



CASE STUDY

Stetson University Lynn Hall

Executive Summary

KENPAT delivered an extensive interior and exterior framing, drywall, and specialty ceiling scope for Stetson University's new Lynn Hall, a four-story residence hall designed to support student success and campus life.

University leadership has described Lynn Hall as a future "heartbeat" of campus—a facility intentionally planned to bring students together through modern living spaces, shared amenities, and welcoming common areas, according to Stetson University communications.

Despite schedule compression and evolving design conditions, KENPAT accelerated interior drywall and

Project Bio

Client: Stetson University

Location: 216 E. University Ave., DeLand, FL

Market: Education

Project Type: Multi-level student housing (residence hall)

Scope: Trusses; exterior framing and sheathing; interior framing; insulation; drywall and finishing; acoustical ceilings; specialty and architectural ceilings; acoustical wall panels; exterior cladding; windows and storefront systems (via N-RG and AGS)

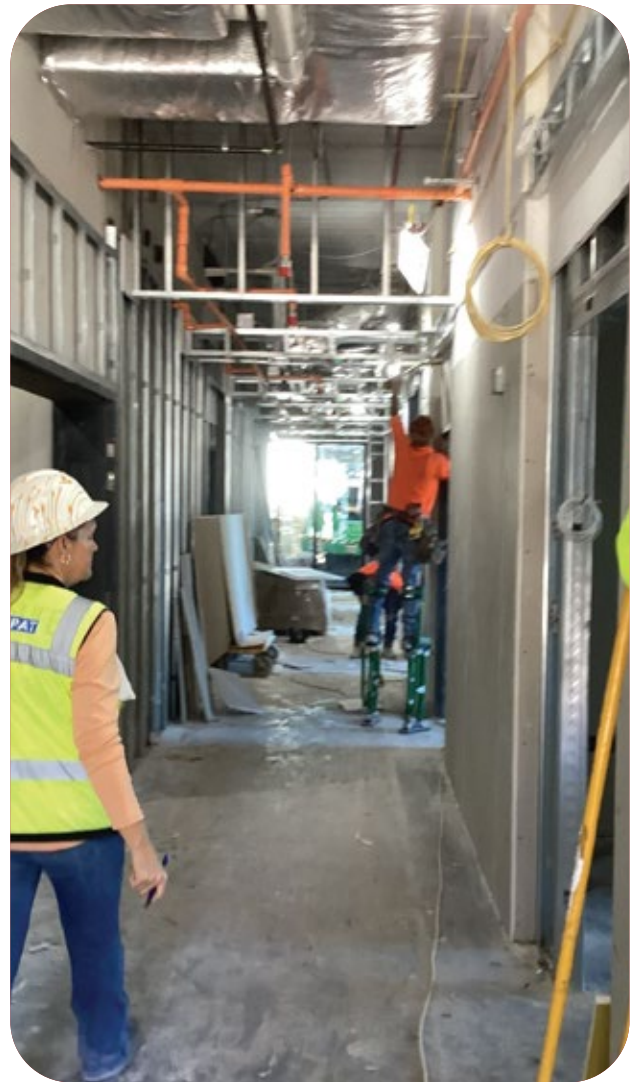
General Contractor: The Williams Company

finishing work to less than half the originally scheduled duration, preserving the overall construction timeline. The project was completed on schedule and now stands as a prominent addition to Stetson's residential campus.

Situation

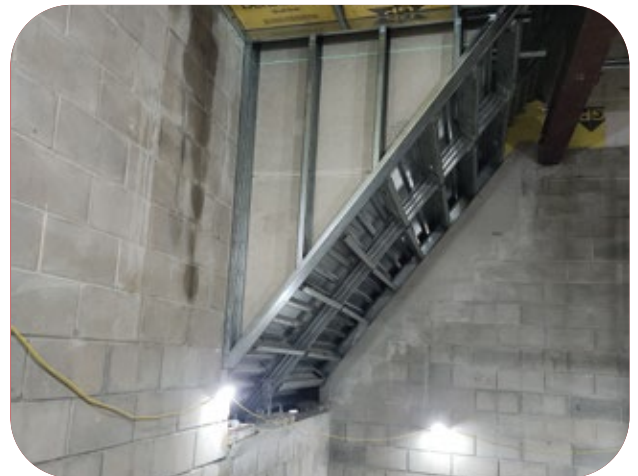
Lynn Hall was conceived as part of Stetson University's broader investment in on-campus housing, with the goal of increasing residential capacity while elevating the student living experience. The building includes suite-style rooms, pod-style bathrooms, study lounges, outdoor courtyards, and community gathering spaces intended to encourage interaction and connection among residents, as outlined in university announcements and local media coverage.

From a construction standpoint, the project faced early schedule delays as the building came out of the ground slower than anticipated. This compressed the interior drywall and finishing timeline significantly. Additional complexity arose as roof truss designs and metal plank ceiling systems were value-engineered during construction, requiring ongoing coordination with mechanical, electrical, and lighting systems. A tight campus site with limited laydown space further constrained material staging and sequencing.



Task

KENPAT was responsible for delivering a wide-ranging scope across both the building envelope and interior finishes under aggressive time constraints. This included exterior framing and sheathing, interior light-gauge metal framing, insulation, drywall, finishing, acoustical ceilings, specialty ceiling systems, and acoustical wall panels—while coordinating closely with engineers and multiple trade partners as designs evolved.



Action

To overcome the compressed schedule and evolving design conditions, KENPAT implemented an aggressive, field-driven execution strategy focused on manpower, coordination, and real-time problem solving. Additional crews and onsite supervision were deployed to accelerate interior drywall and finishing, allowing four levels of dorm units to be completed in less than half of the originally scheduled duration.

As roof truss configurations and ceiling systems evolved during construction, KENPAT worked closely with engineers to redesign framing solutions around ductwork and other building systems. Heavier-gauge framing was utilized where necessary to maintain structural integrity while preserving available space. Field teams also developed practical solutions to integrate value-engineered metalworks ceilings with specified linear lighting, ensuring the finished appearance met client expectations despite system changes.

Logistics planning played a critical role on the constrained campus site. With limited laydown area available, materials were sequenced and delivered directly to individual floors as construction progressed, reducing congestion and maintaining workflow efficiency. Concurrently, KENPAT executed complex exterior framing scopes, including attic gable end walls, connector curtainwall support framing, and louver house assemblies constructed above the roofline. These high-elevation assemblies required detailed planning, temporary subfloor construction within the truss system, and precise installation of heavy 12-gauge framing members.

Throughout the project, KENPAT combined multiple group companies under a single contract—carrying N-RG and AGS for exterior cladding and glazing—to streamline coordination and accountability. Daily onsite communication between KENPAT supervision and other trade partners ensured issues were addressed quickly, schedules remained aligned, and field modifications were incorporated without disrupting overall progress.



Result

Despite significant schedule compression and ongoing design adjustments, the project was completed on time and aligned with the university's broader vision for campus life. By cutting interior drywall and finishing to less than half of the originally scheduled duration, KENPAT preserved the construction sequence and enabled successor trades to complete their work without disruption.

The team successfully delivered complex exterior and high-elevation framing, including 12-gauge louver house assemblies installed above the roofline, while adapting to multiple truss and ceiling revisions through close collaboration with engineers. Daily onsite coordination proved critical in managing field modifications and maintaining progress across overlapping scopes.

The finished facility reflects not only technical execution under pressure, but also KENPAT's contribution to a project with long-term significance for the Stetson community.

