BUILD GEORGIA AWARDS

This special section features the first-place winners of the Associated General Contractors of Georgia's Build Georgia Awards, a competition open to AGC Georgia members that recognizes construction excellence. Submitted projects must be on Georgia soil and must have been completed during the calendar year 2019. Winning projects by both general contractors and specialty contractors meet the following criteria, according to AGC Georgia:

- Exceptional project safety performance
- Overcoming the challenges of a difficult project
- Innovation in construction techniques and materials
- Excellence in project management and scheduling
- Dedication to client service and customer care

AGC member firms compete in several different categories depending on the size of their firm, the type of project delivery method used, the type of construction, and contract amount of the project. Winners will be recognized at AGC Georgia's annual convention on Hilton Head Island in early June. Read more about the projects on our website.

— Melanie Lasoff Levs

BUILD GEORGIA AWARDS 2019: $100 MILLION AND OVER

HOLDER CONSTRUCTION COMPANY
- HD Supply Headquarters Tenant Improvements
- Construction Management at Risk
- Interior Buildout

This is an interiors buildout of an eight-story, 222,500-square-foot office building.

BATSON-COOK CONSTRUCTION
- Northside Hospital Atlanta North Tower Addition
- Construction Management at Risk
- New

The project was a 130,000-square-foot, 137-patient-bed addition.

BATSON-COOK CONSTRUCTION
- Northside Hospital Cherokee Vertical Expansion
- Construction Management at Risk
- New

The project included a 68,587-square-foot, 40-patient-bed addition of two floors.

BRASFIELD & GORRIE
- Emory Proton Therapy Center
- Construction Management at Risk
- New

The facility is 190,000 square feet with 110,000 square feet dedicated to curing cancer using proton therapy.

BRASFIELD & GORRIE
- lilli Midtown
- Construction Management at Risk
- New

This project is a 25-story residential tower that totals 191,277 square feet.

CARROLL DANIEL CONSTRUCTION
- Clearview Elementary School
- Construction Management at Risk
- New

Carroll Daniel Construction had 10 months to build a 91,000-square-foot campus.

CARROLL DANIEL CONSTRUCTION
- Pine Street Elementary School
- Construction Management at Risk
- New

At 120,157 square feet, the project was completed in 14 months.

CHOATE CONSTRUCTION COMPANY
- The Inn at Barneyey Resort and Georgian Hall
- Construction Management at Risk
- New

Barnesley Resort added a three-story inn and the Georgian Hall event space.
BUILD GEORGIA AWARDS 2019: $100 MILLION AND OVER

HOLDER CONSTRUCTION COMPANY
- Sandy Springs City Center
- Construction Management at Risk
- New

This complex $200-million, multi-phase project was delivered in three years from demolition of existing onsite buildings to completion with a team of civic leaders, residents, planners, designers and builders.

JCI PARRISH CONSTRUCTION MANAGEMENT
- The New Valdosta High School
- Construction Management at Risk
- New

Designed as a 428,680-square-foot facility to be built on a forested 184-acre site, the construction presented many challenges. Therefore, JCI Contractors (Moultrie, Ga.) and Parrish Construction Group (Perry, Ga.) joined forces to form a joint venture entity, JCI Parrish Construction Management (JCI Parrish), to tackle this new campus. Executives from each of the JV companies assessed the expertise and strengths of their people and created a team.

NEW SOUTH CONSTRUCTION COMPANY
- Sugar Hill E Center
- Construction Management at Risk
- New

This 500-seat theater and mixed-use development project was delivered as a CM At-Risk with GMP. The project presented numerous challenges, not the least of which was its location in the heart of downtown Sugar Hill. Other challenges included a limited access site as well as an interior designer who left midway through the project. New South worked with the city and the design team to phase the release of major trades and scopes of work to keep the project schedule moving.

NEW SOUTH CONSTRUCTION COMPANY
- Spring Place Elementary School
- Construction Management at Risk
- New

Spring Place Elementary School in Chatsworth, Ga., is a 96,000-square-foot building consisting of a two-story classroom wing and an attached wing containing the administrative offices, media center, cafeteria and science labs. The new school was constructed adjacent to the existing school, which at some points was less than 15 feet away. After the new school was constructed, staff helped the faculty move into their new building and then demolition began on the old school.

PARISH CONSTRUCTION GROUP
- Lithia Springs Elementary School
- Construction Management at Risk
- New

The Lithia Springs Elementary School project involved an addition to the kitchen including a new freezer/cooler, upgraded main switch gear, a large multi-story addition and various related site improvements. Phase Two was the two-story classroom addition.

PARRIS CONSTRUCTION GROUP
- Walden Athletic Complex
- Construction Management at Risk
- New

The Walden Athletic Complex has replaced the Walden Middle School that was opened in 1970 and closed in 2008. This 7-acre athletic complex will house Grady High School and Irwin High School sporting events and includes a field house with locker rooms, restrooms and a concession stand. Facing a construction deadline of July 25, 2018, Parrish began the pre-construction services immediately. Atlanta Public Schools will be using SPLOST (Special Purpose Option Sales Tax) to pay for the construction cost.

CHOATE CONSTRUCTION COMPANY
- Interface Headquarters
- Construction Management at Risk
- Renovation

This project was a gut and rebuild of a 1940s building, undergoing a transformation to become the new headquarters of Interface Inc. Previously located in separate places in Georgia, the renovation allows each function to exist under one roof. Choate entered the project as the building was brought to a core and shell finish. As the sole tenant of the building, the high-design, high-function space allows Interface employees several work style options. Designed to utilize the entire building for industry events, Interface’s office will also serve as a showroom for their Atlanta operations.

GILBANE BUILDING COMPANY
- Blake R. Van Leer Interdisciplinary Design Commons
- Construction Management at Risk
- Renovation

The Blake R. Van Leer Building is a 15,600-square-foot collaboration space that was completed using various green building strategies. Situated in the center of Georgia Tech’s campus, the former auditorium was originally built in the early 1900s. It had become an outdated eyesore, deeming the $9 million renovation necessary. The official start date was Nov. 11, 2015 and "final" completion took place on June 27, 2018. The building dedication and grand opening was Sept. 27, 2018.

HOLDER CONSTRUCTION COMPANY
- Agnes Scott Rebekah Hall Renovation
- Construction Management at Risk
- Renovation

The Agnes Scott Rebekah Hall Renovation is a historic renovation and modernization of a 112-year-old building on the Agnes Scott College campus. As a 112-year-old wood frame structure, the existing building carried a host of issues. The renovation began in 2017 including renovation of interior space to create The Elizabeth Kiss Welcome Center, admissions offices, gathering spaces, kitchens, lounges for student housing, and mechanical, electrical and plumbing updates.

PARRISH CONSTRUCTION GROUP
- Thomson High School
- Construction Management at Risk
- Renovation

The 300,000-square-foot facility plays host to many sports, arts and community events. The project was a complete renovation of the facility which included a new VRF HVAC system, a new low-slope roof, new ceilings and lighting, painting, floor coverings, and a new control room with lighting and sound systems for the auditorium. From the beginning, this project faced a challenging owner schedule, completing $9.5 million in work over a nine-week-long summer break.
ALSTON CONSTRUCTION
► Project Murphy
► Design/Build
► New

Alston Construction was the Design-Build Contractor for the 1,550,000-square-foot distribution center at the Lambert Farms Industrial Park in McDonough, Ga.

NEW SOUTH CONSTRUCTION & CARROLL DANIEL CONSTRUCTION
► Lanie Technical College – Hall Co. Campus
► Design/Build
► New

This project turned 66 acres into six buildings totaling over 335,000 square feet.

HOGAN CONSTRUCTION GROUP
► Union City Gathering Place Community Center
► Design/Build
► Renovation

The Union City Gathering Place Community Center is an adaptive reuse of what was originally the Georgia Military College Atlanta Campus, built in the 1940s.

PARRISH CONSTRUCTION GROUP
► Georgia Grown Building Expansion
► Design/Build
► New

The Georgia Grown building expansion was a team approach to be ready in time for the opening of the Georgia National Fair.

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BUILD GEORGIA AWARDS 2019: $100 MILLION AND OVER

CARROLL DANIEL CONSTRUCTION
► Just People Village III
► Design-Bid-Build
► New

Once construction started, challenges included everything from the site itself to weather to a fluid design concept.

KAJIMA BUILDING & DESIGN GROUP INC.
► Southwest BD Logistics Center
► Design-Bid-Build
► New

The facility is a 1,208,301-square-foot warehouse constructed of tilt-up concrete and steel structure.

BUILD GEORGIA AWARDS 2019: $50 MILLION TO UNDER $100 MILLION

RA-LIN AND ASSOCIATES INC.
► University of West Georgia Student Health Center
► Construction Management at Risk
► New

The project included 16 exam rooms and clinical space; ambulance entrance; lobby and waiting area; a pharmacy; and related support space.

LEAPLEY CONSTRUCTION
► Norfolk Southern Dispatch Center
► Construction Management at Risk
► Renovation

The design called for the renovation of 16,000 square feet of existing interior space; as well as the installation of exterior steel roof framework to house redundant HVAC units.

SHERIDAN CONSTRUCTION
► OrthoGeorgia Spine Center
► Construction Management at Risk
► New

The project had challenges, including a small job site area with poor soil conditions, materials with long lead times, and the complicated relocation of an existing MRI machine.

LEAPLEY CONSTRUCTION
► Georgia College & State University Chick-Fil-A Renovations
► Construction Management at Risk
► Renovation

As construction began, Piedmont coordinated with OcsSU to locate delivery areas for kitchen equipment that was to be removed, cleaned and reinstalled.

SHERIDAN CONSTRUCTION
► J.M. WILKERSON CONSTRUCTION CO., INC.
► Studioplex Commercial Podium
► Design/Bid
► New

The project consisted of a 30,000-plus-square-foot sub-grade retail building facing the Beltline. The teams were responsible for the excavation and removal of over 30,000 cubic yards of soil, some contaminated.

PELLICANDO CONSTRUCTION
► Butler Audi South Atlanta
► Design/Bid/Build
► New

Audi South Atlanta is a three-story, 65,121-square-foot structural steel and concrete automotive dealership. This facility includes 331 parking spaces with 86 spaces on a second story parking deck over the service area.

PROJECT AWARDS

Northside Hospital Atlanta North Tower Addition - First Place
Northside Hospital Cherokee Vertical Addition - First Place
Northside Hospital Forsyth Medical Office Building 5 - Merit Award

ATLANTA BUSINESS CHRONICLE
JUNE 7-13, 2019
BUILD GEORGIA AWARDS 2019: $50 MILLION TO UNDER $100 MILLION

R.W. ALLEN CONSTRUCTION
- Taylor BMW
- Design/Build
- Renovation

R.W. Allen was tasked with repairing a roof collapse, as well as assessing, remediating and completing the prior contractor’s scope. Throughout the process, Taylor BMW remained in operation.

LEAPLEY CONSTRUCTION
- Piedmont Healthcare Midtown
- Design-Bid-Build
- Interior Buildout

Piedmont Healthcare partnered with Leapley Construction for this 8,200-square-foot renovation of a popular retail space (CB2) into an internal medicine office.

RA-LIN AND ASSOCIATES INC
- Tanner Medical Center - Villa Rica Expansion
- Design-Bid-Build
- New

The project expansion features 37 exam rooms (including four isolation rooms, six behavioral units, two trauma, and three triage rooms), six operating suites, 19 short-stay surgery rooms, eight bay post-anesthesia care unit (PACU), two gastroenterology suites, imaging suite and a new central energy plant.

The 80,740-square-foot structural steel and concrete structure has an (FITS) exterior insulation and finish system veneer over light gauge metal studs. In addition to the construction of new departmental spaces, RA-LIN was also tasked with the construction of a new CEP-Central Energy Plant to replace the existing 16-year-old plant and infrastructure controlling their existing facility.

GAY CONSTRUCTION COMPANY
- Mechanical Trades Institute
- Design-Bid-Build
- New

Gay Construction partnered with Mechanical Trades Institute on the buildout of an existing 30,000-square-foot tilt-up industrial building, a new 22,000-square-foot building and site improvements.

R. K. REDDING CONSTRUCTION INC.
- Gordon Lee Replacement High School
- Design-Bid-Build
- New

This replacement high school was set to mimic the look of the old building, built in the 1930s. It took 16 months to complete the work and a $12 million budget.

The goal was to transform the historic gymnasium into a useful space and up to today’s building standards. Teams analyzed the existing structure and phased the work in a way that would be safe amidst challenges such as the dome-shaped roof, octagon shape of the building, and deteriorating structural conditions. Upon completion, the 9KR team met the stated project goals and provided a much improved facility for community use.

For Belwood Elementary, the renovation provided much-needed administrative space.

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Emory Proton Therapy Center
ABC Build (Georgia Award Winner)

Lilli Midtown
ABC Build (Georgia Award Winner)
BUILD GEORGIA AWARDS 2019: $20 MILLION TO UNDER $50 MILLION

**COOPER & COMPANY GENERAL CONTRACTORS INC.**
- Good Samaritan Health & Wellness Center Building Addition
- Construction Management at Risk
- New

The project was a 14,516-square-foot addition to the facility. The company took over the project that had been started by another contractor.

**JCI GENERAL CONTRACTORS INC.**
- Colquitt County High School Athletic Additions
- Construction Management at Risk
- New

This project includes a track and artificial turf practice field, field house, 100-yard indoor practice facility and addition to the existing gymnasium. The 31,000-square-foot gymnasium addition includes weight rooms, locker rooms, coaches' offices, film rooms, equipment storage, a cafeteria and special education classrooms.

**GARBUTT CONSTRUCTION COMPANY**
- The Fox Theatre Marquee Club
- Construction Management at Risk
- Renovation

Garbutt Construction, serving as construction manager, implemented Lean Construction practices while Lord Aeck Sargent's design for the 10,000-square-foot Marquee Club and Rooftop Lounge blended with the preexisting structure, complementing the historic plan of the building and providing new amenities.

**JCI GENERAL CONTRACTORS INC.**
- Coleman Talley Rehabilitation, Renovation, and Adaptive Reuse
- Construction Management at Risk
- Renovation

The project was a 21,000-square-foot historical renovation of two buildings originally constructed over 100 years ago. Interior spaces were renovated to accommodate a law firm. Interior buildout included four sets of restrooms, new elevator, interior stairs and a gated employee parking area.

**LBA CONSTRUCTORS INC., DUKES, EDWARDS & DUKE INC., A JOINT VENTURE**
- Commodore Conyers College & Career Academy
- Construction Management at Risk
- Renovation

Located at the previous Southside Middle School, the 104,429-square-foot facility includes spaces for 14 career pathways ranging from healthcare and manufacturing to marketing and aviation.

**VAN WINKLE CONSTRUCTION**
- LinkedUP Church Adaptive Re-Use
- Construction Management at Risk
- Renovation

The project began as a 44,000-square-foot Save Right grocery store and finished as the LinkedUP Church campus. All project's challenges included: poor existing conditions, restrictive budget, stringent owner requirements, last-minute scope changes, trade coordination trials, and sudden subcontractor changes.

**NEX-FOWLER CONSTRUCTORS INC.**
- South Cobb High School Theater Addition
- Design-Bid-Build
- New

Due to discrepancies between the site work construction documents and existing conditions, reworking was required. This rework included rerouting existing water and fire lines to connect the new to the existing systems. This also required other utilities to shift to keep the appropriate clearances between them.

**NEX-FOWLER CONSTRUCTORS INC.**
- Group 1 Schools (Clayton County) HVAC Renovations
- Design-Bid-Build
- Renovation

This project included three schools with varying scopes of HVAC work that had to be completed within the same construction time frame. The work included updating the controls to direct digital controls (DDC) at all three schools as well as patching the roof and painting the wall openings. The remainder of the scope varied by school.
CONSTRUCTION: BUILD GEORGIA AWARDS

BUILD GEORGIA AWARDS 2019: $5 MILLION TO UNDER $20 MILLION

ALBION GC
► Atlanta Motorsports Park Kart Racing Centre
► Construction Management at Risk
► New

Albion recently completed a new Kart Racing Centre for Atlanta Motorsports Park in Dawsonville, Ga. The building includes a kart retail and service center, viewing deck, covered pit lane area, entertainment space and members’ lounges. Additionally, there is a café and meeting suites. The multi-million-dollar facility has a wrap-around deck and viewing space.

Midway through the project, the owner had a change of heart and a new vision in mind for the design which involved additional permitting steps. With the new design intent in place, the company reworked the budget and schedule.

DUNWOODY UNITED METHODIST CHURCH
► Renovation

Dunwoody UMC’s growing contemporary worship service demanded a larger space. Now, with a push of a button, screens and banners come down and colored lights create a multimedia experience for contemporary services. With a second push, these elements go away to reveal a larger, relocated choir loft, a traditional pipe organ and more embellished “high church” details.

The project consisted of moving the choir loft from the balcony back down to the chancel stage, behind the pulpit. The company had five months to complete $2.4 million of renovation.

LISK & COMPANY INC.
► Dunwoody United Methodist Church
► Construction Management at Risk
► Renovation

LISK & COMPANY INC.
► Dunwoody United Methodist Church
► Construction Management at Risk
► Renovation

LABOR ELIMINATED: 13 YEARS

LUKE & COMPANY INC.
► Dunwoody United Methodist Church
► Construction Management at Risk
► Renovation

Since 1929, Macon baseball fans have rocked to Luther Williams Baseball Field, now the second oldest active minor league baseball stadium in the country. The architect’s design for the project was about $1 million over budget. Plus, the plans would not work in the soil conditions. With no as-built drawings for the 90-year-old stadium, the company called in multiple utilities to search for gas, water and power lines before beginning construction on the redesigned steel buildings and pavilions. After a three-month redesign delay, work finally began Dec. 1.

ALBION GC
► Troup County Human Services Building
► HVAC Replacement
► Construction Management at Risk
► Renovation

In 2018, Albion completed this project, the Troup County Human Services Building HVAC Replacement. This project took place in LaGrange, Ga. The project, owned by the Georgia State Financing & Investment Commission, required the replacement of the existing HVAC and providing new concrete pads.

While the goal of the project was always to remove the existing unit, until that happened, the building was hoping to continue to rely on the existing unit. However, midway through the project, the existing unit died. Albion had to bring in a temporary AC unit because this project was occurring during some of Georgia’s hottest months. The company used a temporary heating system when it got cooler. To install the new system, the company removed sections of the roof, and replaced sections of existing duct work and all thermal units.

The building now has a new roof in addition to a new automated control system.

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The project consisted of the renovation and expansion of the pre-existing center. Its original lodge design concept remained while the company overhauled the existing floor plan while the building remained fully operational. The addition of a one-story building adjacent to the current building complements the overall look and feel. The building contains an event space in addition to space for yoga, billiards, table tennis, bridge and other activities. Albion was responsible for composing the team of architects, MEP and all subcontractors.

**ALBION GC**
- Addition to the North Cobb Senior Center
- Design/Build
- New

**GREEN HEART ENTERPRISES**
- Delta TDC 1st Floor Modernization
- Design-Bid-Build
- Interior Buildout

**TRIDENT CONSTRUCTION GROUP**
- Kilwins Chocolates
- Design-Bid-Build
- Interior Buildout

In eight weeks, Trident Construction Group completed the interior buildout of a 1,765-square-foot chocolate and ice cream store as a Kilwins franchise as part of Alpharetta City Center. Since this is not a free-standing store, the team had to closely coordinate with the base building contractor to work around different projects going on above and around Kilwins. This location and atmosphere posed several challenges for the team as this development is still under construction. During much of the project, there were no sidewalks around the store front. This buildout was the second tenant buildout to begin, so the team had to work with the base building contractor for the logistics of the project. There was no extra space on site for storage, so material delivery had to be precisely scheduled.

**WARREN ASSOCIATES INC.**
- Georgia Department of Corrections Window Replacement Units A, B, C, D, E, F, G & H
- Design-Bid-Build
- Renovation

This job was removing existing and install new windows in Houses A, B, C, D, E, F, G, and H of the Georgia State Prison at Jackson. The work area for this project was in the areas of the facility where the inmates spend most of their time. When workdays began, tools were inventoried and workers were scanned for contraband before being allowed onto the prison grounds. Only one cell phone, held by the job superintendent, was allowed in.

At the end of the day, guards checked workers and tools again before they left the site. One challenge was developing a way to access the exterior side tops of the windows. Another challenge was transporting the new materials in and old windows and debris out.

CONSTRUCTION SPOTLIGHT

![USPS Vehicle Maintenance Facility Roof Replacement - Before: Old Roof, After: New Roof]

**BRENT SCARROUGHS & COMPANY**
- Costco at Ridgewalk Landing
- Sitework

The project was on mountainside terrain and involved moving 800,000 yards of rock and dirt within a 14-month time period. Costco Riverwalk was completed during the second wettest year in recorded history. The coordination of blasting in between rain events was also critical to the schedule. The notification of local representatives for public safety and other site personnel had to be flexible and closely watched by the project manager. Utilizing GPS equipment proved to be beneficial in the layout of building pad locations and elevations. Also, drone technology helped to quantify the 800,000 yards of dirt that was moved.

**CONSTRUCTION: BUILD GEORGIA AWARDS**

**BUILD GEORGIA AWARDS 2019: $5 MILLION TO UNDER $20 MILLION**

**BUILD GEORGIA AWARDS 2019: SPECIALTY**

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**CONSTRUCTION SPOTLIGHT**

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Construction industry more than nuts and bolts

BY JANET JONES KENDALL
Contributing Writer

Georgia’s construction industry is looking to generate more awareness of and workforce development for construction management (CM) and other executive-level positions.

One initiative of the Associated General Contractors of Georgia is its Young Leadership Program (YLP) for high school and college students. The program—and others within the industry—works to dispel misconceptions about construction and show young people the various opportunities within the field.

“Post-industrial construction was like many people in society, who picture a worker with a hammer and some nails,” said Tyler Iggett, who was AGC student chapter president more than 10 years ago at Southern Polytechnic State University and today serves as vice chair of AGC’s YLP. “However, my introduction to construction through college and the AGC quickly changed that perspective, exposing me to the construction industry offers a wide range of skilled, technological and business positions that allow any person with any type of background and skill to create a great career in construction.”

For example, he said, “You could spend every day outside watching a building come together if that was your dream. You could be on the cutting edge of technology producing virtual models, flying drones and printing 3D models. You could be the next major executive of a multi-million-dollar construction company. The options are endless.”

The construction industry will need 1.6 million new workers by 2022, according to the U.S. Bureau of Labor Statistics. Construction managers with a bachelor’s degree have a median salary of $93,370 annually.

“Ihmad Siddiqui touts those numbers regularly to students at Kennesaw State University’s CM department, which he chairs.

“We demonstrate the breadth of the industry, as our graduates are able to find jobs working on projects ranging from highway construction to residential and commercial land development,” he said. “To avoid the misconception that they will work as handymen or laborers, we inform KSU students that they will be called upon to estimate, schedule or manage a construction project.”

KSU and Georgia Southern University are the only schools in the state to offer bachelor’s degrees in CM, and KSU is the state’s only university offering American Council for Construction Education accredited programs at both the undergraduate and graduate level, according to AGC Georgia. The KSU undergraduate degree program offers six areas of specialization: general contracting; land development; heavy construction; facilities management; residential construction and specialty construction.

Attracting and retaining qualified CM professionals is the top challenge for construction organizations, according to the 2019 Construction Outlook Survey conducted by KSU and Bennett Thrasher.

If more students are not recruited, the problem will get worse, said Mike Durham, CEO of AGC Georgia, who noted that the 800 construction superintendents to receive safety awards in the state this year, 55 percent were over age 50 and 23 percent were over age 60.

“We have an aging workforce,” Durham said. “We have a lot of demand in our state. What’s important about our state that makes construction a great career path is that we have made this state one of the best places to do business in. Economically, we have a lot of things going for us, but all those things take construction.”

As such, Durham said, the industry is “bullish on what the future holds for us.”

To ensure the success of professionals of the future, the construction industry and AGC Georgia started Executive Alliance, a two-year-old effort for industry middle-managers ready to step up to the executive level. The program features six events per year including networking and workshops such as on how to be effective mentors. Its goal is to teach high-level leadership skills to current managers and recruit and groom new ones, said Calvin Pate, chair of the program.

“Construction is not a career that most people think of unless they were around it growing up,” said Pate, executive vice president at Harris Contracting Company in Villa Rica, Ga. “The perception is definitely improving, but for far too long it wasn’t seen as a very viable career choice.”

“That lack of interest, coupled with a flourishing economy, has created shortages in almost every position within construction,” Pate added. “We need passionate, dedicated and driven people who want to have successful careers now.”