

Georgia Center for Advanced Telecommunications Technology

Project Name:
GCATT

Square Feet:
153,000

Location:
Atlanta, GA

Architect:
Smallwood, Reynolds, Stuart,
Stuart

Developer:
Holder Development

Contractor:
Holder Construction

Date Completed:
July 1996



Project Description: The \$33 million, 153,000-sf project completed in 1996 was the first effort by the State of Georgia to procure facilities using the design-build method. Rather than using the legislative appropriations process to build and own the facility, the State of Georgia engaged a private developer to design and construct the facility for lease.

- Approach:**
- Developed and implemented a component change order procurement methodology to fast-track final design and development of a guaranteed maximum price (GMP).
 - Actively participated with the design-builder/developer to procure competitive bid packages from major subcontractors.

- Results:**
- Project established the groundwork for numerous other private-public real estate transactions constructed by the State of Georgia subsequent to this project.
 - GCATT used funds saved on construction to procure all the loose and systems furniture for the facility (approximately \$2.5 Million).
 - The project completed on schedule with zero change orders to increase the GMP.