



John Peeples
Sr. Construction Manager

Project Name: Georgia EPD Laboratory

Size: 50,000 Sq. Ft.

Location: Norcross, Georgia

Type: Tenant Improvement

Client's Business Need

Georgia EPD Laboratory was looking to expand their current operations in order to accommodate a new water and air testing laboratory for the Department of Natural Resources. Their current facility in downtown Atlanta was a dated building that had structural concerns and could not accommodate a new state-of-the-art laboratory. In order to accommodate their expansion, Georgia EPD was forced to find a new location.

Solution

Georgia EPD Laboratory secured a lease in a new location in Norcross, Georgia that could easily accommodate their need for a state-of-the-art laboratory. However, several challenges needed to be overcome in order to complete the project successfully.

Georgia EPD's new building was in the process of changing ownership and the sale of the building was dependent upon Georgia EPD's acceptance of premises prior to the scheduled closing date. This immediately created timing challenges resulting in the preliminary drawing being over budget by \$1M. The tenant's total budget was \$9M and had no room for cost over runs. Working with the architect, contractor and engineers, a redesigned plan was created that called for a modified HVAC system along with an overhauled electrical design. In addition, some existing finishes including millwork, flooring and lighting were reused throughout the project design. As a result, the team was able to value engineer over \$1M in savings which brought the project under budget.

Due to the tight time frame of this project, it was critical to keep the project on schedule. A priority needed to be placed on material scheduling and managing lead times in order for the project to remain on-time. Bi-weekly meetings were held with contractors and vendors to ensure that the project goals were communicated timely and completed according to plan.

The project was successfully completed on-time and on-budget. Georgia EPD Laboratory took acceptance of premises prior to the closing date resulting in the successful sale of the building for the new owner.