



Shelco

NOVEMBER 2006

# OnSite

## Building Excellence

### ON THE FAST TRACK TO A NEW URBAN CORE



**W**ith the arrival of Piedmont Town Center, the SouthPark area takes a giant step forward as the “second” urban core in metropolitan Charlotte, NC.

Shelco is proud to be a key member of the construction team for this acclaimed mixed-use project, located on 20 acres in the heart of one of North Carolina’s leading business and shopping districts. The property features two eight-story office towers totaling 434,000 SF, 179 condominiums in adjacent buildings, street-level retail totaling 70,000 SF, and parking decks with approximately 2,000 spaces. With integrated retail, office and multi-family residential components, Piedmont Town Center represents the SouthPark area’s first true high-density urban development.

“High-density” was synonymous with “high-pressure” at every phase of the project’s aggressive construction schedule. While all looks pristine and polished now, reaching Piedmont Town Center’s targeted opening date posed great challenges to the entire team.

# President's Message

Dear Friends & Clients,

I am pleased to report that in the latest edition of *Engineering News-Record*, Shelco ranked as the 173rd largest general contractor in the United States (based on 2005 revenues). Our team is proud of this accomplishment, and we know it would not have been possible without your ongoing support and confidence in Shelco.

This national ranking signifies our expertise in construction projects of all sizes, ranging from retail/mixed-use projects to highly complex biotechnology/research & development facilities. In this issue of *OnSite*, we focus on one of our most extensive recent projects, Piedmont Town Center.

Not all of our jobs are as large as this one. Of the projects that Shelco has completed or has under construction this year, 41% are valued at \$500,000 or less. We believe the project supervision aspect of these smaller jobs is every bit as important as on our largest jobs. We hope you will consider us for your next project, regardless of its size or scope.

Our team values the importance of a satisfied client, and we appreciate your continued business – project after project, year after year.

Best Wishes,



D. Edwin Rose  
President &  
Chief Executive Officer



In 2004, utilities leader Piedmont Natural Gas signed on as the development's anchor office tenant. Choosing the first tower as its corporate headquarters, the company stipulated that the space be ready for its annual meeting in November of 2005.

That gave Shelco and team members ColeJenest & Stone and LS3P Associates a little over a year to deliver as promised. Johnny Harris, President of Lincoln Harris, developer of the property along with Crescent Resources, knew that the challenge was formidable. "I've spent years in this business, and Piedmont Town Center is the most intricate and complex construction project I have ever worked on," he says.

The October 2004 groundbreaking kicked off the simultaneous construction of several buildings. At one point, there were 13 cranes in operation and more than a thousand workers on the site. Shelco enlisted 11 superintendents and eight project managers to ensure successful completion.



Mission accomplished. Piedmont Natural Gas opened for business – and its annual meeting – right on schedule.

"The complexity of this project could have been overwhelming," says Jim Williams, principal of LS3P. "We were dealing with four building types, three structural systems that needed to be integrated, a maze of governmental approval and signoffs, a very limited work area, and an impossible schedule. Fortunately, we worked well as a team and maintained our standards even under pressure, so we can be extremely proud of the results."



**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

# DORMS ABOVE THE NORM AT HIGH POINT UNIVERSITY

**T**his past summer, Shelco welcomed the opportunity to participate in a major dormitory renovation at High Point University, in High Point, NC. This comprehensive project involved the interior renovation of four dorms, including all rooms, corridors, suite baths and lobby areas.

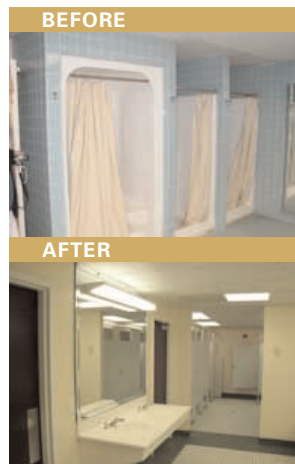
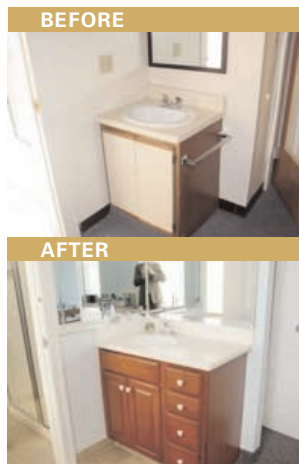
Shelco first met with university representatives in December of 2005. Over Christmas vacation, we renovated two "test" rooms to select final color choices and to investigate the potential issues we would encounter during the larger renovation in the summer.

The day after school ended, our job began. We assigned a dedicated superintendent for each of the four dorms, and assembled a crew of over 200 workers. Each floor of each dorm had its own demo crew, 14 in all. We attacked the project in force – 10 hours a day, seven days a week – and began picking up more time on the schedule as each day passed.

Shelco supervised every aspect of renovation, from plumbing overhauls to upgrades of the ventilation system to the final two coats of paint. We installed new electrical systems, state-of-the-art fire alarms, new drywall for all walls, and acoustical ceilings.

Not surprisingly, small changes here and there (new fan coil units, enhanced closet space, exterior repairs) added to the project scope and accounted for 17% of the total work completed. We took these changes in stride and did not lose a single day of work in the process.

With the full cooperation of High Point University's upper management, as well as the architect and his team, we consider this project to be a prime example of collaboration and shared goals. Best of all, the students will enjoy the benefits of the renovations for many years to come.



*in*Development

#### **Liberty Property Trust:**

Awarded Shelco the contract to build an 87,000 SF 3-story office building at Independence Point in Greenville, SC.

#### **American Asset Corporation:**

Awarded Shelco the contract to build Brier Creek V, a 135,000 SF office building in Raleigh, NC, and a 7-story 210,000 SF office building at Whitehall in Charlotte, NC.

#### **Childress Klein Properties:**

Awarded Shelco a 351,000 SF warehouse/distribution facility in the Charleston Regional Business Center in Charleston, SC, and a 400,000 SF distribution center for DMSI in Charlotte, NC.

#### **Project EMU:**

Broke ground on a 100,000 SF computer center in Winston-Salem, NC.

#### **High Point Regional Hospital:**

Broke ground on a wellness center in Kernersville, NC.

#### **RoomStore:**

Awarded Shelco the contract to build a 37,000 SF furniture showroom in Raleigh, NC.

#### **Tri-Properties:**

Palladian II, a 105,000 SF office building in Durham, NC, was awarded to Shelco.

#### **Savannah/Hilton Head International Airport:**

Broke ground on a 1,750-space parking deck in Savannah, GA.

#### **Cushman & Wakefield:**

Awarded Shelco the upfit for AECOM in Charlotte, NC.

#### **Merrifield Partners:**

Began construction on a 67,000 SF warehouse facility in Brookfield South Park in Greenville, SC, and a new headquarters office building for Hand Held Products in Lancaster County, SC.

#### **Rex Hospital/Diversified Therapy:**

Awarded Shelco the Rex Wound Healing Center in Raleigh, NC.

#### **Charlotte-Mecklenburg School System:**

Shelco was the low bidder on the 140,000 SF Carmel Middle School addition/renovation in Charlotte, NC.

#### **JDL Castle Corporation:**

Awarded a 90,000 SF data center and a 27,000 SF office building to Shelco in Research Triangle Park, NC.

#### **The Witmire Company:**

Gave Shelco the contract to construct an 84,000 SF warehouse/distribution facility in the Matrix Industrial Park in Greenville, SC.

#### **St. Gregory The Great Catholic Church:**

Broke ground on a 21,000 SF classroom building in Bluffton, SC.

#### **Crosland/Biltmore Farms LLC:**

Awarded Shelco the Biltmore Park Town Square mixed-use development in Asheville, NC.

Raleigh  
3201 Beechleaf Ct. • Suite 401  
Raleigh, NC 27604  
919.877.2600  
lpearce@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)

# *in*focus

Since joining Shelco in 1986, Rick Sanders has been involved in projects totaling more than 3.5 million square feet. He is a registered Professional Engineer and holds a B.S. in Civil Engineering/Construction from N.C. State University, as well as an M.S. in Civil and Urban Engineering from the University of Pennsylvania.

Notable jobs with Shelco include the Piedmont Triad Research Park Biotechnology Research Facility, the Appalachian State Student Recreation Center, projects at Wake Forest University and High Point University, and several YMCA facilities.

Rick and his wife, Beth, are the proud parents of two children. When he is not supervising construction, Rick is active in youth ministry at Calvary Baptist Church and volunteers his time at the Old Hickory Council of the Boy Scouts of America.

We appreciate all that Rick does for Shelco as well as the valuable contributions he makes to his community.



**Rick Sanders**  
*Senior Vice President*  
*Project Management*  
**Triad Shelco Office**

