

# PERTREE PERSPECTIVE



## Construction Projects Come In All Sizes



Tenant Improvement Project, Stenstrom Law Offices (11,000

Not every client begins the building process with a piece of land and a need for a new 10,000 s.f. medical treatment center, a 30,000 s.f. office building or a 60,000 s.f. distribution center. For many businesses, the focus is on an existing structure or existing space. In these instances, construction needs may be as simple as adding some new doors or interior wall partitions; making structural

improvements to support new equipment; or, upgrading existing electrical and mechanical systems. Recognizing this diversity in building needs, Pertree is committed to offering a construction solution to meet any project requirement.

The Interior Build-Out Division at Pertree Constructors was specifically established to provide construction services for customers that might need tenant build-out or interior renovation work. Under the direction of Mr. Brad Landon, this group accounts for approximately 15% of Pertree's annual construction sales. The Interior Build-Out Division completes a large number of projects each year and normally these assignments have a compressed project schedule and a smaller dollar value. The Pertree personnel working in the Build-Out group are all seasoned professionals and rely on a cadre of sub-contractors with strong expertise in build-out/interior renovation work.



Brad Landon

The representative projects described in the next column were undertaken by the Interior Build-Out Division of Pertree Constructors during the first six months of this year. They demonstrate the wide ranging capabilities which this group offers and also show that from *Christie's Photographic Studio* to *Staples* – projects do come in all sizes.

**Christie's Photographic Studio** – The owners purchased a 4,100 s.f. space in a multi-owner, service condominium building. They selected Pertree to construct interior walls and doors; distribute electrical and mechanical services to the space; add acoustical ceilings; install floor and wall coverings. The approximate value of the work performed was \$71,000.

**The Bank of New York** – This financial services firm leased space in an office building located in the Colonial Heathrow Center. Pertree Constructors completed tenant improvement work to create a new work environment for their growing operations. The approximate value of the work performed was \$230,000.

**Mill Creek Mall** – Schoolfield Properties was faced with the need to rebrand an older retail property located in Osceola County. Pertree completed extensive demolition activity on the structure and then reconstructed the face of the retail center to create a new and improved appearance. The approximate value of the work performed was \$530,000.

**Staples Fulfillment Center** – After leasing a 520,000 s.f. warehouse near OIA, this leading office products retailer needed to complete major building modifications and improvements prior to beginning distribution activities. Pertree was selected to construct 20,000 s.f. of new office space in the building; complete structural modifications to support new equipment; and, to perform significant upgrades to existing electrical, mechanical and fire protection systems. The approximate value of the work performed was \$3,300,000.



Tenant Improvement Project, Carley Corporation (16,000 s.f.

# RECENT PROJECT COMPLETIONS



I-4 Commerce Center

## I-4 Commerce Center Expansion

Middleton Pest Control is a tenant in one of the four new buildings recently added to the I-4 Commerce Center in Orlando. Two new office buildings (12,000 s.f. each); a 30,000 s.f. industrial/service center; and, a 96,000 dock-high, multi-tenant warehouse were all completed during the first six months of 2006. Pertree Constructors has completed all seven buildings currently located in the development and construction on an eighth, and final, building pad location should commence by the end of the year.

## U.S.G.S. Building



USGS Building

Tower Realty Partners was the successful proposer to provide a build-to-suit/leaseback operations facility for occupancy by the U.S. Geological Survey. Pertree Constructors was selected as the general contractor for the building and completed the project on a site in the UCF Research Park. The 18,500 s.f. building, on 2.85 acres of land, contains space for office, materials testing and equipment storage.

## Blackberry Creek

This developer driven project was completed by Pertree Constructors early in 2006. Schoolfield Properties (owner/developer) designed the property for multi-tenant occupancy by retail oriented businesses. The center contains 20,000 s.f. of space and is located in the Kissimmee Park Commerce Center in St. Cloud, Florida.



Blackberry Creek

## Windoor, Inc.

WinDoor is an Orlando-based manufacturer of high impact window and door systems that have become increasingly popular to minimize wind and storm damage in many coastal areas. Early in 2005 the company selected Pertree Constructors as design/builder of a new 300,000 s.f. office/manufacturing/distribution facility. Horton Harley & Carter was chosen by Pertree to be the project architect and building construction was completed in June, 2006. The new facility is located in the International Corporate Park.

## Alafaya Business Center

This project is a 2 building development located on Alafaya Trail just south of Lake Underhill Road. The development offers office/service/warehouse condominium space to multi-users wanting to locate/expand their business in this area of Orlando. Each building contains 41,000 s.f. of space and owners can choose from units with either dock-high or grade level finished floor slabs. The project was completed in March.



Alafaya Business Center

## Southport Plaza

This project is another multi-tenant retail center and is located on a 2.3 acre tract in Kissimmee, Florida. A South Florida based development company selected Pertree Constructors to build the center and construction was completed in April of this year. The retail center contains 22,000 s.f. of space.

## Ansara Heathrow Center



Ansara Heathrow Center

Pertree Constructors has completed construction of a new 3-story, 37,000 s.f. building which offers condominium ownership to companies needing office or medical office space in the rapidly growing

Lake Mary market. Construction features of the property included tilt-up concrete walls with a textured exterior coating and a single-ply TPO roof membrane.

## Ipanema II Service Center

This development is located in the Crownpointe Office Park located off of Sand Lake Road in Orlando. The project involved construction of a two building complex containing business condominiums for users needing office, showroom and warehouse space. Features of building #1 (35,000 s.f.) include 24' clear height, small mezzanines in each unit and a dock-high finished floor slab. Building #2 (17,000 s.f.) is a grade level building and a minimum clear height of 16'.

# DID YOU KNOW?

In June, Pertree Constructors was pleased to learn that two of its recent projects were selected as best in their category in the *Associated Builders & Contractors/Excellence In Construction Competition*. The Presentation Group Office Building and the Internal Medicine Specialists Building were both selected as **EAGLE AWARD WINNERS**.

Congratulations to **Cesar Arguello, David Garrett, Gary Evans and Duff Kurbis** for their involvement in the projects.



*The Presentation Group, 2006 ABC Excellence in Construction Competition Eagle Award Winner—Commercial/\$1-\$5 Million*



*Internal medicine Specialists Building, 2006 ABC Excellence in Construction Competition Eagle Award Winner—Healthcare/\$1-\$5 Million*

**Michael Pertree** and **David Garrett** had more than gambling on their minds this Spring when they attended the annual Butler Manufacturing Company Sales Meeting in Las Vegas. During the gathering of Butler Builders from across the United States, Pertree Constructors was selected as the *2005 Southeast Region - Builder of the Year*. The company was selected for this honor from more than 200 builders that represent Butler in this geographic area.

At the same meeting, Butler also recognized Pertree Constructors with a *2005 Million Dollar Builder Award* and a *2005 High Performance Builder Award*.

Pertree Constructors keeps moving up the list of general contractors based in Central Florida. The March 3, 2006 issue of the Orlando Business Journal ranked Pertree Constructors as the 7th largest contracting firm based on 2005 construction sales in excess of \$60 million.

## BUILDING FOR A LIVING and Fishing for Fun

On April 2, more than 40 Pertree employees gathered at the Lakeside Inn in St. Cloud for the *2006 Pertree Bass Fishing Challenge*. A day of fishing, with professional guides, on the Alligator chain of lakes was enjoyed by everyone who attended. Several bass weighing 10-12 pounds were landed by Pertree anglers and there was plenty of food and drink at the bar-b-que/awards ceremony which followed the fishing.

Every participant was also able to go home with a fantastic door prize thanks to generous contributions from many of our valued sub-contracting partners.



*Nancy Johnson and her guide proudly display the one that didn't get away*

## MOVING IN & MOVING UP

*Pertree Constructors continues its efforts to attract and retain seasoned industry professionals to meet its growth objectives.*

**John White** has joined Pertree Constructors as Executive Vice President. John has more than 30 years of construction experience and most recently was an Executive Vice President with Skanska USA Building.



*John White*

**Stephen King** has been hired as an Assistant Project Manager to work within the Interior Build-Out Division at Pertree.

Two new and valued additions to the Pertree Constructors team are **Monica Pacheco** (Accounting Assistant) and **Noemi Martinez** (Accounts Payable Associate)

**Kash Ramsdale** and **John Di Benedictis** have both been promoted to General Superintendent with field management responsibilities at multiple project locations.



*Stephen King*



*Monica Pacheco*



*Noemi Martinez*

# RECENT PROJECT AWARDS

## **Buena Vista Suites**

This project involves the expansion and complete interior renovation of a building located at the Buena Vista Suites resort property in Orlando. The expanded and renovated space will be used for food preparation, guest dining and bar activities.

## **Lake Gloria Office Plaza**

This new 2-story, 22,000 s.f. office property will be owned by RAM Development Partners and is located off of Sand Lake Road, west of Orange Avenue, in Orlando. It will be marketed to businesses desiring to own their office space.

## **Global Associates Office Building**

This single story, 12,000 s.f. office property is designed for as many as six tenants who wish to lease space for office or service businesses. The building will offer 22' clear height, roll-up truck access doors at the rear of some units and each unit will have a small mezzanine. The project is located in the Orlando Southpark Business Center near the intersection of Sand Lake Road and John Young Parkway.

## **Mercy Star Court Warehouse**

This speculative, 29,000 s.f. industrial building is designed for occupancy by 1 or 2 tenants. It offers a dock-high finished floor slab and 24' minimum clear height inside the building. Full height metal wall panels, a pre-engineered structural framing system and an MR-24 standing seam metal roof are being used to create the building envelope. All of the pre-engineered building systems are being supplied by Butler Manufacturing Company.

## **Favoretta Business Center**

This multi-tenant speculative project is being developed by Lighthouse Development Group and is located on U.S. Highway 1 in Bunnell, Florida. The 21,000 s.f. building is designed for as many as 10 businesses that require retail, office or service space.

## **Seminole Business Center**

Upon completion, this 30,000 s.f. industrial condominium property will offer as many as 9 different companies space for office/service/warehouse activities. Located near the intersection of SR 46 and Upsula Road in Sanford, Florida, the project will be completed in early 2007.

## **Orlando Southpark Business Center II**

Pertree Constructors completed the first phase of this development late in 2005, and is now constructing phase II. Located in the Orlando Southpark Business Center (near John Young Parkway and Sand Lake Road), phase II will consist of two buildings (53,000 s.f.) and 47,000 s.f.) both offering multi-ownership opportunities to companies needing industrial condominium space.

## **Regency Square Village**

This development project will offer small space opportunities to companies with office, retail or service space needs. The single-story structure will have 36,000 s.f. of space (including mezzanines) with a grade level floor slab and 22' heights. It can serve as many as 13 different companies when completed late this year.

## **John Young Business Center I & II**

These two identical buildings are being constructed on either side of Commodity Circle Drive (where it intersects with John Young Parkway). Each single-story structure will offer 36,000 s.f. of space, concrete slab of grade and a mezzanine in each of the 14 units. The units will be marketed to companies with small space requirements for office, service or retail space.

## **Vista Willa Office Center**

Congressional Homes & Developers is the owner of this 40,000 s.f., 3-story Class "A" office property which Pertree Constructors is building at the intersection of SR 434 and the 417 Greenway in Winter Springs. Space in the building will be marketed to companies desiring office condominium units in this rapidly growing area.

## **South Orange Business Park II**

Pertree Constructors completed construction of Phase I of this new business park in January, 2006. Construction is now progressing on Phase II of the development and will include 2 additional buildings containing 49,000 s.f. of space each. The industrial condominium units (12 suites per building) are designed for users requiring office, showroom or warehouse space. Abdo & Burts is the owner/developer of South Orange Business Park located off of Orange Avenue and south of Taft Vineland Road.



**PERTREE CONSTRUCTORS, INC.**

(Florida GC License #CGC038670)

Pertree Constructors, Inc., is a general contracting firm specializing in commercial, industrial and institutional building programs. The company has been in business since 1988, successfully completing projects for local, regional and national clients in a multi-state area.

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