000 square feet; clubhouse projects ranging from 4,000 square feet for a daily fee course to over 23,000 square feet for a private country club; restaurant facilities from a 50 seat high-end dining establishment to a 250 seat family-style restaurant and recreation facilities from a 9,000 square foot gymnasium addition to a 110,000 square foot college sports/physical education/convocation facility. Our projects have included new construction, renovation and adaptive reuse. Further, we have provided service for all manner of client types; institutional, private and public including all levels of State and Local government.



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# FIRM OVERVIEW & INTRODUCTION

Piedmont College  
Demorest, Georgia

Ritchie Bros. Auctioneers, Int'l.  
Vancouver, British Columbia

Solvay Pharmaceuticals  
Marietta, Georgia

Southern Polytechnic State University  
Marietta, Georgia

SOWEGA Council on Aging  
Albany, Georgia

Turnbull Bay Investors  
New Smyrna Beach, Florida

University of North Georgia - Dahlonega  
(previously North Georgia College and  
State University)

University of North Georgia-Gainesville  
(Previously Gainesville State College)

University of Georgia  
Athens, Georgia

"...Their ideas reflect much creativity and imagination, characteristics which were very important to our particular projects. And, perhaps most importantly, they LISTEN...They gave freely of their time and more than what was required for site inspections. Also, they performed their duties in a timely fashion..."

Jim Deeley  
Chief Executive Officer  
Jennings Mill Country Club



## DESIGN PHILOSOPHY

We approach every project with enthusiasm and bring to that project the full extent of our design experience. Architecture is coordinated with interior design, space planning, millwork design, lighting design, color, signs and graphics, into a single, cohesive product. We work with our engineers to integrate lighting, structure and environmental control systems so they become part of the project rather than afterthoughts. Our broad base of experience in a wide variety of building types have taught us to listen carefully to each client's requirements and to offer original solutions to his or her unique needs.

Design ability can be measured in a number of ways. At Flynn Finderup Architects we believe design must be evaluated in the context of appropriateness to specific circumstances. There is no universally applicable set of values, and consequently, we do not limit ourselves to a single style. We have created high impact architectural images as well as more subtle solutions where function and thoughtful detailing take precedence. Our portfolio illustrates a wide variety of styles from traditional to contemporary.



## DESIGN PROCESS

Since starting our firm in 1985, our approach has been to encourage maximum input from our clients and their representatives. We solicit input with regards to space needs, aesthetic considerations, budget and time limitations. After having defined this "building program," we are committed to working within these guidelines.

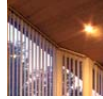
A method of obtaining your input, during the design phase, that we have used effectively since starting our practice is the Interactive Design Session which is normally a 3 or 4 day work session staffed by George Flynn and Lars Finderup. During this session, we will meet with designated Owner Representatives. These meetings will last approximately 30 minutes twice a day, once in the morning and again in the late afternoon. These meetings can be conducted on the project site, at your offices or in our office. Between the meetings, we will illustrate concepts and alternatives for different aspects of the building, i.e., site plans, floor plans, building exterior, etc. The concepts and alternatives will then be presented for evaluation in the daily meetings. This format enables us to respond quickly to your critical comments and suggestions. As a result, the final building design responds directly to your goals and avoids the need for redesign.



# FIRM OVERVIEW & INTRODUCTION

"...I would like to congratulate you and your firm on your performance during the recent construction of our Administration Headquarters. Completion of our project ahead of schedule and under budget was a result of extra efforts, cooperation in problem solving, and sincere interest in the Owner's concerns..."

Doug Anderson  
Construction Manager  
Solvay Corporation



## PROJECT ORGANIZATION

Each project team benefits from the involvement of both principals of our firm. One principal manages and coordinates the daily design and production efforts of the team while the other maintains a quality control posture. Both principals will be intimately familiar with the project's status and be available to handle client and contractor communication. You will not be "passed down the line" -- our projects are directed by dedicated principals. Accountability to the client is never in doubt.



## SCHEDULING

The client's time, goals and constraints are very important to us and we take pride in our ability to work within them. In order to do this we must first define a realistic achievable schedule. It is our firm's practice to develop a project schedule during the Programming or Schematic Design Phase of the project. Scheduling starts with a plan and that plan comes in the form of a bar chart produced on MS Project scheduling software. The schedule is updated at the end of each phase and at major milestones or when changes become necessary as result of input by the owner, users, consultants, or contractors. The schedule should be viewed as a goal and as a dynamic tool identifying not just where we want to be, but just as importantly, where we are at any given time.



## COST MANAGEMENT

"Most projects do not go over budget, most projects start over budget and remained there." This statement has never been truer than in today's volatile construction market. This problem is further exacerbated by an ever shrinking pool of public and private funding. At the start of every project a reality check needs to take place comparing the program with the budget and adjusting each until they are properly aligned. If this exercise, albeit painful, does not take place the project will be in a constant state of stress and ultimately disappointment resulting from cost overruns and program compromises. We make it a policy of developing a cost model during programming to balance the project scope with the budget. We believe the proper way to manage this challenge is to retain as part of the consulting team a cost management professional. Our firm has extensive experience with professional cost management consultants which we strongly recommend having as part of this team. In addition to the initial programming cost model, periodic cost estimates should be prepared at the end of the Schematic Design and Design Development Phases and updated at the 75% Construction Documents phase.



# FIRM OVERVIEW & INTRODUCTION

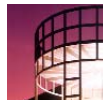
"...I consider your architectural work on this project to be of the highest caliber. Your drawings were clear, coordinated and expertly prepared..."

Samuel Spiegel  
Project Manager  
U.S. Veterans  
Administration



## CHANGE ORDER RECORD

Between 2002 and 2007 Flynn FINDERUP Architects completed construction of four Board of Regents facilities at a total cost of just over \$30 million. The State of Georgia tracks change orders according to a classification system. A Class II Change Order is attributed to the designer's error, omission or oversight. The record shows that our projects have an average of less than 1% (.76%) of Change Orders in this classification. We believe this is substantially below our industry's average and is directly attributable to our quality-control efforts.



## LITIGATION / CLAIMS / INSURANCE

Flynn FINDERUP Architects has never been a named party to a lawsuit, nor have we ever had a claim against our firm. We have maintained professional liability insurance with the same carrier since 1986. As a result of our excellent record we have found our premiums have continued to drop. We attribute a large part of our success in this area to our in-house quality control system of two principals involved in each project. One principal is responsible for the review of all documents prepared by the other principal and the project consulting team. As a further assurance of quality, principals are primarily responsible for providing on site construction observations.



## CONCLUSION

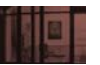
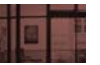
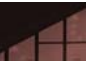
When you hire Flynn FINDERUP Architects, you will receive comprehensive service. We feel that a job is not worth doing unless it is done well. When selecting consultants, we look for firms with the same enthusiasm and attitude towards their profession, thereby providing you with a formidable team of dedicated professionals. Our work results in good solid architecture which is functional, economical, aesthetically appropriate and produced on time. We want to work with you and hope you will give us the opportunity on your next project.





## DESIGN PROCESS

Interactive Design Session Description





The Interactive Design Session process has been extremely successful for wide variety of building types and sizes. Some of the projects for which we have used this process are listed below.

# OUR DESIGN PROCESS

## Interactive Design Session

### COLLEGE & UNIVERSITY

ALBANY STATE UNIVERSITY  
P. E. Building Renovation

CLAYTON STATE UNIVERSITY  
School of Business  
Science Building\*

DARTON COLLEGE  
Physical Education Building  
Academic Services Building

FORT VALLEY STATE UNIVERSITY  
Classroom and Science Building

GAINESVILLE STATE COLLEGE  
Academic Building  
Multipurpose Building/Faculty Center  
Science Building Addition\*

KENNESAW STATE UNIVERSITY  
Dining Hall\*  
Student Center Renovations  
Athletic Facilities  
P.E. Building Addition  
Administration Building Renovation

LIFE UNIVERSITY  
Science Center and Classrooms  
Learning Resource Center and Library  
Classrooms Renovation  
Learning Resource Center Expansion\*  
Science Building Expansion\*

NORTH GEORGIA COLLEGE AND STATE  
UNIVERSITY  
Military Leadership Center  
Plant Operations Materials Management  
Building  
Student Success Center\*  
Dormitory Renovation

PIEDMONT COLLEGE  
Intercollegiate Sports and  
Wellness Facility

SOUTHERN POLYTECHNIC  
STATE UNIVERSITY  
Indoor Recreation Facility  
Plant Operations Facilities

### CLUBHOUSE

Rivers Edge Golf Club  
Oak Hill Golf Club  
Cobblestone Golf Course  
The Plantation\*  
The Orchard\*  
Sugar Hill Golf Course\*  
Cobb's Glen Country Club\*  
Lakeside Golf Club  
Creekside Golf Club

\*Design services only



## HISTORY

While life may be like a box of chocolates, building a building should not be. Unfortunately, for years, common complaints made by building users and owners have included, "I had little to say about the building's design," or "My input was given much too late," or "Boy, was I surprised when it was finally built." Years ago, the "Master Builder" designed and ultimately built his vision while working in a vacuum, but today the Architect is asked to consider input from an ever growing number of sources.

Forty or more years ago, the firm of CRS developed what it called "Squatters," an on-site programming session that attempted to gather input from a variety of sources. More than twenty years ago, when George Flynn and Lars FINDERUP worked together at Franklin Design Group, they participated in a modification of Squatter, developed by their employer, called The Intensive Design Session (IDS). Both Squatters and the IDS focused on gathering input from clients but often fell short of communicating how this input would affect the final building's design.



Since starting Flynn FINDERUP Architects in 1985, we have continued to refine our design process, the Interactive Design

Session (IDS), to not only gather input, but just as importantly, to communicate the impact of that input on the building's final design. It is this communication that eliminates the "Box of Chocolates" and with it, some unpleasant surprises.

Drawings developed during our Interactive Design Session clearly reflect, in no uncertain terms, the building that will ultimately be built.



# OUR DESIGN PROCESS

## Interactive Design Session

### GOVERNMENT PROJECTS

#### COBB COUNTY GOVERNMENT

Felony Crimes Unit  
East Cobb Senior Center  
West Cobb Senior Center  
South Cobb Senior Center  
Cobble Stone Facilities Golf Course  
Fayette Senior Center

### COMMERCIAL and OFFICE

LGE Credit Union Headquarters  
Georgia Power Administration and  
Control Building Units 4 & 5  
Solvay International  
Corporate Headquarters  
Fidelity Bank Building Restoration  
Chapel Hill Retail Village\*  
LGE Credit Union Branches  
Venture Technology Office Building\*  
Milledge Avenue Office Building  
JJ&G Office Building  
Apple Inns of America Prototype\*

### RESTAURANT

Bobby Rubino's, Marietta, Ga.  
Bobby Rubino's, East Lake, Ga.  
Knickerbockers, Atlanta, Ga.  
Bobby Rubino's, Indianapolis, Indiana  
Bobby Rubino's, Philadelphia, PA

### HOUSING

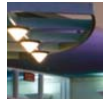
Grist Mill Point Development  
Heebner Retreat  
Wheat Residence  
Coppage House\*  
MacLeod-Watt Residence  
Delta Chi Fraternity House

\*Design services only

"...As you know function is the ultimate test of a design.

I can say that the incorporation of the faculty, staff and administration concepts into the Classroom and Library projects have been done as well as any I have experienced. The design works and the faculty can see the incorporation of their ideas..."

Ronald J. Hash, Ed. D., D.C.  
Vice President for  
Academic Affairs  
Life University



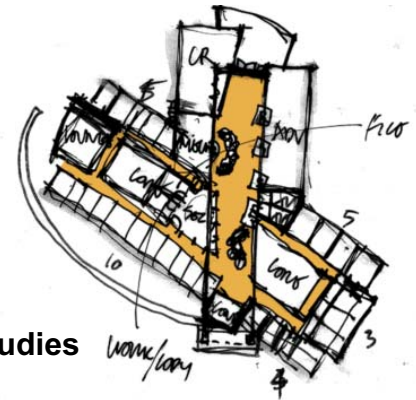
## THE PROCESS

Here is how it works... The IDS is a three to five day charrette, design session, held on site and staffed by George Flynn and Lars Finderup. During the session, we meet with designated Owner, and User Representatives, such as School Administrators, Plant Operations Staff, Department Heads, Student Representatives, and Construction managers (if available). These meetings last approximately thirty minutes, twice a day, once in the morning and again in the late afternoon. Between the meetings, the Architects develop illustrations of concepts and alternatives for each aspect of the building. Each meeting has a specific topic which builds on the refinements made during the previous session.

Topics include: Site Planning, Space Planning, Building Exterior Design, Aesthetics and building Maintenance, etc. The concepts and alternatives are presented for

evaluation in each of the daily meetings. It is not unusual for the Design

Team to develop three or four possibilities or approaches, so a broad range of ideas can be tested. During the meetings, these approaches are modified and critiqued. Then, these comments and suggestions are incorporated into the next set of sketches and drawings prepared for the following meeting.

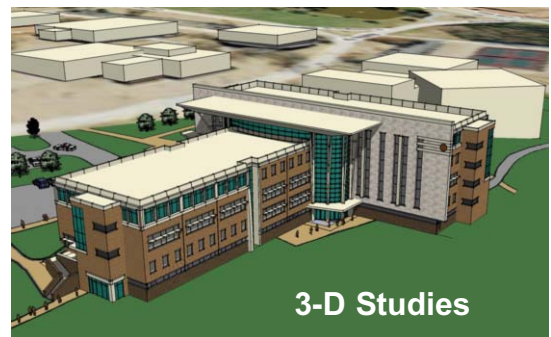


Plan Studies



Elevation Studies

The final building design responds directly to the client's goals and needs expressed during these meetings, and avoids the need for redesign at a later date. At the work session's conclusion, the illustrations (site plans, floor plans, elevations, character sketches and 3D computer model) are redrawn so that a coordinated set of drawings can be presented at the final meeting to all participants. At this time, a consensus is already reached on what will be built. In a very real sense, the drawings become a "partnering agreement" between the Client and the Architect and between the members of the Client group.



3-D Studies



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# OUR DESIGN PROCESS

## Interactive Design Session



### CONCLUSION

We have successfully used this IDS process since 1985, for both large and small projects; College Facilities, Corporate Headquarters, office buildings, restaurants and municipal facilities. The process facilitates understanding and communication, not only between the Architects, but also between users, or administration and staff. It is through this design process that we are able to develop understandings and solutions that do not unduly compromise the building's function, budget or aesthetics.

We prepared the conceptual design for a 55,000 square foot Student Recreation Center at Gordon State College. The IDS concepts were overwhelmingly approved by all participants. Please call Dr. Max Burns, President at (678) 359-5601 for his impression of how the Design Session benefited their projects.



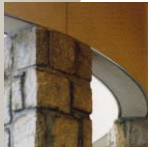
At Middle Georgia State College (previously Macon State College) conducted a design session for an 80,000 square-foot Student Recreation and Wellness Center. We would encourage you to call David Sims, Director of Plant Operations at 478-471-2781, for his assessment of the effectiveness of our process. Or contact Bill

Moody, Director Plant Operations (678-717-3630) at University of North Georgia (previously Gainesville State College) where we completed Design Sessions for several projects including for a \$28 million, 130,000 square foot Academic Facility.

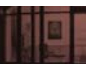
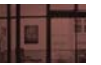
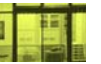
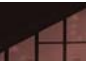
**High impact, fast paced and it works. Please give us the opportunity to work with you and our design process on your next project.**

"...Both George Flynn and Lars Finderup are responsive and sensitive to the needs of the Client and will go beyond the normal limits to provide the best plan at the best price for the benefit of all..."

Morris W. Lutes  
Vice President Finance  
Life University



## RESUMES



# GEORGE M. FLYNN, AIA

President, Flynn-Finderup Architects

## AREAS OF RESPONSIBILITY

Programming  
Project Design  
Project Management

## REGISTRATION

NCARB Certification  
Current Registration: Georgia Tennessee, Wisconsin  
Past Registration: Indiana, Pennsylvania, Florida, Louisiana, Alabama



## EXPERIENCE

George has over 30 years of experience in architectural design and space planning for college and university facilities, senior centers and office building projects. He is highly capable in the areas of programming, conceptual planning, code research and conformity, functional analysis, and client coordination. George is responsible for analyzing each project for compliance with the client's requirements for scope, cost and function.

## EDUCATION

Master of Architecture - University of Michigan  
Bachelor of Science in Architectural Studies - University of Illinois

## PROFESSIONAL AFFILIATIONS

American Institute of Architects, Member



## CONFERENCE PRESENTATIONS

2010 The Georgia Association of Physical Plant Administrators Conference (GAPPA)  
Topic: Collaborative Design; An Alternative to the Traditional Approach

2010 North-Central SCUP Conference  
Topic: Interactive Design; An Approach to Project Collaboration

2011 Board of Regents 15th Annual Facilities Officers Conference  
Topic: High-Performance Energy Options for Your Facility

2011 Georgia Association of State Facilities Administrators' GASFA Conference  
Topic: NGCSU Energy District

2012 The Georgia Association of Physical Plant Administrators Conference (GAPPA)  
Topic: An accelerated approach to Building Programming



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# LARS M. FINDERUP, MAA

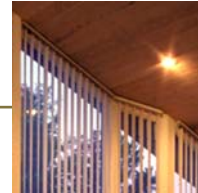
Vice President, Flynn·Finderup Architects

## AREAS OF RESPONSIBILITY

Project Design  
Project Management  
Construction Review  
Consultant Coordination

## REGISTRATION

Denmark, Norway, Sweden  
Reciprocity within the European Community



## EXPERIENCE



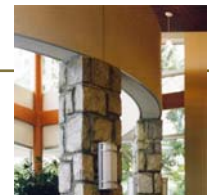
Lars' experience spans over 30 years of design, project management, and construction administration. His capabilities as a designer include a full range from site planning and architecture to interiors, custom furniture and lighting. His talents have been applied to a wide variety of project types such as college and university facilities, office buildings, clubhouses, and restaurants. Lars oversees the design and production of every project that the firm is involved in. He offers thorough attention to detail and is persistent in the pursuit of the highest possible quality within the framework established by the client.

## EDUCATION

Master of Architecture - Concentration: Architectural Design - Royal Danish Academy of Art

## PROFESSIONAL AFFILIATIONS

Federation of Danish Architects, Member  
American Institute of Architect, Associate Member



## CONFERENCE PRESENTATIONS

2010 The Georgia Association of Physical Plant Administrators Conference (GAPPA)  
Topic: Collaborative Design; An Alternative to the Traditional Approach

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