



Winners

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.