

Online Sales Company Relocates Corporate Headquarters

As the largest classified automotive sales site in the United States, based on advertising volume, this company offers more than three million vehicle listings from 40,000 dealers and 250,000 private owners, attracting more than 14 million buyers every month.

Additionally, McKenney's had the depth and breadth of resources required to commit to the project's deadlines and budget as well as fabricate many assemblies off-site.

Recently, the organization consolidated several offices in the Atlanta area into a single, 18-floor facility with a fitness center, cafeteria and other amenities. The construction schedule for the project called for each floor of the facility to go from "complete demolition" to "furniture move-in" within 60 days, with work occurring on three to four floors simultaneously. Additionally, the architect used BIM models for this tenant upfit, a rare occurrence for second-generation build-outs. As such, the job also required a great deal of collaboration between multiple trades from day one

both to generate the BIM models for each system and also to keep the project on track and minimize the risk of rework.

To accomplish this installation on an aggressive schedule with the coordination demands involved with doing BIM on second generation spaces, the organization needed a contracting partner for mechanical systems, plumbing and controls experienced in complex tenant upfits, the office and field resources to plan and man the job, and the capabilities to support the project BIM needs. Additionally, the partner needed to be able to prepare and provide long-term cost projections given a limited amount of detail, to ensure costs came in at or below the estimate.

McKenney's Interiors & Specialty Projects Department fit the bill perfectly. McKenney's had already established trust through several jobs completed at the company's local offices. Additionally, McKenney's had the depth and breadth of resources required to commit to the project's deadlines and budgets as well as fabricate many assemblies off-site.

McKenney's also provided extraordinary transparency, sharing detailed information about line-item costs and allowing the company to audit this information prior to finalizing the contract.

McKenney's began work in 2010 and all work was completed in 2011, on time and

Project Team

- Owner: Online Sales Company
- General Contractor: Holder Construction Company
- Architect: Perkins & Will
- Engineer: Barret, Woodyard & Associates, Inc.

The Challenge

- Meet aggressive construction timeline and budget
- Estimate HVAC, plumbing, controls accurately with limited detail
- Coordinate with multiple trades to support BIM

The Solution

- Build comprehensive schedules and estimates to project manpower needs and costs up front
- Pre-fabricate assemblies off-site to save time and money

The Results

- Completed on time, on budget
- Superior safety record for entire construction team
- Budget was accurately developed and managed throughout the job

within budget. In addition, the McKenney's team made safety a top priority—a particularly tough challenge considering the aggressive schedule and multi-trade coordination. The construction team had zero safety incidents during the entire course of the job.

For more information contact McKenney's at 404-622-5000.

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