

PUTNAM COUNTY COURTHOUSE EXPANSION



Putnam County has experienced a great resurgence in the last few years. Once the land of cotton, large plantations and great wealth, to its post Civil War days attempting to revive its economy in the dairy industry, Putnam County is now home to industries that provide jobs and bustling tourism. Lakes Oconee and Sinclair provide many metro-Atlanta families with weekend getaways that include, fishing, hiking, camping, golf or simply relaxing. Putnam County's

history is still prevalent with many of its Greek revival homes lining the streets and it's most obvious indication in the heart of one of Georgia's largest town squares, The Putnam County Courthouse.

The oldest part of the Neoclassical Revival courthouse was originally built in 1824. Extensive renovations,



“We were aware of the need for the expansions to appear seamless, as if they had been there for 100 years as well.”

– Mike Potts



completed in 1906, added beautiful square brick columns along the façade and an ornate clock tower atop the structure. The building has stood as a center for growth for Putnam County for the last 100 years. With increased industry, tourism and residents the county and its government, were growing quickly. To avoid building a separate facility and to maintain the historic charm of the county and town square, Putnam County officials decided it best to expand the existing courthouse. The county was fortunate for such a large town square site

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- Project Groundbreakings/ Under Construction
- Recently Completed Projects



and the original architecture of the structure lent itself well to designing two symmetrical expansions to the east and west sides of the courthouse.



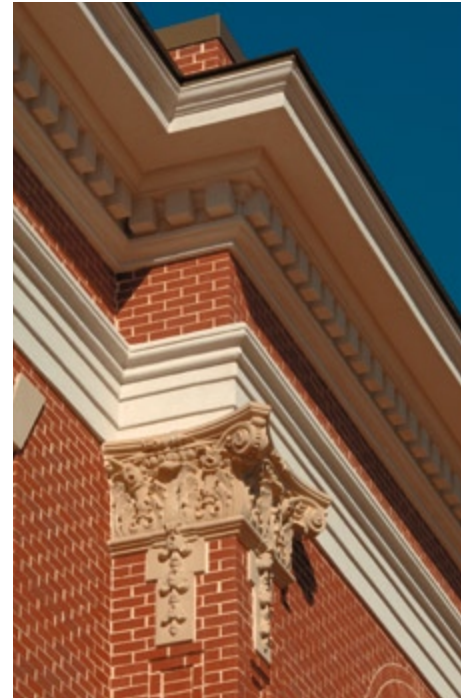
The Potts Company was selected as Construction Manager At-Risk to oversee the \$4.6 million project, based on the firm's extensive knowledge and experience with courthouse expansions, rehabilitations, and restorations. Paramount to this project was matching the existing exterior finishes to the new expansions. The county wished to maintain the historic charm of the century-old building. This posed a particular challenge for **Potts**, "We had to be additionally discerning when selecting our material vendors



and subcontractors for this project" said Mike Potts, CEO of **The Potts Company**. Mike also added "We were aware of the need for the expansions to appear seamless, as if they had been there for 100 years as well." Each subcontractor was selected based on their level of expertise and experience with similar historic projects. In addition, **Potts'** pre-qualification process ensured high quality workmanship standards. Materials of primary focus were the exterior finishes such as brick, ornamental soffit, fascia and windows. The detail of each of these finishes matched flawlessly thanks to the efforts of our Project Manager, Superintendent and subcontractors.

The existing structure required renovations to either side of the interior and exterior to perfectly blend the expansions. During this process, scheduling, staging and public safety were critical concerns to the project team as government operations continued in the occupied courthouse. The team continually worked with county officials to minimize the interruption of daily activities.

Once the exterior of the expansion was completed, **Potts'** attention to detail shifted to the interior of the courthouse. Interior spaces were finished with period moldings, wood paneling and floor coverings. While the historic character of



the original structure was replicated in the expansions, modern technology was incorporated to expedite each function provided by the Putnam County Government. A more current phone system, internet, network connectivity and a swipe card security system were installed.

Overall, 26,000 square foot expansion included three courtrooms, offices for planning and zoning, tax commissioner's office, offices of elections and registration, conference rooms, break rooms, vault systems, a prisoner corridor, sally ports for loading and unloading inmates and additional administrative offices. This new space has allowed the county to centralize their government services which will benefit the Putnam County citizens tremendously.

The result are two seamless expansions of the building that uphold the historic integrity of the original courthouse while increasing the functionality of all of the government's departments. Putnam County's desire to maintain a historic downtown ambience for its citizens while adding a modern, state-of-the-art structure for county government was accomplished through careful planning and attention to detail that only the experience of **The Potts Company** could provide. ■

CONSTRUCTION MANAGEMENT AT-RISK

New Trend in Public Sector Projects

Recently, the public sector has begun to shift from the traditional design/bid/build method of building to utilizing the Construction Management At-Risk (CM At-Risk) delivery method. Private sector Owners have been benefiting from CM At-Risk for years and now government entities have changed policy to allow CM At-Risk. **The Potts Company** has been performing CM At-Risk projects for over twelve years and has realized its many benefits to facility Owners first-hand.

Traditionally, governments were restricted to the design/bid/build method of hiring an Architectural Firm based on qualifications and hiring a General Contractor (GC) based on the lowest price. Often, the lowest “priced” GC meant that public Owners compromised quality and schedule for initial low bid prices. Utilizing the CM At-Risk delivery method eliminates this concern by allowing an Owner to select a Construction Manager (CM) based on qualifications and references.

Many government entities all over the country are changing policy to allow the use of CM At-Risk programs. This greatly benefits the Owner and the overall project. By employing a CM prior to design completion, an Owner can realize great overall project savings through its Pre-Construction Services. The CM will perform constructability reviews to ensure no portion of the project requires “re-

designing”. Also, during this process, “open book” bidding to subcontractors will ensure an Owner receives competitive pricing. This will ultimately save the Owner more money and provides a greater value.

Once the design is complete, the CM will then issue a Guaranteed Maximum Price (GMP) to build the project. This will literally “guarantee” a fixed price for the Owner, shifting all risk of cost to the CM.

The success of this method can, in large part, be attributed to the team approach it encourages. When a CM is selected during the design process, the Architectural firm and the CM work closely together to provide the Owner with a well-designed, well-built facility. This team approach, beginning in the design phase, will ensure the Owner receives its desired facility while also eliminating change orders. This process is far more Owner-friendly with each firm on the project team representing the Owner and working for their best interest.

The Potts Company has seen this shift in the industry first-hand. The firm performed CM At-Risk projects for private Owners for many years and recently has been selected to provide the first CM At-Risk projects for six separate metro-Atlanta counties. These projects were completed under the proposed project budget without compromising quality of materials or craftsmanship. This can be attributed to **The Potts Company's** ability to conduct

detailed constructability reviews, pre-construction services, provide accurate scheduling and exceptional project management. **The Potts Company** has completed work for many of the metro-Atlanta county governments as CM At-Risk and continues to be awarded projects for public entities utilizing this method.

As Owners begin to realize the true benefits of qualification-based selection for construction services, upon employment, the CM becomes the Owner's in-house construction expert providing a guarantee of both schedule and costs. **The Potts Company** is positioned to shift seamlessly into this new era of project delivery. The result of these changes is a delivery method that allows an Owner to select a CM based on merit and not just low price. ■



Examples of successful CM At-Risk projects

Top left: Hall County Emergency Services Complex	\$4.8 million
Bottom left: Forsyth County Public Safety Complex	\$8 million
Right: City of McDonough Administration Building	\$3.3 million
Opposite page: Putnam County Courthouse	\$4.6 million

20 YEARS OF PROVEN SERVICE



Above: Construction Superintendent Marvin King (left) and Carpenter Steve Walraven (right) on a project in 1994.

Above: Construction Superintendent Jay McClellan on site in 1994.

Left: 1994 photograph of Sr. Project Manager Mike Corum (left) and President Dave Buser (right).



Above: Natalie Elliott, Executive Assistant, in 1998.



Middle: Tammy Bennett, CFO, in 1998.



Top right: From left to right is Mike Corum, Senior Project Manager; Dave Buser, President; Mike Potts, CEO; and Randy Poynter, County Commissioner in 1998.



Potts
 GENERAL CONTRACTORS INC.

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The **Potts** Company

Potts
 CONSTRUCTION • SERVICES

20th Anniversary
Potts
 CONSTRUCTION • SERVICES



Our first corporate headquarters was a relocated building from a DeKalb County construction site.



Above: Current Corporate Headquarters

Above Left: Our first major project was Ivy Place. \$.85 million

Left: Our early start with a humble beginning in the small town of Conyers, Ga.

PROVEN.

APPROACHING
COMPLETION



Mansfield Baptist Church
Design-Build
\$1.6 million



Georgia Firefighters
Pension Fund Headquarters
Design-Build
\$1.35 million

IN PROGRESS - RECENTLY AWARDED



Gwinnett Police Training Complex
Lawrenceville, Georgia **\$21.1 Million**
New construction of police training facility complete with state-of-the-art firing range, driving course, defensive tactics gymnasium, classrooms and administrative space on a 103-acre greenfield site.



New Birth South Metropolitan Church
Hampton, GA **\$16 Million**
Phase I includes new construction of sanctuary, educational space and fellowship hall on a 28-acre greenfield site.



Crossroads Baptist Church
Newnan, GA **\$12 Million**
New construction of 86,000 square foot sanctuary, family life center and education space.



Georgia Perimeter College
Clarkston Campus Student Center
Clarkston, GA **\$8.25 Million**
New construction of 54,000 square foot student center that includes campus bookstore, student life offices, dining hall, full-service kitchen, student enrollment and registration, meeting rooms and administrative offices.



Forsyth County Public Safety Complex
Cumming, GA **\$8 Million**
New construction of county emergency services complex including 911 communications center and fire station.



River Stone Church
Marietta, GA **\$6 Million**
New construction of an 820-seat multi-purpose worship center including grand foyer, youth ministry area with two large multi-purpose rooms, six nursery rooms, outdoor playground, basketball court and large prayer room on an 18.5 acre greenfield site.



3D Medical Office Building
Lilburn, GA **\$2 Million**
New construction of a medical office building.

IN PROGRESS - RECENTLY AWARDED

Georgia Perimeter College Newton Campus
Covington, GA **\$18 Million**
New construction of 85,000 square foot campus building that houses administrative and faculty offices, classrooms and teaching labs along with a 1,000 space parking structure on a 26-acre Greenfield site.



DeKalb County Courthouse
Decatur, GA **\$16 Million**
Complete interior renovation of the nine-story DeKalb County Courthouse.



Rockdale County Capital Improvement Projects
Conyers, GA **\$14 Million**
Renovations and additions to the Senior Services Center, renovations to the recreation center, Parks & Recreation work, renovations and additions to the public Library.



Sojourn Condominiums at Cuscowilla
Lake Oconee, GA **\$9 Million**
New construction of thirty-eight condominium units ranging from 1,500 to 1,800 square feet on Lake Oconee on a two-acre greenfield site.



Pinecrest Baptist Church
McDonough, GA **\$8 Million**
New construction of a 600-seat sanctuary, nursery and children's areas, youth ministry area, family life center and Christian school on a 42-acre greenfield site.



Avalon Office Park
McDonough, GA **\$5 Million**
New construction of three, 25,000 square foot, four story office buildings on a 15-acre greenfield site.



Greater Fairhill Baptist Church
Atlanta, GA **\$3.2 Million**
New construction of a 26,000 square foot family life center that includes a gymnasium, day care center, performing arts center, wellness programs, structured learning for academic and spiritual education and banquet hall on a three-acre site.



RECENTLY
COMPLETED
PROJECTS



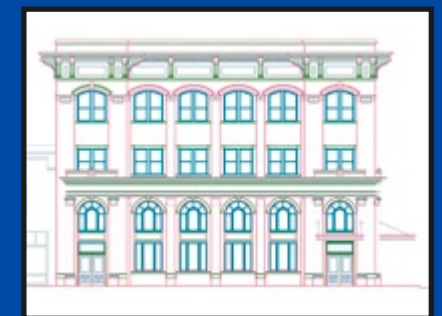
Putnam County Courthouse Additions
Construction Manager At-Risk
\$4.6 million



Eastside Commercial Bank
Construction Manager
\$.6 million



The Marshes of Skidaway Island
Construction Manager
\$55 million



Peoples Bank of Winder – Phase I
Construction Manager At-Risk
\$.62 million