

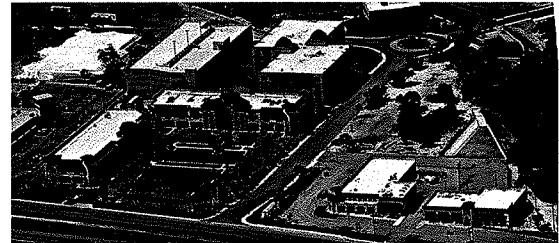


2007 ABC Excellence in Construction
Entry Category: Commercial \$10-25 Million

CONTRACTED SCOPE

As San Antonio continues to grab national attention by snaring major corporate relocations and posts a solid economic growth forecast, local developers are finding ways to capitalize on the trend. Corporate relocations coming to San Antonio have selected to take their campuses to the suburbs where their employees live thus reducing their travel time. Developers, like REOC Partners, Ltd., are finding ways to infiltrate the limited travel distance people are willing to go by introducing mixed-use developments like La Arcata.

Middleman Construction Company entered into an agreement with REOC Partners, Ltd. to provide pre-construction, preliminary estimating, project management, and construction services for the La Arcata Development.



(Aerial view of 10 acre development)

The project, situated on a 10 acre site, consisted of a three story office building (100,000 sq.ft.) with a five story parking garage (168,000 sq.ft./ 500 space), two story retail center (92,000 sq.ft.), and two out-parcel retail buildings (25,000 sq.ft.) located across a newly constructed 60' public roadway. The development is tied together by a pair of La Arcata landmarks placed directly on the corner of Tuscany Stone and Loop 1604 and built to resemble an ancient Roman aqueduct system in disrepair but providing a gateway to the development. Construction began in September 2005 and was completed September 2007.



(Section of the 2 story retail center features architectural effects such as stone archways and columns to enhance the Tuscan theme)

To incorporate a Tuscan architectural theme, clay tile roofing, Lampasas sandstone masonry, brick pavers, ornamental railing, EIFS accents, and architectural features such as stone archways and cantera columns were used on the

exterior. The interior of the office building has travertine tile floors custom quarried in Spain and handcrafted light fixtures. Also, the office has a state of the art computerized 42" touch-screen directory, mechanical energy management, building automation system, and a controlled-access system to facilitate off-site property management.



(3 story office building features architectural domes, decorative canopies, Viracon reflective glass, cast stone and brick veneer)

In conclusion, Middleman's \$20.3 million contract included approximately 20% of self-performed work related to carpentry, concrete, and interior finishes; and 29 ABC members assisted in the project's success. Middleman Construction Company was honored when REOC chose our firm to be a part of their team to create

this unique, Class A, Tuscan themed mixed-use development. We are pleased to submit this project for consideration in this year's ABC Excellence in Construction Award program.



MIDDLEMAN
CONSTRUCTION COMPANY

VILLAGE COMMERCE BUILDING

CONTRACTED SCOPE OF WORK: 10 POINTS

TYPE OF CONSTRUCTION:

- Design/Build, Class A, multi-tenant, 2-story office building
- Post and beam construction with steel stud infill, bar joist, metal deck floor and roof structure
- Substantial glass and glazing
- Brick and stone veneer
- Permeable paver storm sewer system

BUILDING FEATURES:

- Large common entry space with a decorative 2-story atrium and open staircase
- Full glass front entry curtain wall and sunscreen entry canopy
- Pre-engineered full glass railing system at main lobby stair with stainless steel handrails
- Suspended Cherry wood ceiling at atrium and executive conference room
- Multi-user restrooms featuring solid surface vanity tops, glass tile wall accents & decorative hanging pendant lights
- Interior stone veneer accents at elevator lobbies
- Radiused glass curtain wall
- Elevator upgrades
- Vinyl wallcovering throughout
- Multiple heat/cool rooftop units for maximum comfort and flexibility
- Recessed lighting and large hanging pendant light fixtures in atrium
- Fireplace in Bank space
- Two drive-thru lanes for Bank featuring remote camera access
- Fountain at storm water retention pond

SIZE OF PROJECT:

- 22,364 square feet - Contract included shell construction, finishing of common areas and tenant build-outs

CONTRACT VALUE:

SHELL: \$2.8 Million

Shell plus Tenant Build-outs to date: \$3.3 million

LENGTH OF CONSTRUCTION PROJECT:

Building shell -5 1/2 months (late October and was completed early-April 2007)

PERCENTAGE OF WORK SELF-PERFORMED:

Greystone crews completed approximately 15% of the work including cabinets, wood doors and hardware, casings, wood accent trim, winter enclosures, misc concrete work, bathroom accessories and miscellaneous finish carpentry and site housekeeping.

MERIT SHOP PARTICIPATION:

Greystone solicited bids from over 100 union and non-union subcontractors for this project. Three of the successful low bidders were ABC members. Seven additional Merit Shop Vendors/Suppliers and Associate Members participated in the success of this project.



Contracted Scope

Chippewa Nature Center of Midland, Michigan

“Chippewa Nature Center is a private nature center, open to the public year-round. Its mission is to help people enjoy and learn about the environment, as well as to inspire and teach them how to be responsible stewards of the land, water and air.”

Provided by CNC



AS Mechanical Contractor for the Chippewa Nature Center of Midland, Michigan, Answer Heating & Cooling, Inc. (AHC) provided complete Mechanical Installation and post-construction system optimization.

The scope of work included:

- The *ClimateMaster*-TMW170 water to water 10-ton geothermal heat pump achieves a 12.5 EER rating, exceeding the 11.3 EER required by design. Unit has a COP of 3.52 and a 50 degree EWT. The TMW170 maintains a 500 gallon storage tank at 105 degrees for heating and 45 degrees for cooling.
- Loop field, located outside the north side of the pre-school consists of 16 vertical bores that are 150' deep. Each bore contains 300' of 3/4" black plastic water line, for a total 4800' of pipe.
- 13 Variable frequency drive pumps, installed in the mechanical room and the mezzanine, that provide increased energy savings that result in additional electrical savings.
- Air handler located in the mezzanine distributes air from the energy recovery unit.
- Energy recovery unit located in the mezzanine preheats outside air with air being exhausted from building.
- Underground duct work, is a plastic "Blue" duct work system that is durable, non-corrosive, water- and air-tight with a R-10 insulation value.
- In-floor heating & cooling system located in the concrete consists of 3400' of 5/8" *Wirsbo* tubing. The tubing is stapled to 4" foam insulation and the system is sectioned into 13 zones.
- 5 *CHROMAGEN* all-copper solar collectors are located on the roof that provide hot water via a drain back system filled only with distilled water.
- 48 electric photovoltaic solar panels to generate up to 10kw of energy. During unoccupied times it puts the excess electricity back into the existing electrical grid to be used at a later time.
- Custom built Temperature Control System by *Honeywell*, that is operated by computer featuring full integration with remote access.

Type of construction / New Construction

Physical size of project / 5,753 sq. ft.

Contract value / \$538,585

Calendar length of project / 17 months

Percentage of labor that is self-performed / 36%

Evaluation of Trade Contractors:

AHC evaluated competitive sealed proposals from trade contractors based upon past experiences and the ability to meet project specifications.

Merit Shop / ABC Members Involved in the Project:

Fisher Contracting; G.E. Insulation; Helger Construction; Metal Arts; Rockford Construction; SPACE, Inc.