



# OnSite

## *Building Excellence*

### **R**ETAIL POWER CENTER COMES TO LIFE



Photography by Creative Communications

On Saint Patrick's Day 2004, Shelco Inc. began clearing a 72-acre site in Greenville, SC. This was the first step in the creation of The Shops at Greenridge, a new development by Crosland Retail, strategically located at the I-85 and I-385 junction. Crosland's vision was to provide the

Greenville area with its first lifestyle retail power center. The intricate building designs, hardscape work, landscaping and fountain areas were all created by Charlotte-based LS3P.

As Shelco's earthwork operations moved into full swing, there were

several challenges to overcome. It was necessary to remove significant quantities of rock and unsuitable soils. The project also required sequencing of site cut/fill to accommodate the delivery of building pads for various start dates. Shelco also had to coordinate offsite road improvements

# President's Message

Dear Friends & Clients:

Since mid-year 2005, we have been enjoying the benefits of an improving economy and a robust construction market. Our preconstruction personnel have been hard at work providing detailed cost estimates for clients in each of our five markets.

At the same time, many new challenges have accompanied these market conditions. Volatility in building material costs makes estimating more difficult. Extreme fluctuations in recent prices of concrete, copper and asphalt are just a few examples. The industry as a whole has undergone dramatic changes. Personnel shifts, corporate acquisitions and buyouts all appear to be more prevalent than ever.

Shelco has a different story to tell. I am proud to say that in the three years since our shift in ownership, Shelco has experienced minimal changes in our management structure. Our team remains intact and ready to deliver the consistent and efficient client services that have distinguished our company for 28 years.

We appreciate your continued support.

Thank you.



D. Edwin Rose  
President &  
Chief Executive Officer



with the South Carolina Department of Transportation to provide access to the site.

Once each building pad was put on-grade, building construction began immediately. For the initial Phase I opening, Shelco handed over Dick's Sporting Goods and Best Buy (both fully unfitted), as well as 107,000 square feet of decorative shell retail space in the Village area of the development. In October 2005 the scheduled "Grand Opening" took place and 500,000 square feet of new retail space was introduced to the Greenville market. Shelco has since been awarded an additional 30,000 square feet of shop space construction in this development.



The Shops at Greenridge project was an overwhelming success as a result of the efforts of all team members. Chris Grenier, Crosland's Senior Development Manager, commented: "At Crosland, our motto is it's our place to improve yours. And this new project gave us the perfect opportunity."

As always, Shelco was glad to be of assistance.



**Charlotte**  
5016 Parkway Plaza Blvd. • Suite 100  
Charlotte, NC 28217  
704.367.5613  
igrainger@shelcoinc.com

**Greenville**  
10 Patewood Dr. • Suite 100  
Greenville, SC 29615  
864.286.2300  
jbrown@shelcoinc.com

**Hilton Head**  
3 Clark's Summit Dr. • Suite 201  
Bluffton, SC 29910  
843.815.8900  
jbrown@shelcoinc.com

**Guardian Building Products:**

Completed a 45,000 SF office building addition in Greenville, SC.

**Shelton Vineyards:**

Broke ground on a 102-room Hampton Inn in Dobson, NC.

**Highwoods Properties:**

Nearing completion of Glen Lake II, a 160,000 SF office building in Raleigh, NC.

**Charlotte/Douglas International Airport:**

Started construction on a 3,000 space parking deck.

**Wilmington Orthopedics:**

Broke ground on a 38,000 SF medical office building in Wilmington, NC.

**Ferguson Box:**

A 180,000 SF manufacturing facility is under construction in Charlotte, NC.

**Kenan Flagler Business School:**

Completed an \$18 million addition to the Rizzo Center in Chapel Hill, NC.

**Tri-Properties:**

Completed construction of Palladian I, a 105,000 SF office building in Durham, NC.

**Liberty Property Trust:**

Awarded Shelco the contract to build a 96,000 SF flex building in Brookfield South in Greenville, SC.

**Childress Klein Properties:**

Broke ground on two warehouse buildings in NorthPark in Charlotte, NC.

**Appalachian State University:**

Completed the 129,000 SF Student Recreation Center in Boone, NC.

**Time Warner Cable:**

Finished a 125,000 SF call center/corporate office renovation in Lexington, SC. The project was managed by Staubach.

**Lincoln Harris:**

Broke ground on Morrocroft Medical, a 134,000 SF medical office/622 space deck for Carolinas HealthCare in Charlotte, NC.

**Centrium Associates LLC:**

Began sitework on Cambridge Square, a 20-acre mixed-use project in Mt. Pleasant, SC.

**CAM Real Estate Associates:**

Awarded Shelco the contract to build One Belfair, an 18,000 SF office building in Bluffton, SC.

**Merrifield Partners:**

Started construction on a 100,000 SF flex building in Charlotte, NC.

**American Asset Corporation:**

Awarded Shelco the construction of two new office buildings, Brier Creek III & IV in Raleigh, NC

**Wake Forest University Health Sciences:**

Began construction on the Vascular Center in Winston-Salem, NC.

**Pinckney Colony Professional Building:**

Released Shelco for preconstruction services on a 7,600 SF building in Bluffton, SC

**Lynnbrook Associates:**

Started construction on their 25,000 SF medical office building in Raleigh, NC.

**Lowcountry Community Church:**

Completed a 28,000 SF multi-purpose shell building in Bluffton, SC.

**Beacon Partners:**

Finished the 137,500 SF five-story office building at Harris Corners in Charlotte, NC.

**Caterpillar:**

Completed a 415,000 SF upfit in their Newberry, SC facility for production of diesel/natural gas "gensets."

**SAS Institute:**

Completed a pedestrian bridge project in Cary, NC.

## Morrocroft Medical Office Building

**Description:**

134,000-Square-Foot Building  
622-Space Parking Deck

**Construction Period:**

February, 2006 – April, 2007

**Construction Manager:**

Lincoln Harris

**Owner:**

Carolinas HealthCare



Raleigh  
3201 Beechleaf Ct. • Suite 401  
Raleigh, NC 27604  
919.877.2600  
bpalmer@shelcoinc.com

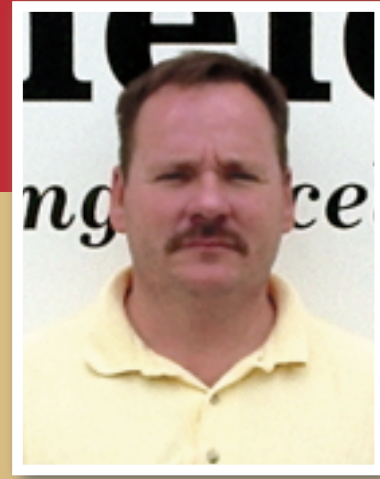
Winston-Salem  
1381 Old Mill Circle • Suite 300  
Winston-Salem, NC 27103  
336.760.5009  
bpalmer@shelcoinc.com

[www.shelcoinc.com](http://www.shelcoinc.com)

Tony Neal is a tough Shelco superintendent with a big heart.

In 2005, Tony learned of the plight of a fifth-grade girl in the Piedmont, SC, community. The girl was confined to a wheelchair as the result of an automobile accident. She could not ride her school bus on rainy days because the bus was unable to travel down her mile-long dirt driveway, which had several large potholes. Determined to make a difference, Tony enlisted the aid of Shelco subcontractors. They agreed to grade and pave the girl's driveway at no cost so that her school bus could safely navigate the driveway in all types of weather.

Tony has been a superintendent with Shelco for eight years in the Greenville, SC, office, and has worked in the construction industry for 22 years. Shelco projects that Tony has overseen include: the Fike Center at Clemson; Edventure Museum in Columbia; FG Wilson in Newberry; Carolina First Technology Center in Columbia; and Guardian Building Products and Bosch Rexroth, both in Greenville. He is married with two daughters (ages 8 and 10) and resides in Piedmont, SC. Tony is a proud supporter of the United Way – and for all he does both personally and professionally, Shelco is very proud of Tony.



**Tony Neal**  
*Superintendent*  
**8 Years of Service**

