

# GLAZING PROFILE

## Dormitory

Biscayne Commons Dormitory,  
Johnson & Wales University

Almost a century ago, a little business school opened its doors in Providence, Rhode Island. Now known as Johnson and Wales University, students wishing to study an array of business related topics including management, hospitality or culinary arts, can do so at one of four different campuses, but those who choose to take classes at the North Miami, Fla., campus also get a “year round tropical climate” according to the school website.

As any resident of Florida can attest, a year-round tropical climate comes with its own hazards, especially hurricanes. So when Johnson and Wales University recently needed to expand its housing options, those plans had to meet the stringent Miami-Dade County building codes and still comfortably house 200 student residents.

“The owners [Johnson and Wales University] came with a renovation of an existing building,” said Paul Morrow, a senior project manager with JWR Construction Services, the general contractor and cost estimator on the project, which also held the design-build agreement with the university. “After we started looking at it, we realized it was more cost effective to go with a whole new facility.” Once the decision was made to raze the original structure, a new building had to be designed with a myriad of elements addressing countless different needs—including the windows.

“The goal for the exterior glazing was to provide a strong impact resistant glazing system that will stand up to category 4 hurricanes while providing an attractive system that enhanced the look of the building, all under a very tight time frame,” explained Brian Herbert, president of Gallo, Herbert and Lebolo, the architectural firm on the project.

To help keep things on time and within budget, Morrow explained, the design team wanted to work with suppliers with which they already had a good working relationship and knew well.



## PROJECT DETAILS

### Project Name & Location

Biscayne Commons Dormitory, Johnson & Wales University - North Miami, FL

### Contract Value

Glazing: \$225,000

### Glazing Systems

Crawford Tracey ProTech 7SG  
Crawford Tracey ProTech 45SG

### Architect

Gallo Herbert Lebolo - Deerfield Beach, FL

### General Contractor

JWR Construction Services, Inc. - Deerfield Beach, FL

### Glazing Contractor

Crawford Tracey Corporation - Deerfield Beach, FL

### Glass Fabricator & PVB Interlayer

Viracon & DuPont



crawfordtracey.com

Deerfield Beach, FL  
954-698-6888

Jacksonville, FL  
904-880-5642

Founded in 1956, Crawford Tracey Corporation provides innovative, quality glazing systems. The company developed, tested and installed the first impact-resistant, four-sided, structurally glazed system in the United States and continually offers unique designs to meet specific project needs.

Crawford Tracey offers a complete line of impact and non-impact resistant window and door systems for commercial and residential construction applications. The company designs, manufactures and installs all of its products with unsurpassed quality and customer service. An experienced, quality-minded staff ensures the timely completion and quality product that continues to meet or exceed the expectations of general contractors, architects and owners alike.

## GLAZING PROFILE :: Biscayne Commons Dormitory (cont.)

“We still had to meet the owner’s request for competitive pricing. We solicited bids from companies that we have worked with in the past and those the owners wanted,” Morrow said, noting that they “still gave the owners best value and good track records.”

That’s where Crawford Tracey Corporation fit in. “The owner wanted non operable windows and Crawford Tracey has a system that is already tested to meet the wind-load requirements,” Morrow said, explaining that because the glazing systems Crawford Tracey provided already were compliant with local building codes and having already received the Miami-Dade Notice of Acceptance (NOA), “that mitigated a lot of time and cost.”

Time was a significant factor for the Biscayne Commons dormitory; the entire building project had to be designed and built with all the proper paperwork in place in 12 months.

Crawford Tracey’s ProTech 7SG and ProTech 45SG glazing systems were installed quickly with no problems as the Biscayne Commons dormitory came together quickly.

“It was a tight time frame project – a fast-tracked project – and Crawford Tracey was one of the key components in both the design and construction of the building, they performed admirably,” said Herbert, who praised the quality of the product and the service Crawford Tracey provided.

The ProTech series works perfectly with the “tilt-wall” construction as was used on the project, a significant time saving measure. The windows are designed to be low-

maintenance while providing water resistance up to 100 psf - more than six times the industry standard of 12-15 psf and easily meeting the Miami-Dade County building codes.

“The Crawford Tracey product is an excellent product. It meets the wind-load and impact-resistant rating that we face down here in Florida. It’s a clean and attractive product and the ease of insulation is a plus – it goes in fast,” Herbert said.



It is often said in business that it’s not what you know but who you know. While that may be true - Morrow explained that “JWR has a long history with Ray Crawford, President of Crawford Tracey,” as did Gallo Herbert and Lebolo - just as much hinges on providing strong work and a good work ethic.

“Crawford Tracey does an excellent job of testing and they stand by their work very well,” Herbert said.

Johnson and Wales University must be pleased. These days, the website for the University’s North Miami campus draws attention to the newest dorm as “stylish new addition to campus with room for 200

freshmen and returning students.”

More importantly, everything is working as it should.

“The building is a year old and we’ve gone through one rainy hurricane season. We didn’t have any hurricanes, fortunately,” Morrow said. “But we’ve been through one season with no reported leaks, no failures on extrusions, fasteners, and no failures on caulking. The system itself is performing as intended and designed and the owner has full satisfaction with the product.”

### MORE CRAWFORD TRACEY PROJECTS

*(for a list of recent projects go to [www.ctcaia.com](http://www.ctcaia.com))*

- Barry University Residence Hall (Miami, FL) - Dormitory: curtain wall and fixed windows
- Joe DiMaggio Children’s Hospital (Hollywood, FL) - Health Care: curtain wall and fixed windows
- 5th & Alton Retail Complex (Miami, FL) - Retail/Mixed Use: curtain wall and storefront windows
- Broward County Courthouse (Ft. Lauderdale) - Government: retrofit curtain wall and fixed windows