

## Publix Atlanta Distribution Center Gwinnett County, Georgia

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Construction of a distribution center in north Georgia was critical to supplying supermarkets opening all over Metro Atlanta. Stores had to be supplied from Jacksonville, Florida, until the Atlanta facility was operational. In site selection, Pharr's extensive experience in evaluating raw land for development enabled rapid analysis of finalist sites to produce estimates and reports needed for management decisions.

A 300-acre site in Gwinnett County was selected and master planned for the initial 1.1 million square feet of construction and 2.0 million square feet of future expansion. A civil sitework budget was established at \$14 million. Sitework construction began before the selection of an architect in order to meet the fast-track schedule. The Project was completed on schedule and within budget despite increases in the program scope and extensive rock and wet soils.

An important component of the civil design was water and sewer service. Insurers required separate fire and domestic water

systems, including a remote fire pump and onsite water tank. All fire protection systems were tested and approved by Factory Mutual. Separate sewers were constructed for domestic and process waste in order to pre-treat the process waste prior to its entering the public sewer system. Coordination with the Gwinnett County School Board was necessary to provide adequate sizing for the extension of the public sewer through the property.

All construction plans were produced with CADD and included the following:

- Water distribution system (5.1 miles)
- Sanitary sewer system (2.7 miles)
- Grading and paving (1.4 million C.Y.)
- Storm drainage system (3.0 miles)
- Stormwater management
- Dam construction
- Public road relocation and reconstruction (0.7 mile)
- Segregated truck/auto transportation network (3.8 miles)
- Wetlands mitigation (4.5 acres of impact)



Pharr's ability to produce high quality construction documents while complying with a demanding schedule allowed the sitework to be bid and completed on time and within budget, assisting Publix with a successful entry into the Metro Atlanta market.