

**Medical Arts / 705 Building
Gainesville, Georgia**

Owner's Representative:
Mr. Ed Brown
W.L. Norton Agency, Inc
Gainesville, Georgia

Architect:
Pieper O'Brien Herr
Alpharetta, Georgia

Construction Duration:
12 months

Contract Amount:
\$4,400,000

Project Description:

A large tenant had vacated the original building constructed on the Medical Arts campus. The 705 building began with a full cost study comparing the cost/benefit of renovating this existing building or replacing it with a new building.

Any new building needed to be compatible with the other new buildings on campus while maintaining a competitive rent structure. The design and construction teams were challenged to meet these owner needs. Through continual involvement during design, repeated budgets and alternative cost studies, the 705 Building design evolved. Through judicious management during construction, the building and space for Gainesville Heart Group was ready to move into ten months after the construction start. Upon project closeout, a substantial savings was returned to the owner.