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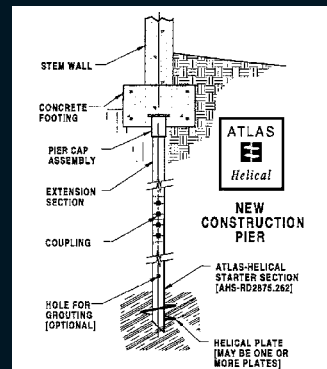
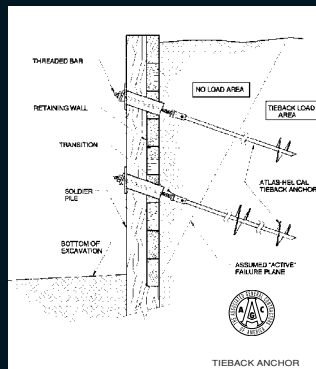
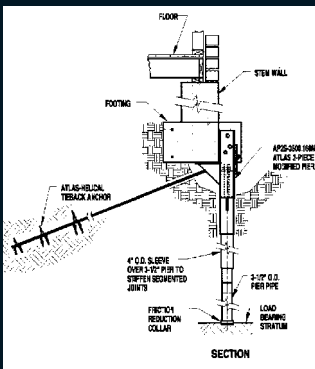
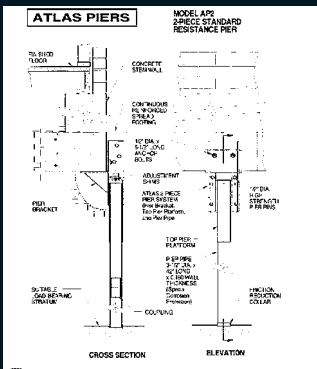


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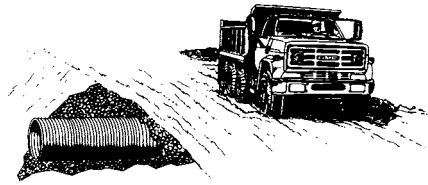




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- 51** Taylor Commercial, Inc., Lake Ridge Apartments

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message from the president

Accomplishing Goals and Meeting



Dave O'Haren
Executive Vice President
Holder Construction Company
2006-2007 Georgia Branch,
AGC President

WELCOME TO THE Georgia Branch, AGC's 2006 *Georgia Construction Today* Year in Review magazine. As you read through this publication, you will see the great successes our chapter has had during the past year, and also a glimpse into the important issues that our industry is facing.

As president of our chapter, I have enjoyed being a part of these great accomplishments and milestones from the past year. As fast as we address or solve one issue, many more industry concerns come our way. So far, the first half of my presidency has been a whirlwind, but I can proudly say, Georgia Branch, AGC is well positioned to be your voice and advocate. Our goals at the beginning of my tenure included: (1) workforce development, (2) regional development of our association across the state, (3) first class customer service for all of AGC's service offerings, (4) matching our bylaws with the new licensing requirements, (5) improving industry understanding of sustainable building practices and (6) delivering a consistent industry voice on industry costs and escalations.

Your Board of Directors and the chapter staff have been hard at work at the many President's Tour meetings, Chapter Networking Meetings and Director's Meetings. We are well on the way to accomplishing the goals we set together at the outset of my presidency.

The statewide chapter meetings in your hometowns have been a great success. Meeting members in their regions has been an excellent learning experience and a way to see the cross-sectional needs of our chapter's members. I have learned that each region of our state has special and unique needs, while all the regions share similar needs. One consistent theme is that all members across the state need a strong and unified voice for our industry to deal with the many issues ranging from workforce development, immigration, legislation and licensing.

Those of you who know me, know my passion for golf, so pardon the pun, but as I "make the turn" in my tenure as president, I look back to the front nine with many of our goals well under way, with much work to do and accomplish on the back nine. Unlike golf, however, our association is a team sport in which we all have to work together to accomplish our goals.

Beginning more than a year ago, the Board made a strategic decision to broaden our reach and service level to members outside the metro area. I am proud to be a part of this continued mission. Members in Central Georgia are becoming their own force and making the most of their membership in the chapter and setting a great example for the next regional success in Southwest Georgia.

Immigration reform continues to be a huge concern among many members. I am deeply involved in this discussion, and want all members to know the Board of Directors is focused on the topic and, in conjunction with Georgia Branch, AGC and AGC of America staff, we are working to provide the most current information to the membership. Likewise, a shortage of skilled workers and experienced management personnel are concerns throughout the state.

Due to the new contractor licensing law, the Georgia Branch, AGC is revamping our bylaws to more closely reflect the current marketplace. We are deep into this process, and look forward to announcing a meeting where the bylaws will be voted on and begin to be implemented.

As I look into 2007, Georgia Branch, AGC is ready to meet the needs of all of our members. We are eager to begin another legislative session, where we will be keeping a keen eye out for your interests with representation present each day of session.

Throughout 2006, the chapter staff and Board of Directors worked diligently to develop a Strategic Plan that could guide our Association over the next few years. On October 2006, a milestone was achieved with Board members voting unanimously to accept the Plan. Chapter staff is now working to insure the Plan's successful implementation. Over the next few months, I look forward to personally sharing with members the vision and goals of the Plan at Chapter meetings and events.

Meanwhile, know that we are your resource for the latest information on all issues important to your day, including immigration, licensing, sustainability, workforce development and industry material price escalations.

Please feel free to contact me, the Board of Directors or your AGC staff if you have any needs.





The 2007 Legislative Session is Shaping Up to be

AGC continues to be the voice
of the construction industry



By Mark S. Woodall,
Director of Governmental Affairs

THE GEORGIA BRANCH, AGC is coming off another successful legislative session. In 2006, we passed our proactive legislative agenda, including Private Plan Review (HB 1385), reestablished Lien Rights for Private Work in the Public Right-of-Way (SB 530) and reformed our Sales & Use Tax Notification and Withholding requirements to only apply to non-resident subcontractors (HB 111). More importantly, we were successful in assuring that no legislation detrimental to the construction industry made it to the finish line, and bills that were originally of concern that did move through the process were amended to an acceptable industry position.

Our upcoming 2007 Legislative Session is sure to be a busy and unique one. Many individuals will be assuming new roles in both statewide offices such as Lt. Governor and Secretary of State, along with others in the House and Senate. The domino effect always occurs when there is a vacancy in a statewide office, or Congress, and members of the House and Senate vacate otherwise safe seats in an attempt to attain a higher office.

The Georgia Branch, AGC is well positioned to effectively represent the construction industry as we prepare for 2007. As always, the Georgia Branch, AGC's 2007 legislative program's primary focus will be implementing a strong defense against the many pieces of legislation that are detrimental to the construction industry. There has never been a shortage of bad ideas, and many seem to get recycled from one year to the next. We have enjoyed success with our legislative program because of the support we have been able to consistently provide to pro-business, pro-construction candidates through our Georgia Branch, AGC Political Action Committee (PAC) regardless of which side of the political aisle they reside.

Georgia Branch, AGC's 2007 Legislative Agenda

• **General Contractor Licensing Revisions:** Members of the state's licensing board have dissected the newly passed licensing law, and as they work to implement and enforce the new law, they have identified a number of areas that need further legislative tweaking to provide for a more fair and effective process to license and regulate general contractors. AGC will introduce legislation in cooperation with other stakeholders and the state's contractor licensing board in 2007 to address various issues identified by that board and industry leaders. We hope we are able to solve these concerns through a comprehensive "glitch bill," which will address all areas of the law versus trying to address each issue in a piece-meal effort.

Some of the issues that will be addressed in the license law legislation include: clarifying the specialty contractor exemption from general contractor licensing requirements, creating a secondary qualifier category of license holder, establishing an entrance level or restricted category of general contractor licensure, clarifying and expediting the ability of an individual to qualify multiple business entities.

• **Revision to Georgia's Uniform Public Works Law For Local Government (HB 1079):** During the 2000 Legislative Session, AGC helped develop and pass, in cooperation with local government, a massive piece of legislation that created a uniform public works law for local government in Georgia (HB 1079). This bill included many provisions that benefit both the construction industry and local government. In most instances this new law has been favorably recognized, however, after a number of years of practical application, we have identified a number of glitches that need to be clarified or revised. AGC hopes to be able to work with all of the stakeholders (industry and local government) again to develop



Governor Perdue signed HB 1385 into law after the 2006 session. The law allows for Private Architect/Engineer Plan Review and Inspection in Georgia. Representing Georgia Branch, AGC are (far left) Roger Huggins, president of Rogers Construction Company and (right of Governor) Mark Woodall, governmental affairs director for Georgia Branch, AGC. The bill's prime sponsor, Representative John Heard, (District 104, Lawrenceville), and the bill's co-sponsors Representative Earl Ehrhart (District 36, Powder Springs) and Senator Bill Heath (District 31, Bremen) did an excellent job of shepherding this bill through the legislative process. Others present in the photo are representatives from ACEC and

a comprehensive glitch bill. Some of the areas that have been identified for possible revision include: Reasonable project information disclosure, addressing some inconsistencies in the project advertising requirements, prequalification limitations, addressing a recent court decision that deals with an owner's ability to waive informalities and technicalities, disclosing information on the relevance of criteria by which projects will be awarded, and revisiting the timeframe that bid bonds must be honored if the cost of the project is a factor in the award of the contract.

• **Insurance/Indemnification Issues:** The Georgia Insurance Agents Association has approached AGC and the Home Builders Association of Georgia regarding a number of bills they plan to introduce during the 2007 legislative session concerning contract indemnification clauses, notification requirements and penalties for intentional misrepresentation. AGC will be working through our legislative committee and Board of Directors to respond to these proposals. AGC appreciates the Insurance Agents Association efforts in contacting us prior to the session to hopefully arrive at a mutually agreeable position on each of these issues.

• **Community Improvement Districts:** During the 2006 Legislative Session, HB 1323 & SB 414 were introduced to allow for the creation of residential Community Improvement Districts (CID). The proposed

legislation allows developers of residential developments to create CIDs to encourage growth in areas of the state that currently do not have the needed infrastructure to support such a development. The developer is able to use the tax exempt status and preferred financing of the governmental entity to finance the construction of the needed infrastructure and later use tax assessments of the district to recoup the initial investment. HB 1323 passed out of the House, but couldn't garner the two-thirds majority needed in the Senate for the constitutional amendment to be placed on our next election ballot. This issue is sure to be back in 2007, as our local governments in rural Georgia struggle to find ways to lure growth in their areas of the state. AGC supports the premise of this legislation, but believes the public infrastructure projects that will be constructed to support these communities shall continue to be secured through our public works laws, which require advertisement and competitive award of these construction contracts.

In summary, we are well positioned to represent the industry in what is sure to be a very busy upcoming legislative season. Georgia Branch, AGC's positions on legislative proposals will be developed under the direction of the chapter's legislative committee and Board of Directors. Please contact me at woodall@agcga.org or 678.298.4116 on any items included this article or on any legislation that is introduced during the 2007 Session.

LIAISONS, REGULATORY AND JUDICIAL ACTIVITY IN 2006 AND 2007

Georgia Branch, AGC not only serves as your voice in the legislative arena, but we also actively represent your interests in the judicial arena and with the various groups and agencies that have an impact on the construction industry. Below are a few areas where chapter resources have been allocated in 2006 and where staff will continue to focus attention in 2007 on behalf of our members.

Joint AGC/AIA/ACEC Liaison Committee: The Georgia Branch, AGC continues to enjoy an excellent relationship with our industry partners, the Georgia Chapter of the American Institute of Architects (AIA) and the Georgia Chapter of the American Consulting Engineers Council (ACEC). This successful liaison with AIA and ACEC has resulted in many joint industry positions and programs,

such as the upcoming **2007 Legislative Reception, to be held January 30, 2007 at the Georgia Aquarium.** This will be the seventh annual event which is jointly hosted by AGC, AIA and ACEC for the General Assembly and other agencies that have an impact on construction. This event serves two primary purposes: First, it allows the memberships of the three groups to meet with elected officials to explain our industries' impact on Georgia's economy, and second, it allows the leadership of the design and construction community to meet in a social environment to foster relationships.

State Agency Liaisons: AGC staff and members serve on numerous state agency boards and advisory committees, such as the Georgia State Finance and Investment Commission (GSFIC), Board of Regents Facility Advisory Committee, Georgia Association of State Facility Administrators (GASFA), and the Department of Community Affairs Codes Advisory.

GSFIC is the second largest owner in the country, followed only by the federal government in dollars allocated for construction. Georgia Branch, AGC has been working for a number of years with GSFIC in an advisory capacity to help develop the State Construction Manual. This publication will require uniform application and administration of Georgia's design and construction process. Along with many other resources, it will also include new and updated state contracts for the design and contractor community and processes and procedures for use of alternative construction delivery methods.

Judicial

Using the courts and our judicial system to resolve the many issues that arise among the stakeholders in our industry should not be chosen lightly, and should only occur after exhausting all other remedies for resolution. However, when a resolution cannot be reached and the issue is of great importance to the industry, AGC has demonstrated its willingness to fight the *good fight* in court, if necessary. ■

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Politics play a major role in a contractor's ability to operate their business. The construction industry in Georgia and throughout the country is, without a doubt, one of the most regulated. Each year, the Georgia Branch, AGC Legislative Committee monitors hundreds of pieces of legislation and agency regulations that affect the construction industry. The Georgia Branch, AGC PAC identifies Georgia House, Senate and statewide races where our funds will have the greatest impact in electing legislators who are pro-business, and understand the importance of a strong and vibrant construction industry.

Georgia Branch, AGC successfully represents the interests of the construction industry in the state of Georgia because we are able to financially support candidates who are supportive of our legislative agenda. As the state's recognized voice of the commercial construction industry, we must continue to support those individuals who have demonstrated their advocacy of our industry.

In an effort to assure our continued legislative success, the Georgia Branch, AGC PAC Trustees established **The 236 Club**. This distinct program recognizes individuals or companies who contribute at least \$500 to the Georgia Branch, AGC PAC during a calendar year.

The program's name is derived from the PAC's goal to elect 236 Georgia General Assembly Representatives and Senators who are willing to give the construction industry a fair hearing on industry issues.

Included are testimonials speaking to the successes of Georgia Branch, AGC's legislative efforts:

"I have been a strong proponent of bringing general contractor licensure to the state of Georgia for many years. Once the position was officially taken to proactively support licensure, it was AGC that got the job done. The association continues to represent the state's contractors as the rules and regulations are being developed by the newly appointed licensing board."

Gary Young, Young Contracting Company, Inc. Atlanta, GA

"From my perspective, I am constantly impressed with what Georgia Branch, AGC accomplishes during each legislative session. I know from personal experience, legislators seek out AGC and Mark Woodall's opinion, as do we when we have an industry issue that directly relates to construction. Most impressive is AGC's ability to build consensus among both sides of a debate and get results."

Thomas C. Leslie; Executive Director, ACEC/Georgia

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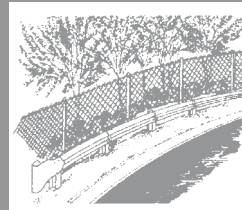


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- Brian Daniel, Carroll Daniel Construction Co.

Candidates need financial assistance to get their message out to their respective constituents. This is where the Georgia Branch, AGC PAC has played a major role in past elections and needs to continue doing so in the future.

Current day elections have become a very expensive process. Candidates need financial assistance to get their message out to their respective constituents. This is where the Georgia Branch, AGC PAC has played a major role in past elections and needs to continue doing so in the future. ■

*Please consider supporting this sound investment for the construction industry and better Georgia government by becoming a member of **The 236 Club**. Contact Mark Woodall at 678.298.4116 to learn more.*

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who helped make this publication possible.**



Making Safety a Top Priority

Georgia Branch, AGC holds ceremony at annual awards program to recognize the safest members

Each year, the Georgia Branch, AGC proudly presents awards to our safety-conscious member firms. Many of our chapter's members receive awards from the Georgia Branch, AGC and the AGC of America (AGCA) during the chapter's annual convention. Over 3,500 general contractor, specialty and associate members participate in the NASA awards presented by AGCA, and being recognized by these programs is a special honor.

The NASA program is a mechanism for contractors to compare their safety records against national averages, and with AGC contractors of similar size and types of construction. The Georgia Branch, AGC awards are divided into man-hour divisions, recognizing first, second and third place winners within each division. One firm from the general and specialty contractor divisions is also recognized for their outstanding performance and safety commitment over the past year.

Safety commitment is important to your owners and insurance representatives, but most importantly, your employees. Receiving an AGC Excellence Award is your company's token of providing a safe workforce for your employees – a token that separates your firm from the rest, providing you the competitive edge, and a token that compliments your firms' budget when you pay for your insurance premiums.

More than 100 member firms were recipients of awards from the competition that acknowledged their safety performances in 2005. Each of these firms was recognized at the 2006 Annual Convention at The Plantation at Amelia Island, Fla. on May 13. ■

For more information on how to enter your firm in this annual competition, please contact Cherri Watson, director of safety & education, at 678.298.4104 or by email at watson@agcga.org.



Georgia Branch, AGC members with exceptional safety records are recognized during the convention each year on Saturday morning at the Awards Breakfast. This group of general contractor members was honored with a Georgia Branch, AGC Safety Award for Zero Incident Rates on their firm's jobsite during



Rogers Construction Company was honored with the Outstanding Safety Performance award during the convention based on their safety results for 2005. Pictured (left to right) are 2004-2006 Safety Committee Chairman Jorge Cisneros of Holder Construction Company; AGC of America 2006 President Harry Mashburn; Roger Huggins, president and Mark Kennedy, superintendent of Rogers Construction Co.; 2005-2006 Chapter President Chris Sheridan and Chad Clark, project manager with Rogers Construction.

“Since we have been part of the Georgia Branch, AGC safety program, our modifier has dropped .27 in just three years, which means our employees are working in a healthier, safer environment, and, we are saving money.”

– Dean Rago, safety representative
Piedmont Construction Group, LLC, Macon

“Here at Limbach Company, we take pride in our safety program. We encourage our employees to practice safe work habits, not only at work, but also at home. Charlie Bacon, our CEO, has made safety our cornerstone, and promotes safety throughout the company. Award information is shared with all employees, letting them know that their efforts in safety are acknowledged. So when our company receives awards for safety excellence, excellent safety record, and no lost day accidents from AGC, it is evident that our employees are doing an outstanding job in SAFETY!”

– Erin Groth, safety representative
Limbach Company, LLC, Fairburn



Site Safety Training Vans Fast Facts

The following facts were calculated using totals from January 1, 2005 through November 30, 2006

Most viewed videos:

- 1) Heat Illnesses
- 2) Ladder Safety

Total Firms Using the Vans: 210

Total Number of Attendees Trained: 57,500

Total Number of Jobsite Visits: 3,269

Top Users of Vans

(in order of most visits)

Anderson Construction Company of

Ft. Gaines

Holder Construction Company

New South Construction Co., Inc.

Piedmont Construction Group, LLC

Young Contracting Co., Inc.

Foster and Company G.C., Inc.

Leslie Contracting, Inc.

Rogers Construction Company

Nix-Fowler Constructors, Inc.

Salloum Construction Co., Inc.

Are You Taking Advantage of a FREE Life Saving

Traveling Site Safety Vans educate field personnel on their jobsite

Furnished with audio-visual equipment to allow for an on-site classroom, the Georgia Branch, AGC Site Safety Training Vans allow contractors to educate field staff on a broad range of safety topics. The program alerts employees of the types of hazards they may encounter on the job site and assists them in reducing the number of accidents through a safer work environment, and best of all, the service is free to Georgia Branch, AGC members.

Safety specialist representatives of Affinity Service Group (Georgia Branch, AGC's third party administrator for CompTrustAGC, the association's workers compensation fund) assist in the presentation of the material on the vans. The entire safety team has extensive experience in construction safety and loss control, which allows for additional questions and discussion to take place after each educational presentation.

Each presentation (using *Toolbox Talks*, five to 30-minute videos) can be adapted to the needs of a specific project due to the vans' extensive library of videos in both English and Spanish. By bringing the information to your job site, the program minimizes lost time and schedule interruptions. The safety van service is among the Georgia Branch, AGC's most popular and frequently used services. Since its inception in October 1984, it has visited over 24,000 job sites, educating more than 375,000 personnel on construction hazards. ■



No matter whether you have an entire crew or a few employees on a remote jobsite, the Site Safety Van will come to you and train your employees. Shown above is a Batson-Cook Company jobsite in Rockdale County, and below, a Holder Construction Company jobsite at Hartsfield-Jackson Atlanta International Airport.



"Heaton Erecting, Inc. greatly values the AGC's Site Safety Van as a part of our training program. Being a crane service company and only having one or two operators on a jobsite, we have the van come to our facility rather than jobsites. This gives us the flexibility to train more people. There is a wide variety of diverse videos to choose from, and we'll usually cut a watermelon or serve some ice cream as we train on the topic of choice, and then give our people the opportunity to 'roundtable' with Josh Conrey, our van consultant. We also encourage our employees to attend the safety van presentations on the jobsites they are working on when offered. Cherri Watson does an excellent job of tracking this additional training and forwarding us the documentation. This is an excellent service offered by our organization, and we encourage everyone to take advantage of this resource."

– Stephen Carter, safety director,
Heaton Erecting, Inc.



Successful Safety Day Held at Georgia Public Safety Training Center in Forsyth



Overall Safety Award winners for no-lost time accidents in the four man-hour divisions are (left to right):

- Fred Groome, Holder Construction Company (Under 10,000 Man-Hours Supervised)
- Kevin Appleton, Batson-Cook Company (10,000 - 24,999 Man-Hours Supervised)
- Bill Joe Cheek, New South Construction Company, Inc. (25,000 - 49,999 Man-Hours Supervised)

Georgia Branch, AGC's Safety Day 2006 was held on Friday, March 31, at the Georgia Public Safety Training Center in Forsyth, Ga.

While the venue for this event was new and the types of safety training offered were different and unique, the focus of the day remained the same since the safety conference's inception more than 12 years ago: training Georgia Branch, AGC's members to be safest in the industry.

The day offered an awards breakfast for those superintendents who managed members' jobsites in 2005 with no-lost time accidents for various man-hour categories. While everyone was given a certificate for their achievements, the top winners for each category were presented a plaque for leading their man-hour category.

Georgia Branch, AGC is looking forward to Safety Day 2007. Mark your calendars now for March 30 and plan to join us in Forsyth for another day filled with new and exciting safety demonstrations. ■

For more information on the upcoming event or to plan to sponsor the event, contact Cheri Watson at 678.298.4104 or watson@agcga.org.

Photos courtesy of Walter Elliott, Walter Elliott Photography



It was already a warm day, but this demonstration area heated things up a bit more! Our group was able to view a demonstration on Flammable Liquids Safety.



Members were treated to many different exciting sessions during the day. Instructors with the Rope Rescue demonstration showed how the appropriate equipment and safety procedures could bring someone down from an elevated area.



Attendees participated in a session about trench safety and using the appropriate procedures to rescue a trapped person.



Instructors explained the proper actions to take when attempting to rescue someone who is trapped in a confined space.



Industry Reaches Critical Point

Train our workforce for tomorrow or risk having no one to handle future tasks

By Cherri Watson, Director of Safety & Education

Available courses

- Advanced Blueprint Reading
- Assertive Communication Skills for Women
- Avoiding Claims of Sexual Harassment
- Basic Blueprint Reading
- Blueprint for Contractors (Accounting)
- Construction Lien and Contract Bond Law
- Courses Meeting Florida Licensing Requirements
- CPR, First Aid and Bloodborne Pathogens
- Estimating 101
- Fall Protection
- Georgia's Level 1A Certification Course and Exam for Persons Involved with Land Disturbing Activities
- Immigration Compliance
- International Building Code Update
- Introduction to Primavera Contractor
- Introduction to SureTrak Project Manager
- Learn Spanish for Construction
- My Primavera 101
- NFPA 70E Bright Arc Protection
- Nuts and Bolts of Using Your Construction Contract
- OSHA 10-Hour for Construction
- OSHA 30-Hour for Construction
- Planning and Scheduling with P3
- Preparing for the LEED Accredited Professional Exam
- Primavera Expedition 10.0 for Project Controls
- Project Management Module - Advanced Course
- Project Management Module - Basic Course
- Scaffold Safety
- Spanish: Trenching and Excavations
- Spanish: OSHA 10-Hour for Construction
- Spanish: OSHA 30-Hour for Construction
- Steel Erection
- Successful Contracting: Secrets from the Experts
- Supervisory Training Program
- The Leaders Course®
- Trenching and Excavation Safety

Georgia Branch, AGC strongly believes that construction firms of today must train their employees for tomorrow. Investing in an employee and offering them opportunities to broaden their skill sets and knowledge base can increase your firm's productivity. We encourage you to enroll your great talent in courses and seminars offered by the chapter's Education & Safety Department.

While it seems as though every year brings new and innovative offerings, 2006 was an especially busy year. The chapter offered more than 100 classes this year, with members constantly calling and requesting new courses on innovative topics. We are eager to fulfill these requests and encourage everyone to bring their ideas to us!

Some of the newest courses that were offered this year include a day-and-a-half seminar entitled "Successful Contracting: Secrets from the Experts." More than a dozen industry experts shared their vision and experiences with attendees to help strengthen their knowledge as they work their way up the executive tracks at their firms. We have partnered with Evans Technology to bring our members courses on the latest construction industry software programs. Now that more and more firms are participating in Green Building, we are offering courses on the LEED accreditation process. Every firm is interested in how the new immigration laws, enacted by the General Assembly along with those pending via federal legislation, will affect their businesses and Georgia Branch, AGC has offered timely seminars on this issue as well.

We have partnerships with Zurich



North America and CompTrustAGC of Georgia, which allow us to provide free training, such as the OSHA 10 Hour, to their clients. Other courses that are offered free of charge to CompTrustAGC of Georgia clients are Scaffold Safety and Trenching.

As Georgia Branch, AGC increases its Members First plan, which brings courses, networking and seminars to local regions of the state, we are pleased to announce that the renowned AGC of America Supervisory Training Program is being offered for those in the Central Georgia region, and the exceptional course titled The Leaders Course® is now being taught in cities such as Albany and LaGrange, along with its traditional Atlanta location.

If you are looking for competitive pricing, industry-respected instructors, and valuable training for your employees, look into Georgia Branch, AGC's safety and education offerings!

The one thing worse than training your people and losing them is not training them and keeping them! ■

"The variety of classes Georgia Branch, AGC offers can't be beat! I have attended many of the management courses and highly recommend them to my colleagues. Our project managers and field personnel are enrolled in various educational sessions on a regular basis. The knowledge they gain greatly enhances our overall performance and safety programs."

– Dan Baker, president, Duffey Southeast, Inc., Cedartown



CompTrustAGC of Georgia

Annual Report from Georgia Branch, AGC's Self-Insured Worker's Compensation Fund Chairman

By Ted Cooper, Fund Chairman
CEO/COB, Cooper & Company General Contractors, Inc.

CompTrustAGC of Georgia Trustees

- Ted Cooper, Chairman, Cooper & Company General Contractors, Inc., Cumming
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- Roger Huggins, Rogers Construction Company, Lawrenceville
- Tony Pellicano, Pellicano Company, Inc., Albany
- Ken Swofford, Swofford Construction, Inc., Austell

Georgia Branch, AGC chapter members who are not currently taking advantage of this excellent membership service are encouraged to have your insurance agent contact CompTrustAGC of Georgia at 800-233-2436 or 678-298-1880 for a quote.



I welcome the opportunity to serve as the fund chairman of CompTrustAGC of Georgia, and my first order of business is to extend my gratitude and heartfelt thanks to Jerry Anderson, outgoing chairman, for his unprecedented years of service. We will miss Jerry's leadership, but will face this change with uncompromising principles as we provide unparalleled service, which will meet the construction industry's workers' compensation needs.

The trustees of CompTrustAGC of Georgia are pleased to report a dividend of \$500,000 was declared for the 2005 fund year. This is positive proof that development of a safety culture and effective loss control can have a favorable financial impact on our clients' worker's compensation premiums in the form of returned dividends.

In 2005, we ended the year with 210 contractor firms participating in our fund. Of these, 120 had a 0.00 percent loss ratio and 30 had loss ratios of less than 10 percent. On behalf of all the Trustees, I congratulate these clients and thank them for their efforts to develop a safe culture within their respective businesses.

Conversely, 10 percent of our participating firms ended 2005 with loss ratios exceeding 100 percent, and generated almost 72 percent of our total losses for the year. The methods utilized by the Trustees to evaluate losses or loss ratios are sound, fundamental procedures that maintain a fair and equitable review of said losses or loss ratios. When these procedures are utilized, and the Trustees make recommendations that are not complied with, termination or non-renewal is a possibility.

Our ongoing programs to assist current and potential clients with their specific needs are strong. The Safe Systems incentives rewards program motivates field employees to stay

CompTrustAGC *Of Georgia*

interested in maintaining safe worksites. The Safety Creates Economic Profitability through Employer Reform (SCEPTER) program is widely accepted by potential CompTrustAGC of Georgia clients and their respective agents. This program is for those firms who aren't quite prepared to meet our Fund's underwriting standards. Our reciprocal program with other CompTrustAGC programs in surrounding states bridges the gap for some members who need multi-state coverage. The FREE site safety training saves our clients dollars on their bottom line, while our loss control safety audits offer relevant information to help maintain safe worksites. In addition to these programs, we consistently search for potential services that can enhance the value of CompTrustAGC of Georgia to its large client base.

CompTrustAGC of Georgia continues to partner with Affinity Service Group for our third party administrative needs. Affinity conducts all CompTrustAGC of Georgia administrative duties, including marketing, claims administration, loss control and operation of the AGC Site Safety Training Vans.

On behalf of the Trustees, I thank you, our Fund's clients, for your trust in and dedication to our services. Your belief in the concept of group self-insurance, the benefits of effective loss control, well-managed claims administration and long-term participation in the program are the foundation of our success. As we move forward, we will build upon our strong history and foundation of serving as a viable means of quality workers' compensation. I encourage all Georgia Branch, AGC chapter members to look at the valuable resources and cost saving benefits only offered by a respected self-insured fund such as CompTrustAGC of Georgia when looking for workers' compensation solutions. ■



Georgia Branch, AGC 2006 Annual

GEORGIA BRANCH, AGC

members descended on Amelia Island, Fla. on Thursday-Sunday, May 11-14, for the chapter's 2006 Annual Convention. The weather was excellent throughout the long weekend, and members participated in networking and education sessions and were able to relax in the sun, play two great golf courses and serve up a fun tennis tournament.

On Thursday, more than 200 members left home in time to join their fellow members for an opening reception that evening.

During Friday morning's business session, 2005-2006 Chapter President Chris R. Sheridan, Jr., Chris R. Sheridan & Company, Macon, introduced both AGC of America President Harry Mashburn of Columbia, SC and Steve Sandherr, the AGC of America's CEO, to attendees. The gentlemen delivered updates on national issues such as immigration. Scott Shelar, executive director with the Construction Education Foundation of Georgia (CEFGA) gave an impressive update on the organization's recent Construction Career Expo, which gave high school students a positive interactive view into the industry's opportunities.

Jerry Anderson, Anderson Construction Company of Fort Gaines and AGC of America 2006-2007 treasurer, joined Harry Mashburn, and Randy Foster, Foster & Company G. C., Inc., for a panel discussion on recent activities of the AGC of America's Building Division.

The ladies who did not attend the business session were offered a great networking event over breakfast. They were treated to mini-massages from the hotel's spa staff during their morning program.

The convention's golf tournament was also on Friday. More than 70 golfers participated and three foursomes came away with great prize money! On Friday evening, over 35 Young Leaders and their guests met at the resort's local pub for a networking dinner.

The Annual Awards Program was held on Saturday morning. The chapter recognized those companies who had an excellent safety record for 2005 and the secret of who won a 2006 Build Georgia Award was also revealed to the membership at this time.

The tennis players in the group met at the resort's courts on Saturday afternoon for the weekend's tournament.

To cap off a busy weekend, Saturday night was host to the closing reception and dinner. During the dinner, Chris Sheridan installed Dave O'Haren, Holder Construction Company, Atlanta as the 2006-2007 Chapter President. He also presented Mrs. Lavona Currie, widow of Mr. Overton A. Currie, founder of Smith, Currie & Hancock's Construction Law Division, with the 2006 SIR Award, which honored the historical legacy of her husband's career in construction law.

Skill, Integrity & Responsibility Award



Mrs. Lavona Currie, the widow of Mr. Overton A. Currie, founder of Smith, Currie & Hancock's Construction Law Division, was presented with the 2006 SIR Award, which honored the historical legacy of her husband's career in construction law. Mr. Currie is widely considered by attorneys to be the first construction lawyer, and has been described by his peers as the *Founder and Dean of the Construction Bar*. Pictured with Mrs. Currie are partners and members of the Smith, Currie &

Installing the 2006-2007 Georgia Branch, AGC President



Dave O'Haren, Holder Construction Company, Atlanta, was installed as Georgia Branch, AGC's 2006-2007 Chapter President during the convention's closing banquet on the evening of May 13, 2006. Outgoing President, Chris R. Sheridan, Jr., Macon, presented O'Haren with the President's Gavel.

Georgia Branch, AGC thanks our exclusive sponsors for their support of our largest event of the year!

Saturday's Reception and Dinner: **Affinity Service Group**

Friday Morning Education Session: **Smith & Howard, Certified Public Accountants and Advisors**

Thursday Evening Reception: **Smith, Currie & Hancock, LLP**

Saturday Morning Awards Program: **Southern Polytechnic State University**

Golf & Tennis Tournaments: **Stock Building Supply**

Ladies Breakfast Floral Arrangements: **Piedmont Landscape**

Members Enjoy the Opening Reception



Matt and Kim Gomes, Nelson Mullins, Riley & Scarborough, LLP; Margaret and Calvin Pate, Harrison Contracting Co, Inc. and Kelly and Robert Brown, Coreslab Structures (Atlanta), Inc., along with Lauren, Jenna and Tristan, participated in the Thursday evening opening reception. Calvin serves as chairman of the Young Leader Program for the 2006-2007 term and Matt and Robert are also members of the program.



Representatives of Duffey Southeast, Inc. turned a corner of the reception hall into an office party!



Former Georgia Branch, AGC executive director, John Chambliss, and Jerry Anderson, Anderson Construction Co. of Fort Gaines met up with Harry Mashburn, president of AGC of America, and introduced him to the chapter's membership.



Landon and Stacy Boyd, Foster & Company G.C., Inc., and Parker and Sandy Pearman, Allen & Graham, met during the event.



Rick and Robin Allen, R. W. Allen & Associates, Inc. and Lucy and Tony Pellicano, Pellicano Co., Inc., took a moment to catch up on Thursday evening.



Ken and Diane Swofford and Patti and Joe Tuggle of Swofford Construction, Inc. enjoyed networking with other members of the Georgia Branch, AGC during the opening



Steve and Shae Cooper, Cooper & Company G.C. Inc., along with their three daughters, Chloe, Channing and Lily (who found her way to the night's chocolate fountain), enjoyed the reception.



Allen and Debbie Calhoun and Janie and Bill Lusk, Lusk & Associates, enjoy the outdoor patio with Roger and Carol Smith, Ready Mix USA, LLC/ Atlanta Division.



DJ Conroy, Travelers Bond, Amy and Robert Yarbrough, BB & T Huffines-Russell and Verdery and Gary Newell, Collins & Company, caught up on family and business during the event.



Ladies' Breakfast



The ladies who did not participate in the Business Session were invited to a Ladies' Breakfast where they were treated to mini-spa massages and a tea

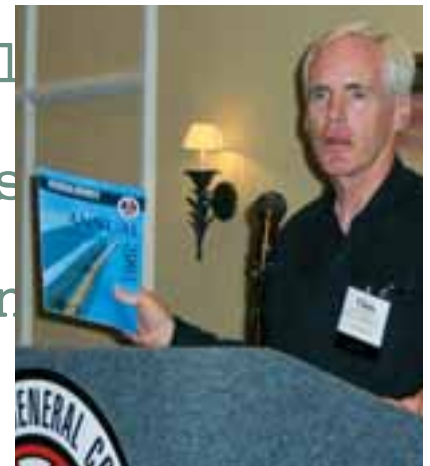


Jeff Hays, Westfield Group, met up with Stenci, Kara and Ronnie Williams of Chris R. Sheridan & Company.



Eleanor Beavers, Brant and Soraya Kenney and Willis Beavers of Hensler & Beavers G. C., Inc. enjoyed the party!

Valuable Business Session



Friday morning's business session began with Chris Sheridan introducing members to the recently-published Annual Report. During this session, AGC of America President Harry Mashburn and CEO Steve Sandherr gave updates on national association issues.

Sporting Events



Members participated in the Convention's Golf Tournament on Friday, May 12. The First Place Team members were: Sean Moxley, Garbutt Construction Co.; Mike Duffey, Great American Bond Division; Olin Hackney, Duffey Southeast, Inc.; Drew Howard, Mayberry Electric, Inc.



The golf tournament's Second Place Team members were: Mike Angel, Yates Insurance Agency; Dan Baker, Duffey Southeast, Scott Laye, Brasfield & Gorrie, LLC; Sid Davis, F & W Construction Foundation Division.



Seventeen members participated in the Convention's Tennis Tournament on Saturday, May 13. The winning ladies and men were: Cindy Foster, Foster & Company G. C., Inc.; Dorita Herd, C. D. Moody Construction Co.; Robert Yarbrough, BB & T Huffines-Russell; Sid Davis, F & W Construction Foundation Division.



Members also chartered boats for a deep sea fishing excursion.

Reception & Dinner



Kelly, Anita, Jean and Clarence Nix of Nix-Fowler Constructors, Inc. joined the membership for Saturday evening.



Georgia Branch, AGC's 2006-2007 President Dave O'Haren, Holder Construction Company takes time to gather his family for a photo prior to being installed during the Saturday evening program.



Members enjoyed dinner prior to the night's program.



Michelle and Jay Wicklund, J. M. Wilkerson Construction Co., Inc., networked with the members prior to Saturday evening's banquet.

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Building a Career Network

Georgia Branch, AGC Young Leadership Program

In the Young Leader's own

"The Young Leadership Program has afforded me an excellent opportunity to network as well as improve the industry image by representing it in a professional manner."

– Calvin Pate, vice president,
Harrison Contracting Company,
Douglasville
YLP Chairman 2006-2007

"The Young Leadership Program is a great way to get involved and build relationships with the future leaders of the construction industry."

– Robert Yarbrough, vice president, BB & T Huffines-

"I appreciate being able to network with industry representatives in a very relaxed setting."

– Court Parker, CEO, Bug Busters, Inc., Acworth



Each quarter the Young Leadership Program's Council offers a free roundtable forum on various management-focused industry topics.

The Georgia Branch, AGC's Young Leadership Program (YLP) prides itself on offering the construction industry's young professional with a target networking group. The YLP's membership is reaching 100 members statewide and is governed by a 22-member Council. The Council works to provide both educational and entertaining networking opportunities to the group throughout the year.

YLP members are entitled to free registration to a number of chapter-wide meetings throughout the year such as the Annual Convention or the Fall Management Conference. Also, fees are waived for attending the annual Safety Day Conference, the joint legislative Building Georgia Reception and the Summer Quarterly Meeting. They are also invited to complimentary events scheduled just for YLP members, such as Braves Night, bowling at Jillian's or Whirlyball!

Along with striving to bring the industry's young talent together to share ideas in a fun and entertaining atmosphere, the group is true to its mission of raising funds to donate to worthy charities. Their primary fundraising event is their Charity Golf Tournament, which benefits the Young Leader Charitable Works Fund. This Fund allows the group to donate to charities in special times of need and specifically during each holiday season. The 2006 season marks the fourth consecutive year the group has purchased gifts and helped provide smiles to over 80 children in the care of Hillside Hospital in Atlanta.

The YLP is currently planning to build a Habitat for Humanity home in Cobb County in the summer of 2007. They have ambitious plans to coordinate with Georgia Branch, AGC members to have all labor and materials donated for the project.

"Since becoming active in the Young Leadership Program, I've been able to develop key relationships and stay current on issues that affect our industry. Both benefits are essential to maintain a successful construction career and my involvement in this organization is invaluable."

– Tim Grimes, project manager, Batson-Cook, Atlanta



A key part of the Young Leadership Program's focus is to offer relaxed networking events for young professionals to attend and make business contacts throughout the industry. In the fall of 2006, Young Leadership Program members gathered at Mad Mad Whirled in Marietta for a great night of

Since 2000, the YLP has given more than \$100,000 in volunteer hours, in-kind donations and cash contributions to the following groups:

- Donated \$7,600 to **Camp Sunshine** to send children with cancer to camp
- Donated over \$4,500 to **CHRIS Homes, Inc.** in materials and man-hours to build construction project and held two toy drives
- Donated \$5,000 to the **AGC Foundation for Education Scholarship**
- Donated \$14,000 to **Hillside Hospital** in gifts to children in hospital's care for holidays
- Donated \$10,000 **American Red Cross**
- Donated \$25,000 to **Jimmy Carter Work Project** and man-hours to help build a Habitat for Humanity Home in LaGrange, Georgia
- Donated \$2,000 in food to the **Atlanta Community Food Bank** through the AIA of Georgia's CANstruction Program
- Donated \$3,500 to the **AGC Katrina Construction Workers Fund**, benefiting displaced construction industry personnel
- Held two Holiday Toy Drives for **Toys For Tots**
- Donated \$5,000 to **FOCUS**, a charity that helps children with special needs and their families
- Donated \$2,000 to **Georgia National Guard Family Support Foundation, Inc.**
- Donated \$2,000 to **CEFGA** to offset expenses for Georgia students to compete in SkillsUSA Competition
- Donated \$6,000 to **Operation Homefront** to help military families with day-to-day hardships

A HUGE thank you goes to every firm who has supported the Young Leader Program in the past; brighter futures for a variety of worthy recipients are offered each time the program receives a donation.

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Meetings, Events



For several years, The Leaders Course has been offered to Georgia Branch, AGC members as an excellent tool to improve an employee's confidence, communication skills and leadership ability. The course has such an excellent following that the chapter has now held the course in Atlanta, LaGrange, Albany and Macon.



Just as each year's legislative session starts under the Gold Dome, our chapter jointly hosts an annual networking reception with AIA and ACEC. Elected officials, along with our respective memberships, gathered at the Georgia Aquarium for the 2006 event. This is a great time for contractor and design professionals to network and share with the state's officials the collective



Chapter leadership voted to implement a Members First program in regions throughout Georgia in the summer of 2005. Central Georgia was the first region developed under the plan, and then in the summer of 2006, Southwest Georgia's leadership began organizing their region's activities. With the support of chapter staff, the members in both of these regions are holding monthly educational/networking meetings. This program allows members in these regions the ability to address regional concerns and gain more from their membership in AGC. The program will be developed in other regions in the coming year.



Georgia Branch, AGC believes in offering quality networking programs for members to attend and promote their businesses. Started more than three years ago, the chapter offers approximately six Contacts for Contracts complimentary social events each year along with other meetings, conference



Many members look forward to the annual Fishing Rodeo & Golf Weekend in southwest Georgia each April. Georgia Branch, AGC won the Bass Trophy in the friendly weekend competition with the Alabama AGC! While the fishing tournament is the focus of the weekend, members enjoy a huge slow cooked BBQ feast, a home cooked fish fry, great golf and fellowship.

For the second year, Georgia Branch, AGC joined the Construction Education Foundation of Georgia (CEFGA) at the 2006 Construction Career Expo. Students were given an opportunity to participate in hands on demonstrations of various construction trades and talk with current industry professionals about different careers in construction. During the two-day event, students from high schools throughout the state competed in the SkillsUSA



The Georgia Branch, AGC PAC Trustees host an annual Sporting Clays Fundraiser in Griffin. The 2006 field consisted of 14 teams and more than 75 shooters, making it the most successful in recent history.



In the fall of 2006, members packed Bear's Best Golf Course in support of the chapter's Higher Education Fund's Annual Golf Tournament. Proceeds from this event benefit the building construction programs at Georgia Tech, Gwinnett Tech, Georgia Southern and Southern Polytechnic.



In the spring, the Technology Committee hosted a mini-technology tradeshow in the chapter's training center. Members were able to visit with vendors who were showcasing current technology that is specifically designed to increase the efficiency



The 2006Build



The Build Georgia Awards began in 1989 when the Georgia Branch, AGC recognized general contractor members and their construction teams for outstanding performances on some of Georgia's most remarkable projects.

In 1997, Georgia Branch, AGC established an award for specialty contractor

members. The contributions these contractors give to the industry are vital to the success of the overall project, and for this reason, we are proud to include them in the tradition of the Build Georgia Awards program.

Build Georgia honors achievements of Georgia construction firms and the dedicated men and women that make up the

state's construction industry. Their skill, integrity and responsibility, and spirit of innovation and problem solving are making history in Georgia and improving our state's quality of life.

The awards program was reorganized in 2004 in an effort to assure firms of all sizes an opportunity to compete with their peers. Not only was the program expanded to allow for firms with similar Gross Construction Revenues to compete against each other, but it was broadened to offer more categories that a firm could enter a project into such as recognizing delivery methods and whether a project was new construction, renovation or interior. The positive feedback received from participants regarding the new format proved the changes were on target and the participation was at an all-time high for this year's 2006 program.

The Georgia Branch, AGC is proud to showcase the following project profiles that received an award in this year's program.

Gone Fishing

Brasfield & Gorrie brings the Georgia Aquarium to life

First Place: Design/Build; New Construction; Gross Construction Revenue \$100 Million and over

Providing people with comfortable spaces is the name of the game for those in the construction industry. One criteria for comfort: keeping water out. For Brasfield & Gorrie, the challenge was to keep fish comfortable by keeping water in. The project, of course, was the renowned

Georgia Aquarium. The largest aquarium in the country to date, this project took just 28 months to complete and required subcontractors and vendors from all over the United States and beyond to complete unique tasks like faux rock work and theming, along with installing and waterproofing acrylic viewing glass. The tanks themselves

were built with a holding capability of seven million gallons of water.

The Aquarium can actually be viewed as six distinct projects: the base building, the exhibits within, the parking deck, the theater, the food court and the gift shops. Adding to the complexity of the job, each of these projects began at a different time



Kieran Reynolds 2005

and was located in a different area onsite. For the concrete base structure alone, the B&G team had as many as 300 employees on the payroll. The size and the complexity of this structure created many difficult challenges, for example, many of the tanks had geometric shapes that made forming and pouring very difficult. To overcome this challenge, the team used a self-consolidating concrete that did not require vibration, called Agilia, in walls where conventional concrete would have been impractical. B&G also hired a resident structural engineer to be onsite everyday, allowing issues to be resolved immediately and changes to be made quickly, saving valuable time on the schedule.

B&G credits teamwork as the key to this successful project. During the course of the job, 10 project managers and 10 superintendents were onsite, but they succeeded in performing as one team.

Bernie Marcus, chairman of The Marcus Foundation, spoke to the project's success by writing, "From my earliest days at The

Home Depot to the construction of the Georgia Aquarium, I have spent quite a bit of time with a variety of contractors. I can

honestly say that Brasfield & Gorrie has given me an incredible team of people to work with, one that is cooperative, dedicated and dependable."

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The Center for Family Resources
Winner 2006 AGC Build Georgia Award



The Southern Company
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Ajilon Financial
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Planning for Success

Cork-Howard Construction adapts an old structure for the new Center for Family Resources



© 2005 / Rion Rizzo / Creative Sources Photography, Inc.

First Place: Design-Bid-Build; Renovation; Gross Construction Revenue \$20-50 Million

With meticulous planning and precise execution, the Cork-Howard Construction Company rose to the challenge of providing a greatly expanded facility for the Center for Family Resources. Since 1960, the Center has taken care of numerous homeless or economically distressed families in the Cobb County area, but by 2005, it was more than ready to relocate. A site at the old Sears building on Roswell Road near the historic Marietta Square was selected as an ideal place for their ambitious project, which was slated

to be completed in just six months. The most unique aspect of this project was Cork-Howard's decision not to completely demolish the site's existing structure, which saved the client a substantial amount of money. Instead, the Cork-Howard team adaptively re-used the structure, salvaging an exterior wall and the roof. With only six months to work, Cork-Howard knew a smooth production process, one that would not only minimize disruptions to neighboring businesses, but would also ensure the safety of the crew, was critical. Citing an example where their planning paid off, the team used a pre-blast survey and foundation reading to determine explosives would be needed to clear the under-

ground rock formations. Lead by the firm's director of safety, the demolition was completed without incident.

The Center now has an open feeling, with a great hall, an entrance rotunda and a new 20,000-square-foot preschool day-care center. Over 100 tons of new steel were used on the completed 62,000-square-foot structure, which also allows for offices, computer labs and a food pantry.

As Jeri Barr, CEO of the Center for Family Resources, commented, "We are so pleased with the work of Cork-Howard Construction Company. Very few companies could have completed the project as they did. After Katrina hit this year, our new facilities were essential in coping with the numbers of people needing our assistance."



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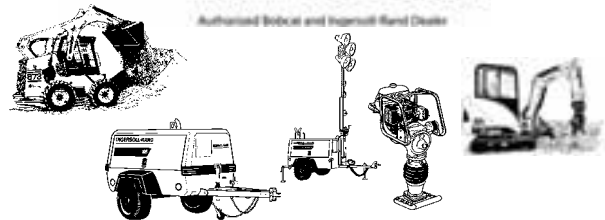
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Negotiating Success

Collins & Company brings neighbors on board for Holy Innocents' expansion



Aerial Photography, Inc.

First Place: Design/Bid/Build, Carpool lane on the main road serving the New Construction; Gross Construction Revenue Less than \$5 Million

Calming the fears of a nearby neighborhood while expanding athletic opportunities for students was the challenge undertaken by Collins & Company. Because the firm had already completed 25 projects for the Holy Innocents' Episcopal School, the school knew they were in good hands, but the residential neighbors weren't so sure. Collins successfully negotiated an agreement with all parties and provided the school with new sports facilities and increased safety. Ultimately, this project consisted of creating two lacrosse and soccer fields, a parking lot and a restroom, plus paving a third

carpool lane on the main road serving the campus. What really sealed the deal for the neighboring residents was the subterranean pedestrian tunnel with handicap ramp access the Collins team built under the roadway, which provides safe passage between the new south campus and the existing north campus. Getting the project approved had been challenging—31 pages of neighborhood stipulations and zoning conditions had to be handled first. The Collins team worked with Holy Innocents' to include exterior lighting, landscape buffers, fencing, workday and hourly access restrictions and parking limitations, to name a few, into the project plans. With the project underway, the Collins team thought the worst of the challenges was over. That was before they encountered 25,000 cubic yards of mass, trench and rip rock. Blasting the rip rock did not

make the neighbors happy, but the team was able to bury it in deep fills, rather than having to haul it offsite and bring in additional material. The team was still not finished dealing with obstacles, though—during the 13-month schedule, more than 60 inches of rain fell. Despite this added challenge, Collins was able to deliver the project successfully. Billy Cothran, inspection supervisor for the Environment and Community Development Department for Fulton County commended the firm's leadership by saying, "We wish all of our projects had folks like you




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It's Great Being Green

Gay Construction's Balzer Theater at Herrin's project earns LEED® Certification

First Place: Construction Management; Renovations; Gross Construction Revenue \$50-100 Million

Herrin's Restaurant was more than just a restaurant to many local diners, business leaders and visiting celebrities during its heyday in the 40s and 50s, but, sadly, closed its doors in the late 80s. Gay Construction Company gladly took on the task of reviving this Atlanta landmark for use as a performing arts center. The project entailed giving Herrin's a new lease on life by renovating the original façade and constructing a 17,875 square-foot, state-of-the-art theater behind it. And while all renovations provide challenges, the bar was raised even higher on this project: the team decided early on to try to attain a LEED®

certification, awarded by the U.S. Green Building Council.

The new Balzer Theater at Herrin's includes a 200-seat auditorium, a 21-foot by 60-foot stage, recital rooms, laundry facilities, changing rooms, guest lavatories and administrative offices. This unique renovation also has the distinction of being the only performing arts venue in the region, and one of the few in the nation, to receive a Leadership in Energy and Environmental Design (LEED) Silver certification.

One example of the environmentally friendly features of the building is a 5,250-gallon collection tank installed on the roof that collects virtually all rainwater for the building's gray water system. This not only increases the theater's independence from city water usage, but also reduces approximately 90 percent of storm water runoff.



Gabriel Benzur Photography

Thomas F. Little, AIA, the director of historic preservation for Surber Barber Choate & Hertlein Architects, mentioned, "As one of the only LEED-certified performing arts facilities in the country, the project presented many unique challenges. Gay Construction Company used their extensive experience with rehabilitation and adaptive-use projects to great advantage—with great results."

Bringing Educators Together

Hogan Construction's project allows Gwinnett County to consolidate operations

First Place: Design-Bid-Build Interiors; Gross Construction Revenue \$20-50 Million

As the largest employer in Gwinnett County, the Board of Education had many employees working in multiple facilities around the county, which, they felt, was increasing inefficiency and costs. As such, the Board decided to consolidate all operations into one facility. Hogan Construction Group, LLC, took the challenge of renovating the interior of a former electronic manufacturing facility with an aggressive construction schedule. With all 360,000 square feet on one level, the major obstacle to the success of this project was managing seven-and-three-quarter acres of jobsite.

Early on, before any field work had begun, the Hogan team developed a detailed, phased schedule by area, which



included double-shift work during the first three months of the project. This strategy not only jump-started the project, it ultimately allowed the School Board to take occupancy early, and this was achieved at no additional cost to Gwinnett County.

To add to the challenge of this project, a structural grid system was installed 15 feet above the finish floor. The Hogan team then

suspended new improvements, including the HVAC ductwork, the electrical conduit and the low voltage cabling and racks from this grid. However, to do so required an enormous amount of overhead scaffolding and mobile lift work. As safety is a major focus area for Hogan, the team instituted weekly safety meetings and emphasized the importance of a spotless work area. This attention to detail paid off: with 148,000 man-hours worked, no lost-time accidents were recorded.

Sheldon B. Glorit, executive director of facility planning and construction for the Board of Education said, "The Hogan team was particularly cognizant of the sensitivity this project has for Gwinnett County Public Schools and the level of professionalism and quality of work that was demonstrated not only exceeded our expectations, but produced a facility that is a testimonial to what partnering, dedication to the mission and commitment can produce."



Creative Scheduling

Holder Construction implemented scheduling solutions to keep the Goizueta Business School on the fast-track

First Place: Construction Management; New Construction; Gross Construction Revenue \$100 Million and over

Constructing a new building that seamlessly connects to an existing structure was the challenge Holder Construction Company agreed to undertake. The new 86,000-square-foot Goizueta Business School Center for Research and Doctoral Education at Emory University was built just west of the existing Business School, with the two structures connected by sky bridges on the fourth and fifth floors. Holder delivered this finished project to Emory ahead of schedule, under budget and with no lost-time accidents

The new building is comprised of class-

rooms, faculty offices, a café and a large group meeting room with a catering kitchen. The challenge for the Holder team was the schedule: the Business School needed to occupy the fourth and fifth floors two weeks before the scheduled completion date. To meet their client's needs, Holder permitted the building on a floor-by-floor basis. This allowed the team to overlap design and construction activities and work on the underground utilities portion of the job a month ahead of schedule.

In fact, the underground utility work proved to be the biggest obstacle to accelerating the schedule from the outset. With the amount of scheduled activities set to take place in the existing Business School, all utilities work had to be completed in the summer. In a similar strategy to dividing the building by floors, the team divided the



Harrison Northcutt Photography 2005

existing structure in half, and completed work on the first half of the building four weeks early. With that done and then the utility work complete, the team could start on the second half of the building.

Another difficulty was minimizing the impact of the work on the Emory staff and students. By scheduling very noisy activities, such as driving piles and pouring concrete, off-hours and weekends, the impact to the faculty teaching in adjacent classrooms was eliminated.

To add complexity, the project was designed and constructed using the U.S. Green Building Council's Leadership in Energy and Environmental Design, or LEED®, standard, and is on track to become a Gold Certi-

Keeping Customers Satisfied

Holder Construction juggles multiple owners for the Trinity Washington Building

First Place: Construction Management; Renovations; Gross Construction Revenue \$100 and over

Renovating an 11-story building in downtown Atlanta while business went on around them was the task taken on by the Holder Construction Company. The top three floors of the Trinity Washington Building had been previously renovated, and were to remain occupied throughout the build out of five floors which were to hold new office space for Georgia State Finance and Investment Commission (GSFIC), Audits, Board of Regents and the Department of Labor, each of whom were project owners.

Perhaps not surprisingly, the key to the success of the Trinity Washington project was communication. The Holder team took a "no surprises" approach from the start. One

example of this: the team provided "mini-budgets" for each owner/tenant. Meeting every week to go over these budgets and track progress was challenging, but ultimately allowed any issues that threatened the schedule or the budget to be dealt with promptly.

The other major challenge to this job was keeping the occupants of the previously renovated floors in place during the project. Key to this effort was keeping the building's life safety systems operational during work hours. The Holder team coordinated their work on the life safety systems with the working hours of the tenants, performing much of the work at night or on weekends. As work was completed on the renovated five floors of the building, a phased move-in proceeded, but moving more tenants into the building only made



John Umberger 2006

ensuring safety more difficult. Holder was able to activate isolated areas throughout the building, with work proceeding above, below and beside. Once again, early planning and ongoing communication paid off.

Mark H. Brandli, principal for Richard + Wittschiebe Architects, spoke about the project by saying, "Few projects in one's career stand out as extraordinary. The Trinity Washington Building renovation should be one of them. Holder Construction provided outstanding pre-construction and construction



Demonstrating Leadership

C.D. Moody Construction constructs a new Leadership Center at Morehouse College



Fred Gerlich Photography

First Place: Construction Management; New Construction; Gross Construction Revenue \$5-20 Million

The Leadership Center at Morehouse College is designed to help develop the future leaders of America. C.D. Moody Construction Company took on this 75,000 square-foot project during a period when the global marketplace for construction materials and a deluge of rain were having quite an impact on the industry. Nonetheless, C.D. Moody delivered a well-built structure on time and within budget.

For the success of this project, a five-story building that features state-of-the-art mechanical, electrical, computer and audio-visual systems, the C.D. Moody team credits

their upfront planning and scheduling work. To offset the dramatic daily fluctuations in the price of raw steel during that period, the team worked very closely to define the scope of work and budget for the structural steel, miscellaneous metals and auger cast pile reinforcement, so that a subcontract could be awarded and the material order released while the CM contract terms were being finalized. Further, the team focused on completing the buyout of the entire project within the first 45 days after the notice to proceed, which helped protect the overall fee and ensured an accurate scope was developed.

This upfront planning became even more crucial when the unprecedented summer rain set in. The jump-start the Moody team had gained on the schedule was quickly offset by the bad weather. A meeting with the

subcontractors resulted in a reorganized schedule that ensured the needed deadlines would still be met. This new master schedule provided an added benefit: it fostered better communication and coordination between the trades, which lasted throughout the life of the project.

Andre E. Bertrand, vice president of campus operations for Morehouse College, says, "C.D. Moody's performance as Construction Manager at Risk was exemplary and deserves special recognition. We at Morehouse are very proud of the Leadership Center because it provides a comprehensive academic, social and spiritual experience that prepares students for future leadership roles. Thank you again for your valuable leadership throughout this project."



We congratulate Holder Construction for the well-deserved recognition of their performance on the GSFIC Trinity-Washington Building.



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Tough Under Pressure

LUSK & Associates meets a tough deadline for the Plant Atkinson Transfer Station



Smith Aerial Photo

First Place: Design-Bid-Build; New Construction; Gross Construction Revenue \$5-20 Million

The Plant Atkinson Municipal Solid Waste Transfer Station provides a central location for collecting, consolidating and transporting trash to a remote landfill located outside the metro area. For this project, the central issue confronted by LUSK & Associates was the schedule: solid waste removal is a 24/7 operation, 365 days of the year. To miss the opening of this transfer station by just one day could wreak havoc on the entire city of Atlanta. This project is the largest facility of its kind, and LUSK completed it under tremendous time

constraints. The LUSK team tackled three structures for this project, two of which, firm representatives considered to be relatively simple, pre-engineered metal buildings. The third, however—the transfer building itself—was quite complex. City haulers bring waste onto a 16-inch-thick reinforced concrete slab, where it is consolidated and pushed through two openings to 50-foot-long transfer trailers that sit in tunnels located 14 feet below. Completing this project with its “drop-dead” deadline was tough enough, but Mother Nature turned up the pressure a notch—36 inches of rain fell during the project period. Rising to the challenge, the LUSK team worked extended hours.

The delays caused by the rain were not the only obstacle. The finish grade of the

site was only two feet above the water table. Running pumps continuously and hauling in more than \$120,000 of crushed stone helped the LUSK team triumph over Mother Nature.

Gene Barnes, director of transfer operations for Waste Management, concludes, “This transfer station was and is vital to Waste Management’s operation in metro Atlanta. This project had a limited schedule that could not be missed without a major impact to waste collection in Atlanta. To compound the situation, this project occurred during one of the wettest periods on record. I have 40 years of building experience and can truly say LUSK & Associates not only met, but also exceeded, expectations.”

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So Happy Together

New South Construction's College Park Safety Complex puts the police, fire and justice departments under one roof



Aerial Innovations of GA, Inc.

First Place: Design-Bid-Build, New Construction; Gross Construction Revenue \$50-100 Million

Combining three departments under one new roof might not seem too challenging, but when the three are the Fire Department, the Police Department and the Judicial Center, the project was tough indeed. Such was the task taken on by the New South Construction Company. Because all three had outgrown their dilapidated existing facilities, the new 60,000-square-foot complex was to bring together College Park's finest under one roof. The critical element to the job? The well-being of the city's citizens

depended on a technically superior building that provides uninterrupted service.

Though they had long outgrown their homes, bringing these departments together under one roof was still no easy task. For example, the Police Department required a detention facility, a shooting range, a simulator and a SWAT operations center. The Fire Department required an apparatus room as well as full living quarters. Delivering the systems that would satisfy these needs was one thing, ensuring they would operate continuously was another. The New South team coordinated the installation of multiple uninterrupted power supply (UPS) systems, as well as a natural gas generator that could maintain the building for an extended period.

The departments were happy to be together, however, they didn't necessarily want to be confronted with that fact daily. The Fire Department's sleeping quarters, for example, were located directly above the Police Department's firing range. The New South team conducted multiple trials, and made many changes to ensure the first responders could co-exist peacefully.

Steven E. Defelippi, AIA, senior project manager for Facility Design Group, Inc. commented, "As with all projects of this size and complexity, a variety of issues will arise. New South Construction's staff identified the issues in a timely manner and provided creative solution alternatives that maintained the integrity of our design vision, while holding to the budget and schedule."

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Staying in School

New South Construction keeps disruptions to a minimum for Atlanta International School's Sports and Activity Center

First Place: Construction Management; Interiors; Gross Construction Revenue
\$50-100 Million

The mission for New South Construction Company was to renovate an existing athletic facility for the Atlanta International School, while keeping disruptions to the in-session private school to an absolute minimum. The team was successful in juggling the needs of the client and the neighboring community and delivering a quality facility ahead of schedule and on budget.

The Sports and Activity Center renovation involved updating the existing locker rooms and coaches' offices, as well as building an elevated platform over the bleachers, designed to accommodate new music class-

rooms. The New South team devised an innovative solution to place the platform over the bleachers, which stepped down about 12 feet over a span of 40 feet. By constructing an elevated slab over metal stud walls, the structural system stepped down with the existing bleachers while still providing for a level slab.

While on the interior project, New South also constructed a new gymnasium, weight room, locker rooms, a student lounge and a concessions area. With school in session, the team had to coordinate concrete pours, deliveries and other daily construction activities with school drop-off and pick-up times. Noise, dust and visual distractions were also a concern, as the renovated building and the new construction were connected at three different points of entry.



Aerial Innovations of GA, Inc.

And, as with any project, there were surprises in store for the New South team. For one, the new building was located over an old public street, and utilities, including abandoned and active water and gas mains, drainage lines, asphalt paving and granite curbs, had to be located and removed or relocated. Needless to say, none of these had appeared on any plans. Despite the extended permitting process, relocating these utilities and abating the hazardous material, New South was able to turn over the buildings to the clients early. By scheduling construction activities in two different phases, the teachers and staff had extra time to settle into their buildings.

Teamwork and Dedication Pay Off

The Potts Company was able to make the dream of a Turner Chapel AME Church a reality

First Place: Construction Management; New Construction; Gross Construction Revenue
\$20-50 Million

The 118,500-square-foot Turner Chapel AME Church is a three-story building that houses a new sanctuary with seating for more than 3,000, as well as functional spaces for education, administration and fellowship. Constructed on an urban site, the church's design called for a tremendous number of wall types, many angles and an enormous number of wall penetrations, all requiring experience and creativity.

This project had a very difficult time getting off the ground—it was in design for more than eight years before The Potts Company came on board. At the owner's

request, the Potts team began the project when the site and foundation drawings were just 10 percent completed. Design documents were late throughout the project, so scheduling was a constant challenge.

It was the structure itself that proved most challenging to the team. Its sheer magnitude, as well as the intricacy of the design, including 80-foot glass walls, multi-colored masonry and a catwalk, made this a technically demanding job. To cite just one example, the Potts team constructed the concrete foundations and walls atop 800 auger cast piles, which were required because of the wet and unsuitable soil conditions. Concrete walls, standing as tall as 90 feet in some sections, create the shell of the building and support an intricate structural steel girder truss assembly. This



Aerial Innovations of GA, Inc.

assembly supports not only the roof, but also a multi-level sheetrock ceiling and the catwalk system over the sanctuary. There were 81 different poured-in-place wall placements and each required as many as six vertical lifts.

As summed up by Hiawatha Anthony, Jr., chairman of the Turner Chapel AME Church expansion committee, "Adding The Potts Company to our project has proven to be a very wise decision. What we found during the course of this project was that The Potts Company was excellent to work with both individually and as a company."





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Eager Anticipation

Set right in the center of campus, New South Construction had an audience for the Whitefield Academy Multi-Purpose Building project

First Place: Construction Management; New Construction; Gross Construction Revenue \$50-100 Million

Formed as a partnership between the Cranmer School and the Mount Vernon Christian Academy in 1996, Whitefield Academy has strived to provide Atlanta with an academically excellent Christian school. When the school acquired a 74-acre site in the Smyrna/Vinings area, the New South Construction Company entered into an exclusive contract to build all of the school's facilities. Their latest construction project was a new multi-purpose building, which was successfully constructed with the eyes of an entire campus watching, very



Aerial Innovations of GA, Inc.

tough deadlines and by following a stringent budget.

Whitefield Academy's new multi-purpose building provides room for physical education and a cafeteria, as well as for an auditorium and extracurricular activities. Because it was being constructed in the center of the Whitefield campus, the new structure, a pre-manufactured metal building, had to blend with the existing architectural style, but with enough new features to make it distinctive. Ultimately, by refining the budget, the New

South team was able to add stone veneer and canopies to several areas around the building.

Because of the extra visibility of this project, with students, staff and parents continually passing by the jobsite, a clean, organized work area was paramount. New South was vigilant in cleaning daily, and went the extra mile to offer tours during some major project milestones, so that everyone could feel more involved in the process.

New South credits teamwork and a partnership approach as the keys to this project's success. And while project management and scheduling are important on any project, schools raise the bar even higher with their set start dates, end dates and vacation schedules that have to be coordinated with the construction process. New





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Quality Consolidation

The Potts Company delivers an upgraded facility on a budget for Walton County

First Place: Construction Management; Renovations; Gross Construction Revenue \$20-50 Million

Helping Walton County consolidate all of its government services under one roof proved difficult, but even more challenging was the fact that the firm wasn't a partner in the project until after all the facility's designs had been finalized. Despite some concerns with its affordability and constructability, the Potts team persevered and the resulting Walton County Government Complex was constructed on a 20-acre greenfield site in an urban environment. The new facility houses five superior courtrooms; juvenile, probate and magistrate courtrooms; the board of commissioners' offices and boardroom; district attorneys' offices; superior court clerk offices; and the public service offices.

The budget constraints and design issues were the factors that made this a complex undertaking. The facility was designed as a four-story, 160,000-square-foot space, complete with upgraded finishes on the interior and exterior. The price



per square foot was specified as \$80—much less than the price per square foot of even an average residence. Using value engineering, the Potts team was able to construct the facility as requested at that price point.

The resulting upgrades are visible throughout the Government Complex, with its more than 500 rooms and interior finishes that include granite tile floors, 311 custom wood window units, more than 600 wood doors and several miles of red oak stained wainscot. But the centerpiece of the building is the oval opening in the

atrium that is open to the second and third floors, and is surrounded by a coated steel and red oak banister and decorative trim.

From the start of the project, the Potts team had concerns about the constructability of the design. To address this issue, the Potts project manager developed several contingency plans and participated in a structural re-design of the facility. The happy result was the desired facility delivered on budget and on the original completion date.

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A Happy Surprise for Students

Rogers Construction completely remodeled their school over summer break

First Place: Design-Bid-Build New Construction; Gross Construction Revenue \$20-50 Million

For Rogers Construction Company, building an addition to an elementary school would normally be no sweat. Adding on some renovations would be pretty "run-of-the-mill" too. But the addition and renovations to Gwinnett County's Hopkins Elementary proved to be both a unique and challenging project for the RCC team, which they took on gladly. They persevered through a number of constraints and complications to provide the Hopkins students with their renovated school and addition.

The first complication to this multi-phased project? The 85,000-square-foot renovation to the existing school had to be completed during summer break. The RCC





team started working the minute the students left, and when upon their return in the fall, they found almost a new school. While studying the scope of work, RCC prepared what they thought was an aggressive schedule, until they realized they needed more than twice the time available. Fortunately, through effective planning, organizing, leading and monitoring, RCC was able to complete the renovations on time.

The site presented another major challenge to the crew. The steep slope necessi-

tated that the lowest level of the 90,000-square-foot, three-story P.E. activity center addition be constructed a full floor below the existing one-story school building. Retaining walls and piers up to 20 feet high had to be constructed close to the existing building as well as to form the foundations for three sides of the addition. Work on the addition continued while school was in session, and the safety of the project team and the more than 800 students and faculty onsite was paramount. In spite of the potential for disaster, the project was completed without incident.

The final phase of the project was the remodeling work to the media center, cafeteria and kitchen. Happily for all, this was completed two months ahead of schedule.


Says Terry R. Gladden, R.A., director of facility planning for the Gwinnett County Public Schools, "This is probably one of the


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A Labor of Love

Chris R. Sheridan & Company painstakingly renovates Macon's St. Joseph's Church

First Place: Design/Build; Interiors; Gross Construction Revenue \$20-50 Million

In honor of the 100th anniversary of St. Joseph's Church in Macon, the parish decided to perform some much-needed renovations. Though everyone was in agreement that the stained glass windows needed some work and certainly a fresh coat of paint was in order, it was from there that opinions diverged. Chris R. Sheridan & Company was brought in to not only do the work, but also to determine the best course of action and then convince 2,500 parishioners and church administrators to proceed on that course—and, to do so on a very limited budget.

Ultimately, the St. Joseph's Church renovation involved: restoring the 100-plus-year-old stained glass; repairing the protection glass; restoring ornamental plaster; applying new paint; and installing all new décor, including researching and documenting previous decorating schemes; installing a new lighting system; and cleaning the existing marble floors and statuary. All of this work was done for under \$1.5 million, including the consultant's fees and the partial removal, repair and return of a large organ.

To keep this project on budget, the Sheridan team took an unusual step—they decided to embrace the learning opportunity this project provided, and self-perform as much of the work as possible. As such, the team learned about stained glass restoration and protection, how to evaluate decorating



schemes appropriate for a Catholic church and about the specialized lighting requirements. For the stained glass alone, Sheridan photographed each window and removed the Portland cement glazing mortar. The team then placed the pieces in specially designed crates and drove them to a restorer in New Jersey. Re-installing those painstakingly restored 90 windows—4,600 square feet of priceless glass—with only one minor mishap was truly cause for celebration.

Christopher S. Edwards, chair of the St. Joseph's Catholic Church capital projects steering committee, wrote, "Mediocrity was not permitted by the Sheridan team and it was through their persistence for utmost

The Future is Now

Stroud and Company creates a "smart building" for Star Software

First Place: Design/Build; New Construction; Gross Construction Revenue \$5 -20 Million

Star Software is located a few blocks from Warner Robins Air Force Base, and this location is no accident—the base is one of Star's biggest clients. Central to Star's mission is promoting the use of technology to solve problems and increase efficiency. But in a post-9/11 world, security is of paramount importance, and Star's new building had to meet or exceed Department of Defense requirements. Stroud and Company was pleased to have risen to this challenge, and for constructing a facility that takes full advantage of today's technology.

Star wanted their building to have a

contemporary feel, which was achieved through a combination of custom concrete masonry units, composite panels and custom storefront glass combined in a geometric design. A new product manufactured in Canada, the masonry units had yet to be used in Georgia, so Stroud worked closely with the architect, manufacturer and installer to ensure no detail was overlooked during installation. The interior of the building fully complements the exterior, with ceramic tile, natural stone, stainless steel, butt-glaze glass and custom lighting used throughout.

Behind the contemporary ambiance, less obvious are the high-tech security features that form the backbone of the building. From retina scanners to location tracking badges, the new facility epitomizes the term "smart building." The security systems are monitored and con-



Tim Larsen

trolled by the building's computer system, as are the building's phone, data, multimedia, lighting and HVAC. Stroud and Company served as the liaison between the owner's computer contractor and the various subcontractors whose controls interacted with the system. Many of the subcontractors had never encountered this level of technology, and had to overcome a steep learning curve quickly to keep to the aggressive project schedule. Ultimately, the Stroud team assumed responsibility for teaching the new system to the subs.

J. Kevin Walsh, AIA, Azar Walsh Architects said, "Stroud and Company has provided Star Software with a state-of-the-art



Creating a New Landmark

Turner Construction adds 1180 Peachtree to Midtown Atlanta's skyline



Rob Helfrick

First Place: Construction Management; New Construction; Gross Construction Revenue \$100 and over

Building a skyscraper at one of the busiest intersections in Atlanta was an enormous challenge, and one that was enthusiastically embraced by the Turner Construction Company. This \$100 million project, now known simply as 1180 Peachtree, is a 41-story, 670,000 square-foot commercial high-rise located in the heart of midtown Atlanta. It is the first building in the southeast and only the second in the world to receive the U.S. Building Council's Leadership in Energy and Environmental Design, or LEED®, Gold Certification in the shell and core pilot program. Turner says teamwork and early planning

were integral to this project's success. Early on, for example, the project team pored over the shop drawings and walked through the constructability of the project. This paid off almost immediately, when the neighboring building owners took issue with the 750-foot-tall tower cranes needed on the job. The team solved the problem by relocating one crane to inside the building and erecting the other with a short jib. Once the work moved above the affected building, an additional jib was added.

Another challenge was relocating the existing storm water, sewer, gas service, domestic water service and loading dock access for the nearby Promenade I and II buildings. The utility work was a constant design-in-process, with near-constant unforeseen conditions popping up. Of course, the buildings were fully occupied and 24-hour service was required. The needs

of the residents of the nearby Four Seasons hotel and Colony Square also had to be considered, and the Turner team worked diligently to rearrange work schedules and minimize noise levels to accommodate them.

Its sheer size alone would get 1180 Peachtree noticed, but its architectural design is what makes it truly stand tall. Behind the unusually shaped façade of glass and metal is light-filled office space, thanks to the 10-foot, floor-to-ceiling glass. The interior is dominated by Italian marble and French limestone, and bamboo groves in the 30-foot-tall lobby are reflected in several pools to create a soothing

Saving a Piece of History

J. M. Wilkerson restores centuries-old buildings at the Hardman Farm

First Place: Design-Bid-Build; Renovation; Gross Construction Revenue \$50-100 Million

Owned for more than a century by the Hardman family, the Hardman Farm in the northeast Georgia mountains was donated to the state on the condition it be permanently protected and managed for educational purposes. With its conversion to a living history center, the Farm is expected to be self-supporting and draw 100,000 visitors a year. For J.M. Wilkerson Construction Co., Inc., this landmark project included stabilizing and restoring 22 historic buildings on the property, including one of Georgia's few 1800s-era intact dairy barns.

The first major challenge onsite was the

wooden two-story 15,000-square-foot dairy barn, which was on the verge of collapse—in fact, it was leaning sideways 18 inches. This outbuilding was also two feet lower than it had originally been. If creosoted poles had not been forced between the building and the earthen bank 50 years ago, it surely would have toppled over. Wilkerson's assistant superintendent ended up sitting inside the old barn for two or three hours a day, simply studying the wood beams and angles, looking for a way to stabilize the structure. While he contemplated, the team installed temporary metal bracing inside. Ultimately, the solution was to jack the barn off the foundation and use hydraulic jacks to push the building upright. To keep it that way, the Wilkerson team installed wooden trusses and a hidden



steel frame.

Despite the potential hazards of lifting buildings entirely off the ground, plus the numerous opportunities for incidents during the other restoration chores, the team recorded no-lost-time accidents—the only injury on record was a spider bite.

According to David Freedman, P.E., chief engineer for the Georgia Department of Natural Resources, "Hardman Farm is an important reminder of Georgia's history. As a result of the care and craftsmanship of J.M. Wilkerson, this site will be preserved for future generations."



Bringing the Outside In

Alcon Associates' early completion of two new schools makes life a lot easier for teachers and students in Thomasville

Honorable Mention:
Construction Management; New Construction; Gross Construction Revenue \$100 Million and over

The knowledge being imparted within the walls was helping shape the future, but the buildings were 1958 structures with restrooms located outside. So, when the funds became available, the Thomas County School System's board planned to build two new schools, simultaneously, on a 27-acre tract in Thomasville, Ga.

The project consisted of a 96,000-square-foot building, Hand in Hand Primary School, and the 207,000-square-foot facility, Thomas County Middle School. Both

buildings consisted of structural steel with load-bearing masonry walls, glass exterior storefront entrances, a standing seam metal roof and aluminum covered walkways. In addition, the middle school featured a translucent canopy roof.

In order to ensure this project was completed on time and within budget, Alcon was presented with some challenges—even before construction started. The designs were delayed during review by the Georgia Board of Education, causing the schools' construction to be delayed by almost seven months.

In addition, when approvals were granted, they were contingent on the middle school containing 11 more classrooms than were included in the original plans. To overcome this obstacle, Alcon implemented a "Rapid Design Process" that also enabled the middle



school to stay within the original budget.

The project had no reported injuries or lost work days, according to L.D. Bryan III, chairman and chief executive officer of Alcon. In addition, it was completed three months early. "The early completion allowed our students to begin their new school year in the new school buildings and avoided a difficult mid-year move," said Dennis Cain, the direc-

Mistakes Are Not An Option

Cork-Howard Construction takes on high-rise project in Atlanta that leaves no room for error

Honorable Mention: Design-Bid-Build; Interiors; Gross Construction Revenue \$20-50 Million

Energy and accuracy best describe the efforts put forth for a construction project at Ivan Allen Plaza in Atlanta. The Southern Co., one of the largest energy producers in the U.S., was moving its offices and entered into a build-to-suit lease contract. Cork-Howard Construction was hired for the extensive interior project.

The accuracy was imperative because only six months was allotted for interior work in the high-rise, which consisted of seven floors, at about 25,000 square feet per floor. Each floor needed a welcome lobby, numerous meeting rooms, an inter-

connecting stairwell and multiple custom-designed offices. Plus, four of the floors needed an interior build-out for an overall space of 140,000 square feet.

There was no time to fix mistakes, and Cork-Howard not only avoided mistakes, they managed to incorporate all mid-stream changes to the program without going over deadline.

Weather conditions proved to be challenging throughout the project. Much of the work was done during the summer, and the building, which was still in the construction stage, lacked air conditioning and water. So, hoses, water jugs and mobile cooling units were a common sight and ensured the health of the workers. Incidentally, the project had a 100 percent safety record, despite the heat and the regular use of cranes and buckets hoists (necessities



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because of the lack of a freight elevator).

Stephen Dumas, president of Dumas & Associates, the project management firm for the design and construction of Southern Company Services, commended Cork-Howard for its work. "They performed extensive preconstruction services and planning to ensure the success of the project under difficult scheduling constraints...Cork-Howard worked diligently as



Building for the Future

Gilbane Building Co. tackles flexibility concerns during project for Centers for Disease Control and Prevention

Honorable Mention: Construction Management; New Construction; Gross Construction Revenue \$100 Million and over

Incorporating flexibility into a building's design can be challenging, even if the floorplan and usage plans are fairly simple. The challenge takes on a whole new angle when the use includes mixing and testing questionable substances in a Centers for Disease Control and Prevention building. That was one of the interesting aspects encountered during the construction of the CDC Environmental Health Laboratory & Energy Plant, a two-building project completed by Gilbane Building Co.

The project's plans included 195,000

square feet of flexible space, much of which was laboratory space. Re-adapting a lab for a new project can take years, but this design's flexibility permits re-adaptation in one month, if necessary.

With security and safety as other top priorities, Gilbane incorporated a blast-resistant curtain wall system, a progressive collapse structure and a campus entrance with added security measures.

The project's challenges were not limited to the interior. Gilbane Building Co. guided the project through deep excavations, construction of 1,500 feet of underground tunnels, burials of fuel and storage tanks, and installation of primary electric services. In addition, when two of the four emergency generators failed, Gilbane negotiated with the manufacturer to secure



Nick Merrick/Hedrich Blessing

replacements, a free generator and one at half-price, if needed.

The events of Sept. 11 further complicated the construction and initiated design, deadline and budget changes. However, using weekly construction progress meetings and a Gilbane scheduling process known as a "card trick," new CDC program initiatives were implemented without delays to the project end date.

According to Tanya Bertish, program manager for the Facilities Planning and Project Management Office at the CDC, "Gilbane performed so well on these two buildings that CDC subsequently hired them

Kids' Safety Is Key

New South Construction Co. builds a new school at the Savannah Country Day School site — while school's in session

Honorable Mention: Design-Bid-Build; New Construction; Gross Construction Revenue \$50-100 Million

Keeping their job site safe was a primary concern for New South Construction Co. when they built the Savannah Country Day School's new middle school building, Pape Hall. In some cases, adjacent educational buildings were less than 20 feet away and students passed within feet of the job site on their travels.

To address the project's proximity to the active campus, New South erected plywood barriers around the affected areas. To fur-

ther enhance the safety, subcontractors were required to attend weekly "toolbox talks," submit material safety data sheet scope-specific data and practice the New South Jobsite Rules.

Other challenges included a low water table and incorporation of "heritage" water oak trees into the layout. Because the new school was being built two feet above the other buildings at the site, the surrounding buildings were continuously monitored to ensure the importation of soils and the soil management did not cause flooding. The 150-year-old trees, rather than being cut down, were carefully trimmed and traffic was rerouted around them to protect their



Victor Hayes Photography

root structures. Fences were built around them, as well.

The two-story building features a steel frame with a brick veneer and a standing seam copper roof. The design, which was historic in nature, consisted of eight chimneys (but no fireplaces) and a covered walkway made of brick arches, in addition to three laboratories, a multi-purpose theater and a technology center.

New South completed this project three weeks early and on budget. New South is now working with Savannah Country Day School and the architect to budget and plan the next three buildings on site.



On The Fast Track

The Potts Co. shifts into high gear for the renovation of the DeKalb County Department of Development

Honorable Mention: Design-Bid-Build; Renovations; Gross Construction Revenue \$20-50 Million

When the DeKalb County Department of Development needed a complete interior renovation of its six floors and 92,000 square feet, to be completed in four months, it was The Potts Co. plan that was awarded the project.

The first imperative step was figuring out how to complete the renovations within the short timeframe. Potts came up with a logistics plan that incorporated pedestrian safety, parking, material deliveries and trash removal—all before beginning the renovation.

Then, two superintendents were brought in. Each was assigned to manage three floors, but they worked together to coordinate

material deliveries, subcontractor work, the heating, ventilating and air-conditioning system, plumbing and electrical finishes.

Because the building was based on a main commuter thoroughfare in Decatur, which also received heavy foot traffic, the trash removal took place during off-peak hours and the sidewalk in front of the building was cordoned off and marked as a construction area.

The project was slated to get upgraded finishes, but the proposed budget did not account for much of that cost. The Potts Co. conducted several constructability reviews and implemented value engineering alternatives to provide for these upgraded finishes without compromising the integrity of the project or going over budget.

According to David Fisher, director of facilities management with the DeKalb County Government, "Potts was able to



complete our project in a very timely manner by implementing a fast-track schedule that met the needs of the county. The project team was very easy to work with and we were impressed at their ability to solve complex issues and manage the project so effectively."

New Becomes Old

The Potts Co.'s expansion of a 100 year-old building means matching both materials and style

Honorable Mention: Construction Management; Renovations; Gross Construction Revenue \$20-50 Million

The building was 100 years old—but, that was not the problem. The problem was that the Putnam County courthouse was no longer big enough, and if expansion was to be the answer, it had to match, it had to be high-tech and it had to flow seamlessly into the existing building.

This \$4.6 million project was technically two buildings because the expansion of the building took place on both sides. Each sec-

tion was seamlessly attached to the original building, floor-by-floor, after almost all construction was finished. This process enabled government operations to continue in the central building during the entire project. According to Tony Clark, the Putnam County Board of Commissioners manager, "The project team was able to complete the project all while the original building was occupied with minimal disturbances to daily operations."

The 26,000 square feet of space that was added had to match the style and materials of the 100-year-old building. This proved to be one of the more challenging aspects. The Potts Co. carefully



selected the materials and opted for subcontractors with experience working on historic buildings.

Throughout the construction process, court remained in session, which required additional safety plans for the jurors, the inmates and the judges. Pedestrian walkways were created around construction activities, as well. No injuries or lost time due to accidents were reported during this project.

As the project took place in downtown Eatonton, the project was confined by streets on all four sides, which by complicated the matter. Potts developed a plan that kept all the traffic flowing and did not block any



When Electricity and Water Mix

Rogers Construction Co. overcomes four hurricanes and heavy rainfall during the construction of the Habersham Electric Membership Corp.'s new building



Honorable Mention: Design-Bid-Build; New Construction; Gross Construction Revenue \$20-50 Million

The construction of Habersham Electric Membership Corp.'s new Engineering & Operations Center in Clarkesville got a choppy start. But, after Rogers Construction Co. took the wheel, the project stayed on course despite numerous "waves."

Most notably, despite the obstacles, Rogers Construction saved the client more than \$200,000 by recommending design changes and value engineering ideas that did not compromise the integrity of the building. When they unexpectedly encour-

tered massive quantities of rock that had to be blasted and removed, Rogers suggested ways to reroute the sanitary sewer and loading dock to reduce the amount of rock that had to be removed. Just that recommendation alone saved the client \$50,000.

According to Terry Ward, HEMC operations and project manager, "Rogers Construction was very cost-conscious, coming up with ideas that worked as well or better than what was on the plans."

The four hurricanes could not be avoided. However, Rogers' team made up time on the dry days, and additional labor was brought in to "de-water" the site.

Late in the project, the client decided to

add brick to the front elevation of the warehouse, after the shell had been constructed. Even though the completed roof of the office had not been built to support the load of scaffolding, workers and material, Rogers' crew accomplished the task by supporting the roof from below and still finished the project on time.

Even when the Department of Transportation cut off access to the site for a road widening project, Rogers worked around it. A temporary culvert and access road were constructed.

"Through all the adversity, Rogers persevered and managed to maintain the focus on the mission to be accomplished," said Ken Mason, the construction administrator with

Soft Touches for Straight Ideas

Dr. Spiller's new orthodontic office built by Stroud and Co. brings curves to a straight subject

Honorable Mention: Design/Build; New Construction; Gross Construction Revenue \$5-20 Million

Dr. Spiller, as an orthodontist, may be consumed with the practice of making people's teeth straight. Yet, his new office, built by Stroud and Co., features contemporary curves and isn't anything like a typical dentist or orthodontics office.

It might even be mistaken for an "elegant lodge," which was the goal Stroud and Co. had in mind after spending hours conversing with Dr. Spiller and even flying out to California to meet the interior designer.

The \$1.2 million project not only has

extensive numbers of curved walls, soffits, halls and millwork, the reception desk is curved, as are the cabinets. The cabinets were segmented to achieve that look and curved sheetrock was used on the walls.

If you were to look out the windows, you might be shocked to see trees within 10 feet of the building. Per request, Stroud and Co. took extraordinary steps to protect the natural surroundings, especially the trees, and as few as possible were removed.

Another unique aspect of this building is the type of roofing used, which includes a combination of three types: standing seam metal, standing seam copper and custom architectural shingles. Combining these three required careful attention to flashing details and transitions. Also, the wall



Ken Krakow

veneer is a combination of hard coat stucco, stacked stone and cast stone accents. The latest techniques in moisture management had to be implemented to achieve this effect.

Weekly safety meetings were held, led by the superintendent, and the AGC Safety Van visited the site on a regular basis. Stroud and Co. also sent a letter to Dr. Spiller advising him on jobsite safety.

The result was an office constructed as safely as possible, where rustic meets con-



Crowded Sites Test Safety Measures

Turner Construction Co. lauded for safety at a project adjacent to two additional work sites, a childcare center, campus, utility plant and rail line

Honorable Mention: Construction Management; New Construction; Gross Construction Revenue \$100 Million and over

When it was decided that the Atlanta operation for the Centers for Disease Control and Prevention was outdated and the aging infrastructure needed to be replaced, the answer was a 204,000-square-foot facility called the Thomas R. Harkin Global Communications Center Building. Classrooms, auditoriums, two television production studios, a 40,000-square-foot museum and a 990-space parking structure were all part of the plan. To make this \$104 million plan a reality, CDC brought in Turner Construction Co.

The site was adjacent to a childcare center, a university, a rail line and the CDC's central utility plant. For safety purposes, a constantly evolving plan was incorporated that included rerouting traffic, monthly safety meetings and regular communication.

The contracting officer with the Department of Health and Human Services, Jennifer Nelson, commented, "The coordination with our facilities staff is critical on a very active campus and your staff has always been responsive to our needs and issues."

To ensure the building was well-supported, even though it bordered a detention pond that was to become a decorative pond, a mechanically stabilized earth wall was used.

Full-size mockups were built and tested prior to construction to ensure the two-



Photo by Brian Gasse/TVS

story continuous glass wall and its support structure would not pose any problems upon being installed.

Two other major construction projects were going on at the same time, and all three were within yards of each other and sharing access roads and a detention pond. Rigorous erosion control practices were employed and weekly coordination meetings took place to complete the project without incident. Of note, this project was completed without a lost-time accident, even though about 1 million man-hours were logged and Liberty Mutual Groups recognized the team's safety with an award.

Do You Listen to Your Neighbors?

Warren Associates' parking deck project in downtown Macon incorporates ideas from neighboring historic homeowners

Honorable Mention: Design-Bid-Build; New Construction; Gross Construction Revenue \$5-20 Million

Macon is filled with buildings on the National Register of Historic Places, so when the Medical Center of Central Georgia, which is located in downtown Macon, was looking to expand its parking deck by six levels, it had to find a contractor willing to go the extra step to preserve the beauty of the area. The site was bordered by homes in a designated historic district, and homeowners were concerned about the project's impact on their homes and neighborhood. That is why Warren Associates spent hours before and during the project meeting with them and modifying the deck's exterior to blend as

much as possible into the residential surrounding, even finding ways to save several large trees.

The Green Deck was a six-level expansion of an existing deck that was virtually landlocked by streets, an alley and the residential neighborhood. This meant they could not put a crane in the street at the front of the site that could accommodate the weight of the precast as it was placed on the rear side. So, Warren's team temporarily left an opening from the street to the center of the site, allowing the precaster to move inside the footprint.

Also, Warren saved the client \$250,000 by devising a plan using structural steel supports and cut panels to link the two decks.

The topography and soil structure beneath



the Green Deck were issues, as well. So, a soil retention system was built and a site manager conducted daily on-site inspections.

Thomas Driver, president of Geotechnical & Environmental Consultants, the geotechnical design firm that performed construction quality control testing services during construction, said, "It was a great pleasure working with Warren during the design and construction of this important and challenging project."



When Changes Don't Mean Lost Time

Warren Associates' best traits surface when congestion, ordinances, architect changes and communication dilemmas threaten to slow construction of surgery center

Honorable Mention: Design-Bid-Build at Preston Testing & Engineering Co. Build; New Construction; Gross Construction Revenue \$5-20 Million

At 90,000 square feet, the Center for Ambulatory Surgery Services of the Medical Center of Central Georgia is one of the largest freestanding outpatient surgery centers in the nation and serves more than 750,000 residents in 28 counties.

With a site in downtown Macon, this project was surrounded by development or congested roads, limited by certain city ordinances and provided no area for parking. It "consisted of a deep drilled foundation adjacent to two practically new structures, limited access and space, and excessive traffic," wrote Willie Goad, the managing techni-

cian. However, Warren finished the job on time by working with the city to briefly close a street, when necessary, and got an exemption from an ordinance that had prevented them from pouring concrete in the morning. Also, they worked out an arrangement to park their vehicles in a lot a block away. "These challenges were taken in stride," explained Goad.

Warren also took it in stride when the owner decided to change architects mid-stream. They coordinated with both architects for documents and plans and still finished the project under budget with no lost-time accidents during its 22-month duration.

To address the lack of space for storage, they coordinated precise placement of materials on trucks so they could be lifted off in a particular sequence based on the



construction plan. Warren also had a very pro-active response to the large number of bilingual workers onsite. They hired an interpreter to ensure everybody understood the daily schedule and safety precautions. Overall, according to A. Donald Faulk, Jr., president and chief executive officer of Central Georgia Health System, "Warren Associates was faced with a project of significant size and many challenges which brought out

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Challenges and opportunities abound in the construction of a mixed-use Midtown Atlanta condominium project. Harcon, Inc. stepped up to meet these challenges—including exposed concrete, both horizontal and vertical; multi-structural designs; and creative scheduling—to the delight of owners Gellerstedt Development, LLC.

Faced with weather delays from the beginning of the project, Harcon came up with several unique solutions to keep the job on schedule. The company fabricated a reusable top of slab depressions constructed with steel tubing, which produced a better finish and was more durable than the standard wood top of slab depressions. They also used a loose built wall system for the stair walls and lightweight handset alu-

min column forms, freeing up the crane to better service the concrete pouring, framing and decking operations.

Harcon was diligent about safety from the beginning of the project, putting together a job-specific Fall Protection Plan for the client. To combat falls, Harcon used their own proven Fall Arrest System, which can tie off employees 100 percent of the time while framing an elevated slab. Additionally, the company held weekly safety talks and daily 10-minute morning briefs with employees to keep safety at the forefront of the minds of all involved; those employees with exceptional safety performance were rewarded with a luncheon. As a result of their efforts, the project was completed without a single lost-time accident.

Superior project management also contributed to the success of the project. Har-

con's staff completed formwork design calculations, reshoring analysis, quantity take-offs, scheduling, labor monitoring and administrative paperwork on schedule without the use of split shifts or excessive overtime. Additionally, a color-coded day-to-day schedule was created for the erection crew to review daily, which kept the project running smoothly.

"Our experience with Harcon was good on this project. [The construction] was performed in a dense urban environment under difficult conditions," stated Senior Project Manager Steve Hill of the project's general contracting firm Manhattan Construction Company in a letter of commendation. "Your (Harcon's) job-site staff was responsive to our needs and support from your (their) office was always willing and eager to help us throughout the duration of the project."

Out with the Old

Innovative Roofing Group, Inc. brings new life to Seaboard Industrial's roofing system

Specialty Contractor First Place
Roofing Division

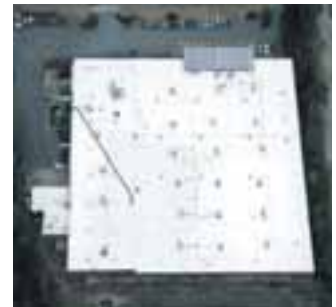
Innovative Roofing Group, Inc. was faced with a unique challenge: How do you convince a customer a project must commence immediately and not worry them with budget, safety or tenant business interruption concerns? Luckily, Innovative Roofing won them over with a unique approach to the failing roof of Seaboard Industrial—owned by Selig Enterprises, Inc.—and the project was completed on time and within budget, with a minimum of interruptions and no safety violations.

Though several roofing companies had reviewed Selig's aging rooftop and made recommendations, Innovative was chosen to complete the monumental task. A project management team consisting of representa-

tives from all three of the building's tenants was formed to facilitate constant communication.

The primary concern with the rooftop was that it was not draining properly due to lack of slope in the structure. Budget constraints would not allow the retrofit to include a tapered insulation system, and drainage considerations would not allow the use of a low-cost, conventional built-up roofing membrane. The team choose a very lightweight, hybrid, single-ply TPO system. Innovative Roofing hot-air welded the field seams of the TPO roofing membrane, creating a monolithic sheet virtually impervious to water entry. Only a few additional retrofit drains added in strategic locations were needed to drain residual water ponds.

Safety and environmental concerns also played a major role in the work on the roof-



ing system. Innovative used a combination of an edge-warning system and a safety monitor at the perimeter of the building to remain accident-free throughout the project. Additionally, the use of the TPO system in the final product will serve to inhibit mold, algae and other undesirable growths on the roof, while reducing the amount of energy needed to cool the interior.

"In my opinion, the daily communication about potential hazards and the proactive approach of your company (Innovative Roofing Group, Inc.) made this project a success from the very beginning," wrote Dennis Fleming, senior property manager of Selig Enterprises to the firm's leadership.



An Electrifying Experience

Mayberry Electric, Inc. expertly coordinates the successful completion of the electrical and fire alarm systems of the new 24/7 Gateway Center



Specialty Contractor First Place, as jails are built to impede movement in and out of many areas. Working closely with the general contractor, however, Mayberry found a route with the least amount of concrete and steel to successfully coordinate the completion of the project.

Mayberry Electric, Inc. was charged with creating hope from a hopeless structure for its owner, United Way Atlanta. The specialty contractor's initial minor role was expanded into taking full responsibility for the design/build aspect of the electrical and fire alarm systems on a massive project: the renovation of the abandoned Atlanta Pretrial Detention Facility into a usable asset for the city, a homeless center named 24/7 Gateway Center.

Getting new power and communications systems through a jail provided a completely new set of challenges for the Mayberry

Electric, Inc. as jails are built to impede movement in and out of many areas. Working closely with the general contractor, however, Mayberry found a route with the least amount of concrete and steel to successfully coordinate the completion of the project.

A complex renovation, particularly for a jail, entails many challenges. Converting 250 cells into living quarters for civilians can become expensive, so budgetary constraints were a large part of the decision-making process; as a result, solutions were devised that were cost-effective for all parties involved and would ultimately benefit the project as a whole. Additionally, Mayberry stayed ahead of schedule during the project, allowing other trades unfettered

access to their work to ensure a timely completion of the project.

Mayberry also built a solid relationship with owners United Way Atlanta during the project. Though another contractor provided the initial security system, Mayberry was awarded additional work on the second phase of the security system because of their excellence in client service and satisfaction.

"Mayberry Electric played a major role in the project from the very beginning," said Project Manager Tim Grimes of Batson-Cook Company (Glencastle Construction), the project's general contractor. "The 24/7 Gateway Facility project has been a tremendous success."



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Kieran Reynolds 2005

Specialty Contractor First Place
Waterproofing/Sealants
Division

At a total cost of more than \$250 billion, the new Georgia Aquarium houses 100,000 marine and land animals on 440,000 square feet of property. Without its 12,000 feet of viewing windows, though, it would not be the major attraction it is today. Metro Waterproofing, Inc. helped visualize the project's main feature—tanks designed to hold eight million gallons of fresh- and salt-water exhibits. The firm staffed an on-site satellite office and materials depot to seamlessly integrate numerous crews into the project's phases and address the unforeseen, but inevitable, challenges that arise with such a monumental undertaking.

The first task was the completion of the massive whale shark tank before the facility's

place was finished. The "dance floor"—a temporary roof the size of a football field with a unique sheet-membrane waterproofing and drainage system—was suspended over the tank from the rafters so crews could simultaneously work on the shark tank below and ceiling above the temporary structure.

The biggest challenge, however, was creating a waterproof environment in which the 20-ton acrylic viewing panels enclosing the marine tanks could be set and bonded, a task complicated by the incomplete roof. To prevent the presence of any water during the 180-degree curing process, which would have caused irreparable damage to the \$8 million panels, Metro devised an innovative solution: a temporary plywood structure built to enclose the panels, made watertight by Metro's sheet membrane.

Additionally, Metro completed many other

smaller, but significant projects during the multi-year project and completed the work without a single lost-time accident. The company still remains on 24-hour call to address any waterproofing issues that may arise during the aquarium's operation. Metro met a grueling schedule of inflexible deadlines without causing a single delay, earning accolades from the general contractors for their workmanship, innovation and timeliness.

"They have proven that they were indispensable to the project's completion, being presented with unforeseen obstacles that could have hindered the completion of the aquarium," said Georgia Aquarium Program Manager/Owner Representative David J. Kimmel, P.E., CCM, vice president, Heery International, Inc. "We are proud that together, an unbelievable vision turned into a breathtaking reality."

Building the Best on a Budget

For Taylor Commercial, Inc.'s work on Lake Ridge Apartments, first and last impressions are everything



Specialty Contractor First Place
Finishes/Painting Division

Not many may think "extreme make-over" and "limited budget" could work in the same sentence. But that's exactly what Taylor Commercial, Inc. accomplished with the exterior renovation of the Lake Ridge Apartments complex in Atlanta. Faced with unique challenges, Taylor Commercial came up with innovative ways to complete a project ripe with opportunity.

Engineered Concepts, Inc., the owners of the complex, wanted a drastic makeover on a tight budget, but could not change the structural design (such as framing or roofing) of the buildings. Additionally, Taylor Commercial was not provided any detailed direction from an architect; rather, verbal descriptions from

the owners served as their design platform.

To make sure they met their customer's needs, Taylor recommended a combination of vinyl siding exterior profiles to dress up the old, worn-out cedar exterior. To help the owners visualize the concepts they were asking for, the Taylor enlisted the help of a computer software design program that enabled them to show various concepts, including mixing materials across different buildings in multiple designs and colors. And to complete the job, Taylor used a variety of vinyl siding—including Dutch lap vinyl siding to replace the straight lap cedar that permeated the original design; vinyl vertical board and batten siding in the rooftop gable and chimneys; and vinyl cedar shake panels at apartment entryways, building ends, window

inlays and the clubhouse exterior—that created an attractive, maintenance-free exterior at a lower cost.

The use of the vinyl siding—as well as aluminum coil trim around the windows of each unit—gave the buildings a clean appearance. Taylor focused on Engineered Concepts' budget, timeline, quality concerns and overall finished appearance throughout the project, culminating in a final product that exceeded expectations. The level of quality was strictly maintained without sacrificing the deadline, which would immediately improve the occupancy rate of the complex—the ultimate goal of the owners.



Honorable Mention

New Duds for Old Studs

Taylor Commercial, Inc. updates—and upscales—the London Townhouses

Specialty Contractor Honorable Mention: Finishes/Painting Division

Taking a 40-year-old structure into present day style was Taylor Commercial, Inc.'s challenge with the London Townhouses, a housing cooperative in Atlanta. Facing a variety of age-related difficulties, Taylor was able to overcome each with expertise and innovation to the end result of an immensely popular housing community with higher property values than ever before.

The original structure was constructed without any insulation, leaving the units with uncomfortable environments that were extremely costly to maintain, energy-wise. Taylor designed and con-

structed an affordable exterior shell—consisting of a 1/2" foam board underlay, Tyvek house wrap and a foam-integrated vinyl siding—with an approximate insulation rating of R-11 (once combined with existing elements), saving the owners approximately \$750,000 versus individually insulating each unit. Along with double-paned vinyl replacement windows, this resulted in tremendous energy savings for each homeowner—almost 40 percent in immediate energy savings per unit.

In order to achieve such results, Taylor coordinated their efforts with each trade through their on-site management office. The work done to each building was based on a schedule chosen by the homeowners, which gave them the ability to plan around potential conflicts and



inconveniences. Due to this diligence, Taylor was able to complete the job on schedule with few interruptions.

"Taylor Commercial served as the contractor for the community and more, acting as a true partner in putting together a detailed renovation package that not only updated a 40-year-old property, preparing it for the next 40 years, but also advanced the overall affordability of housing through energy efficiency and enhanced property value for the non-profit housing cooperative and the individual members," said William K. Henley,



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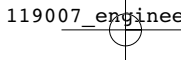
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