

# PERTREE PERSPECTIVE



## — DEVELOPMENT DRIVEN PROJECTS — *Understanding The Keys To Success*

Construction projects may be classified in a number of ways. There are public projects and private projects. The business activity housed in a building may classify a project as office, retail, distribution or manufacturing. The type of construction can also be used to label a building as a tilt-up, masonry block, steel frame, wood frame or pre-engineered project.

Another common form of classification will depend on an owner's ultimate purpose in proceeding with a building program. They can plan to use the building for their own specific business on completion, resulting in an "End User"

project. On the other hand, a "Development Driven" project involves an owner building a project with the intent of leasing or selling it to another business user (users) when completed.

During the past 5 years, Pertree Constructors has successfully completed a significant number of development driven projects for local, regional and national clients. Representative projects have included retail centers, office properties, flex-space buildings, service center space and warehouse/light manufacturing locations.

Pertree Constructors understands that a development client will normally only begin a building program after determining that certain conditions will make the project successful. Economic environment, market knowledge, project financing, land costs, completion timetable, construction costs and other factors will come into play when determining whether a proposed venture will be profitable. Once a decision has been made to proceed, Pertree recognizes its role in making sure that schedule, quality and cost goals are achieved. It is this ability that has allowed Pertree Constructors to earn new and repeat business from development clients.

Photos:  
Upper Left: 46,000 s.f. Office Condominium    Lower Left: 37,000 s.f. in-line Retail Center  
Lower Right: 40,000 s.f. Industrial condominium



# RECENT PROJECT COMPLETIONS



Orlando Southpark Business Center II

## Orlando Southpark Business Center II

Pertree Constructors has completed this 2 building business condominium development in southwest Orlando. Designed for multi-owner occupancy, the project contains 100,000 square feet of space with appeal to office, warehouse, showroom or service center users.

## Building #8 / I-4 Commerce Center

Building #8 was recently completed in the I-4 Commerce Center and represents total build-out of this 14 acre business park located southwest of downtown Orlando. The 3-story, 24,000 square foot office property is now for lease or sale. The project was constructed using tilt-up concrete wall panels and the building utilizes a curved, full height glass wall feature which wraps around two sides of the structure.



Seminole Business Center I

## Seminole Business Center I

This 30,000 square foot industrial condominium building is located on Upsula Road in Sanford, Florida. The property is designed to accommodate as many as nine users requiring space for office, service or warehouse businesses. Each unit offers a minimum clear height of 22', and access to each space is provided by a personnel door and grade-level truck access door.

## Moe's Southwest Grill at Hunters Creek

— Tenant Improvement

Pertree Constructors has completed construction of a new Moe's Southwest Grill location in the Village at Hunter's Creek mixed-use development. The restaurant occupies 2,500 square feet of in-line retail space, facing John Young Parkway. The project involved painting, placement of new flooring, installation of fixtures and coordination of utility services for new food equipment (cooking hood, cooler, etc.).



U-Pull & Pay

## U-Pull & Pay

This self-service auto parts retailer is now doing business on a 32 acre site located on Jetstream Drive in Orlando. The company accepts damaged/undrivable vehicles which are stored on the site. A customer looking to purchase a used auto part can then access a computerized inventory which identifies the location of vehicles which have the desired part. The customer is then responsible for going to the vehicle location and salvaging the part. Pertree Constructors constructed 3 separate pre-engineered buildings in connection with the project – a retail/service building; a fluid control building; and, a crusher enclosure.

## Retail At Gibbs Plaza – PHASE I

This new in-line retail center was recently completed by Pertree Constructors in Deland, Florida. The multi-tenant property contains 22,000 square feet of space and was designed for as many as 11 different users. Pertree also completed additional site work related to a possible future expansion of the property.

## DID YOU KNOW?

▲ **Kristy Stevenson**, Estimating Assistant for Pertree Constructors, has completed 6 of the 11 classes which comprise the ESTIMATING BY CSI CODE course offered by Associated Builders and Contractors (ABC). She has completed classes in blueprint reading, overall estimating, concrete, CMU, structural steel and carpentry. Kristy expects to finish the remaining 5 classes in the near future.

▲ Pertree Constructors advanced to Number 44 on the *Orlando Business Journals* 2007 GOLDEN 100 List. This annual ranking identifies the top 100 privately-held companies based in Central Florida. In 2006, the company was ranked 49th

▲ Congratulations are in order for Safety Director, **Leroy Stone** and the entire Pertree Team for their continued focus on safety. The company recently received the 2007 ABC/Charles J. Eidel Safety Award and the 2007 ABC/Platinum Step Award recognizing the company's safety record.

▲ A stork sighting is being anticipated for 2008. Carlos and **Karen Nunez** recently learned that they are expecting their second child in April. Karen joined Pertree Constructors in September, 2006 and does a great job as the company's receptionist.

▲ The Mill Creek Mall rehabilitation project (completed by Pertree Constructors, Inc. for Schoolfield Properties) was voted the 2006 BEST RENOVATION PROJECT by the *Orlando Business Journal*. Congratulations to Project Manager **Dee Gilbreath** and Project Superintendent **Pierre Lavoie**.

## PROJECT PARTNER

### **Professional Service Industries, Inc. (PSI)**

When called upon, PSI has always provided prompt and reliable services to Pertree Constructors in connection with its construction projects. PSI is a nationally recognized industry leader and for more than 100 years they have been building on a reputation for excellence. Today PSI offers complete services in the following areas: geotechnical engineering, environmental consulting, construction materials testing/engineering, industrial hygiene services, facilities & roofing consulting. The Orlando Office of PSI is one of 14 offices located in Florida and among 125 locations nationwide serving an extensive list of local, regional and national clients.

**psi** Information  
To Build On  
Engineering • Consulting • Testing

## CLIENT SPOTLIGHT

### **Drew Medical**

The medical field is forever changing, and people often become confused about the various diagnostic and treatment options available to them. For the past 15 years, Drew Medical has been addressing this problem by offering the citizens of Central Florida outpatient radiology services that utilize the latest equipment and technologies available. From 7 locations in Central Florida, Drew Medical provides diagnostic options using MRI, CT, PET/CT, Nuclear Medicine, Ultrasound, Mammography and X-Ray technology. Pertree Constructors would like to recognize the company for its continued growth and thank them for selecting Pertree to provide construction services on a number of recent projects.

## MOVING IN & MOVING UP

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

Valued additions to the Pertree Constructors team during the second quarter of 2007 include:

Charles D. Poe, Superintendent

Pertree Constructors is also pleased to announce these recent promotions:



**Philip G. Tanner**  
Senior Vice President  
Operations



**Gary L. VanHouten**  
Senior Vice President  
Estimating and  
Pre-Construction Services

# RECENT PROJECT AWARDS

## **Celebration Office Condos — Interior Buildouts**

Pertree Constructors has been selected to complete interior build-out work to 7 units contained in this 3-story, 50,000 square foot office condominium project. Pertree was also responsible for constructing the \$4.5 million shell building. (Approximate contract value – \$925,000)



*Celebration Office Condos*

## **Lake Underhill Business Center**

This 2 building development is currently under construction on Lake Underhill Drive (between Rouse Road and Alafaya Trail in Orlando). Upon completion, the project will offer 93,000 square feet of space suitable for office, warehouse and service-related businesses. The 2 buildings are divisible into as many as 60 individual owner/tenant spaces. Each unit has a truck access door and a 14' minimum clear height. (Approximate contract value - \$7 million)

## **Premier Orthodontics & Children's Dentistry — Interior Buildout**

Pertree Constructors has been selected to complete the interior renovations to create this new medical services office in the Alafaya Trail Business Center. Upon completion the office will contain areas for patient reception/registration, medical records storage, patient treatment rooms, and employee/patient welfare spaces. (Approximate contract value - \$230,000)

## **Legacy Place Building II — Interior Buildouts**

As the shell building of this 49,000 square foot office condominium development nears completion, Pertree Constructors will be responsible for performing interior finish work associated with 8 of the individual suites. (Approximate contract value – \$800,000)



*Legacy Place Building II*

## **Orlando Southpark Business Center III (OSP III)**

After completing OSP I and OSP II for the same development group, Pertree Constructors has been selected to construct OSP III near the intersection of Sand Lake Road and John Young Parkway in Orlando. Upon completion the 3-story, 30,000 square foot building will offer office space to as many as 26 individual users. Concrete tilt-up wall panels will be used for the exterior wall system and then selected areas will be combined with inlaid brick veneer, an acrylic paint coating or EIFS accents. (Approximate contract value - \$4 million)

## **Windermere Preparatory School**

Pertree Constructors remains involved in the continued expansion of this K – 12 private school in Windermere, Florida. The most recent contract awards cover a number of significant additions to the 48 acre campus. Work included in this newest round of improvement: a new 25 yard, competition swimming pool; new baseball field; classroom alterations; modifications and improvements to the front gate/entrance area, landscaping enhancements over the entire campus; and, several physical plant upgrades. (Approximate contract value - \$1 million)



**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.

### **ORLANDO**

1800 33rd Street, Suite 200 • Orlando, Florida 32839  
T 407.996.0039 • F 407.996.1848  
mpertree@pertree.com

### **JACKSONVILLE**

P.O. Box 330894 • Atlantic Beach, Florida 32233  
T 904.221.2993 • F 904.221.2993  
mherbenar@pertree.com

**WWW.PERTREE.COM**