

# CCL ASSOCIATES

a case study of Oak Hill Baptist Church

## THE CHALLENGE

Oak Hill Baptist Church was well underway designing and pricing a new sanctuary on their existing campus. Unfortunately, some construction market pricing instability had hit the market and cost estimates for the design were coming in substantially over budget. While the Architect and Contractor had offered up various ideas on how to reduce the size of the building in order to have the project come within their budget, most involved reducing the building and the Church was not in a position to reduce scope and still make the project a success.

## PROCESS

CCL was asked to by the Church to come in and provide an independent review of the design and estimate, and to develop creative ideas to reduce costs without sacrificing valuable program square footage. In reviewing the details, CCL Associates - working with selected partners - was able to recommend a variety of creative initiatives that could be implemented through design completion to reach the intended goal. Positive examples of this process included:

- Adding several hundred seats to worship-seating capacity and expanding lobby by approximately 300%
- Reducing excess circulation space (which had been driving up the cost)
- Developing new ideas on how best to build the structural foundation elements for the radius-shaped, elevated stadium seating area, saving both money and time on the schedule.
- Carefully evaluating the structural details, including analysis on concrete and steel framing members in terms of costs and constructability.
- Reducing overall project cost from \$10.5 million to \$9.5 million.

## THE "WIN"

CCL was hired to help lead the team through and intense Value Engineering process while keeping the design schedule moving along towards ground breaking. Partnering with the Church and general contractor, we were able to manage these creative solutions throughout the design process while carefully analyzing costs and design, in order to bring the project in at an affordable budget. Furthermore, CCL was able to deliver a facility that maintained the boldness and character of the intended design, including materials and finishes, at a lower cost to the Church.



**Name:** Oak Hill Baptist Church

**Location:** Griffin, Georgia

**Size:** 46,000 SF

**Architect:** Pieper O'Brien Herr Architects

**Contractor:** Catamount Constructors

"We view hiring CCL as the single best decision over the whole project. I recommend that every church use them on any project over \$1 million."

~ Paul Sewell, Executive Pastor

Oak Hill is a great example of the value CCL brings to the Client and [the] entire team...together we were able to bring the project within budget and still provide all of the facility components the client needed to continue their called ministry."

~ Chris Yancey  
Catamount Constructors, Inc.

Pieper O'Brien Herr Architects was proud to work with CCL to complete a very challenging and short-fused project for Oak Hill Baptist Church. CCL Associates focuses on a project team approach [and] provides experience and value to their clients. We look forward to continuing our working relationship with CCL Associates in the near future."

~ Earl M. Smith, Associate  
Pieper O'Brien Herr Architects

... your partner to define, develop & deliver your facilities