University's New Look Helps Increase Enrollment

OUTSULATION® SYSTEMS

BY dryvit

The **University of North Alabama's** decision to build two residence halls for 764 students was based on a pressing need to replace antiquated 1960s dormitories at the university in Florence, a city of 40,000 residents in northwestern Alabama.

The move is one of several initiatives by the university to increase enrolment. So far they are working.

"This year we had a record enrolment of about 7,100," says **Michael Gautney**, assistant vice president, facilities administration and planning, for the university. "We had been below 7,000 students for about five years."

The four-story Mattielou, which contains 335 beds (two per room), is 78,000 square feet. It opened in August 2015. The 110,000 square foot, six-story Olive residence will open in January 2016.

During preliminary design, costs of various cladding options for the two residences were reviewed.

Project Summary:

Size: 188,000 sq. ft.

System: Outsulation® Plus MD (95,000 sq. ft.)

Finish: Sandpepple ®

First building (Mattielou) completed in 11 months, two weeks ahead of schedule. Second building (Olive) completed in even less time.

"We worked with **Capstone Development Partners** to develop a budget for what the rent rates would be, and then we backtracked in our budget to come up with a design to fit into that rent rate," says Gautney.

Joe Harrison, senior construction manager, Capstone (the developer and program manager), says while the 185-year-old campus is predominately brick buildings, brick, by itself, was ruled out because of the tight budget. "On a square foot cost basis brick was 93 percent more expensive than EIFS."

"We convinced the owner that we would get good-quality Dryvit products and a good applicator and we'd pay a lot of attention to the details of the skin system to make sure it was watertight and installed properly."

Harrison says the total construction cost was about $26.6 million; the tab for EIFS was $770,000, including the air barrier.

One of the benefits of Dryvit's EIFS over stucco, he points out, is that it is easier to add architectural features such as the horizontal band applied to the top floors of the two residences. Another advantage: "It would have been a lot more difficult to weatherproof if we had went with stucco."

Each of the load bearing metal stud structures are faced with a four-foot two-tone brick veneer base. Brick also is applied to the projected gables, but about two thirds (95,000 square feet) of the two residences are clad in Dryvit's Outsulation Plus MD System. Dryvit's Sandpebble finish is applied in two tan colors. Dryvit's AquaFlash® System is applied around windows, doors and other wall openings.

While the design is a departure from the university's brick tradition, "in general terms it is in the same color palette," says project architect **Jeff Miller**, **Goodwyn Mills Cawood**. "We wanted to reflect the feel of the central campus." At the same time, the buildings – near the edge of the 200-acre campus – were designed to be sensitive to the adjacent one and two-story residential neighborhood. "The change of color and the change of material (EIFS) helped us bring the scale of the buildings down to meet that neighborhood."

Miller says one of the advantages to Dryvit's Outsulation Plus MD System is that it "doesn't burden the structure." "Where we have the full height brick masonry elements, we required details such as brick relief angles at every floor. EIFS doesn't require that."

Interesting project quotes:

- ***"On a square foot cost basis, brick was 93 percent more expensive than EIFS."*** **Joe Harrison, Capstone Development Partners**
- ***"The change of color and the change of material (EIFS) helped us bring the scale of the buildings down to meet that neighborhood."*** **Jeff Miller, Goodwyn Mills Cawood**
- ***"Through regular communication and support, we maintained a close partnership with the construction team."*** **Dave O'Neal, Dryvit Systems**

Project Name:
University of North Alabama's Residence Halls
Florence, AL

Owner:
University of North Alabama

Architect:
Goodwyn Mills Cawood
Birmingham, AL
www.gmcnetwork.com

General Contractor:
B.L. Harbert International
Birmingham, AL
www.blharbert.com

Dryvit Installer:
F.L. Crane & Sons, Inc.
Fulton, MS
www.flcrane.com

Developer:
Capstone Development Partners
Birmingham, AL
www.capdevpartners.com

The project started with the demolition of old houses on the site in July 2014. Harrison says the first building was completed 11 months later. "It was a pretty tight schedule. The way the skin was designed, the Outsulation Plus MD installer had to follow behind the brick masons. We were fortunate that both contractors (brick and Outsulation) completed their work about a couple of weeks ahead of schedule."

The EIFS installation was done by **F.L. Crane & Sons, Inc.** The EPS Board varied from 2.5 inches to five or six inches in places, says **Zack Boren**, F.L. Crane's project manager.

Dane Pemberton, project manager for the general contractor **B.L. Harbert International**, says F.L Crane kept a clean and neat site, even though considerable rasping was required. Commercial vacuums ensured that the EPS board particles were contained on site.

Boren says the vinyl windows specified required the contractor to put wood blocking around the windows so "we used Dryvit's AquaFlash over the wood and then weeped them."

F.L. Crane installed the EIFS from mobile boom lifts. Scaffolding wasn't feasible "because we had to roll around behind the brick masons," says Boren. The trowel applied Sandpebble finish was done by a crew ranging from four to a dozen during peak construction. Pemberton says that the EIFS crew was able to "maintain a good clean line on the EIFS install" where it met with the brick, thereby controlling any "slight variations in the line of the brick" and giving the entire façade a clean look.

The university normally would only retain an architect to oversee a project of this magnitude but Gautney says the administration wanted extra assurance that the job would be done on schedule with no corners cut. For that reason, it retained Capstone. "We got an additional layer with them that not only drove quality control issues but also ensured schedules were streamlined to meet our demanding schedule. There was minimal disruption to the university (and the nearby historical residential neighborhood)."

Capstone's Harrison says that a number of the subs including the EIFS contractor had to pre-qualify to satisfy the owner.

Dave O'Neal, field service manager, **Dryvit Systems, Inc.,** adds that there were formal weekly inspections (not usually required on projects of this size) and regular contact, on and off-site.

“Through regular communication and support, we maintained a close partnership with the construction team,” said O’Neal.

O’Neal says prior to the project’s start, he got a call from the project architect to ask about the chemical composition of its air/water resistive barrier and the transition details from that barrier behind Outsulation Plus MD to another air/water resistive barrier behind the brick veneer. I told them that our barrier worked perfectly well behind both and they went ahead and specified the project that way.”

“It made the most sense to do,” adds architect Miller. Using two weather barriers would require two contractors. “You end up with mixed responsibilities and complications in the schedule.” Specifying Dryvit’s air barrier, also offered the owner a better warranty.

While Dryvit’s air-water resistive barrier can be penetrated by brick wall ties, for “extra insurance” the architect added peel and stick patches to act as gaskets where the ties penetrate the barrier, says O’Neal. “It gave them a greater comfort level for the penetrations.”

Harrison says the laydown area was “extremely limited” so a lot of materials were stored offsite. F.L. Crane’s crew used tight radius mobile scissor lifts to install the Outsulation Plus MD System.

No stranger to EIFS, Harrison has built hospitals and other institutional projects for about 25 years using Dryvit products.

Gautney says while the finished buildings “do stray” away from the traditional design of the campus, there are elements that “are very similar to our tradition. I think these residences turned out really well. Everyone is pleased with the way they look outside and in.”

Compare Dryvit Outsulation Systems to Brick

OUTSULATION® SYSTEMS

VS

	DRYVIT OUTSULATION SYSTEMS	BRICK
ATTRIBUTES		
Construction Method	Field Applied or Pre-Fabricated	Field Applied or Pre-Fabricated
Product Lead Times	Short	Medium
Construction Coordination	Simple	Challenging
Single Source Wall Assembly Warranty	Yes	No
Shop Drawings	Pre-Fabricated Only	Pre-Fabricated Only
Wall Attachment	Adhered - No Penetrations	Supported - Anchor Penetrations
Repairability	Easily Coordinated	Challenging
Life Expectancy	Design Life of the Building	Design Life of the Building
Weight - lbs /sq ft	1.0 - 2.0 lbs / sq ft	40 - 50 lbs / sq ft
Wall Height Limitation	No	Limited by Capacity of Building Structure
ENERGY CODE COMPLIANCE		
Integrated Continuous Insulation (CI)	Yes	No
Integrated Air Barrier*	Yes	No
Material Air Leakage*	Yes	Yes
Assembly Air Leakage*	Yes	No
Thermal Bridging	No Thermal Breaks	Thermal Bridging at Anchors
R-value Contribution	Yes	No
ARCHITECTURAL DIVERSITY		
Freedom for Architectural Style	Yes	Limited
Various Texture Options	Yes	Limited
Custom Color Program	Yes	Limited
High Performance Colorant Technology	Yes	No
PERFORMANCE TESTED		
Weatherability	Yes	No
Drainage Efficiency Tested	Yes	No
Water Penetration	Yes	No
DURABILITY TESTED		
Impact Resistance	Standard to Ultra-High	High
STRUCTURAL TESTED		
Florida NOA Hurricane Listed	Yes	No
Transverse Wind Load	Yes	No
FIRE TESTED**		
NFPA 285 "Material" Tested	Yes	N/A
NFPA 285 "Wall Assembly" Tested	Yes	No

*For Dryvit systems with secondary air/weather barriers **Applicable where continuous insulation is used

For complete system information and testing, call Dryvit's Technical Services at 1-800-556-7752 ext. 9, or visit us on the web at www.dryvit.com.