
From the Atlanta Business Chronicle:

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Excellence in Construction Awards: Juneau overcame regulatory, rain and logistics challenges

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Juneau Construction Co. overcame local government jurisdictional changes, 87 rain delay days and a tight work site with access challenges in delivering a \$78 million, 348-unit luxury apartment project in Brookhaven for Toll Brothers Apartment Living and joint venture partner The Davis Cos.

Oleander is located at 10 Executive Park East on a 4.1-acre parcel within Emory University's 60-acre master-planned medical campus. The Atlanta Hawks practice facility and Emory's orthopedic outpatient care facility are adjacent. The new Children's Healthcare of Atlanta campus is in walking distance across North Druid Hills Road.

In its narrative about the Oleander project for the Associated Builders and Contractors of Georgia Inc.'s Excellence in Construction Awards, Juneau described the challenges of working with two different local governments. The project was originally planned before Brookhaven became a city,



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Oleander Construction Management at Risk-New Oleander had a tight site with limited laydown areas, restricted delivery routes, 60-plus skin variations within 348 units, new products that aren't used in the Southeast, weather delays, and multiple jurisdictions. Juneau worked with both the city of Brookhaven and DeKalb County on this project and saved \$4.5 million.

and the lot was located in the City of Atlanta. During the project, the City of Brookhaven was officially established, but because it was new, both DeKalb County and Brookhaven were involved. The jurisdictions worked on different schedules, creating challenges to timely complete milestones at the beginning of the project, the contractor said. Brookhaven code requirements ultimately led to the elimination of an interior water display feature in the lobby.

Juneau's work on the project won an Excellence Award in the General Contractor Commercial \$50 million to \$100 million category.

The site had no room for storage, so subcontractors had to abide by tight delivery windows, and due to excessive rain delays, additional subcontractors were hired, adding more congestion. In addition, access to the site was complicated by pedestrians and vehicles at the adjacent Atlanta Hawks training facility.

Juneau was able to save more than \$1.5 million in costs by painting Hardie board on site for the exterior skin, and using alternate materials for unit entryways, kitchen cabinets, countertops and bathroom tile.

The contractor overcame 87 rain delay days, the second-highest for any Juneau project, by adjusting the soil concentration with lime and soil cement to evaporate water so construction could continue, and having key subcontractors work in multiple areas at the same time. Juneau's team delivered the apartment project ahead of schedule, allowing Toll Brothers to begin the leasing process early.